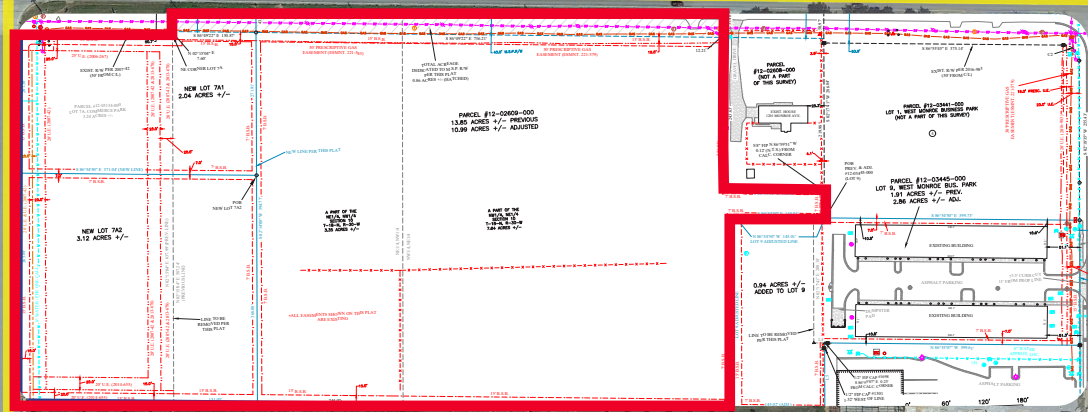


W Monroe Ave



Commerce Pkwy

FOR SALE

**W MONROE AVE &
COMMERCE PKWY
LOWELL, AR 72745**

**PRIME
LOWELL
LAND**

16.15 ± ACRES AVAILABLE
DIVISIBLE BY A MINIMUM OF 2.04 ± ACRES

FOR MORE INFORMATION
PLEASE CONTACT:

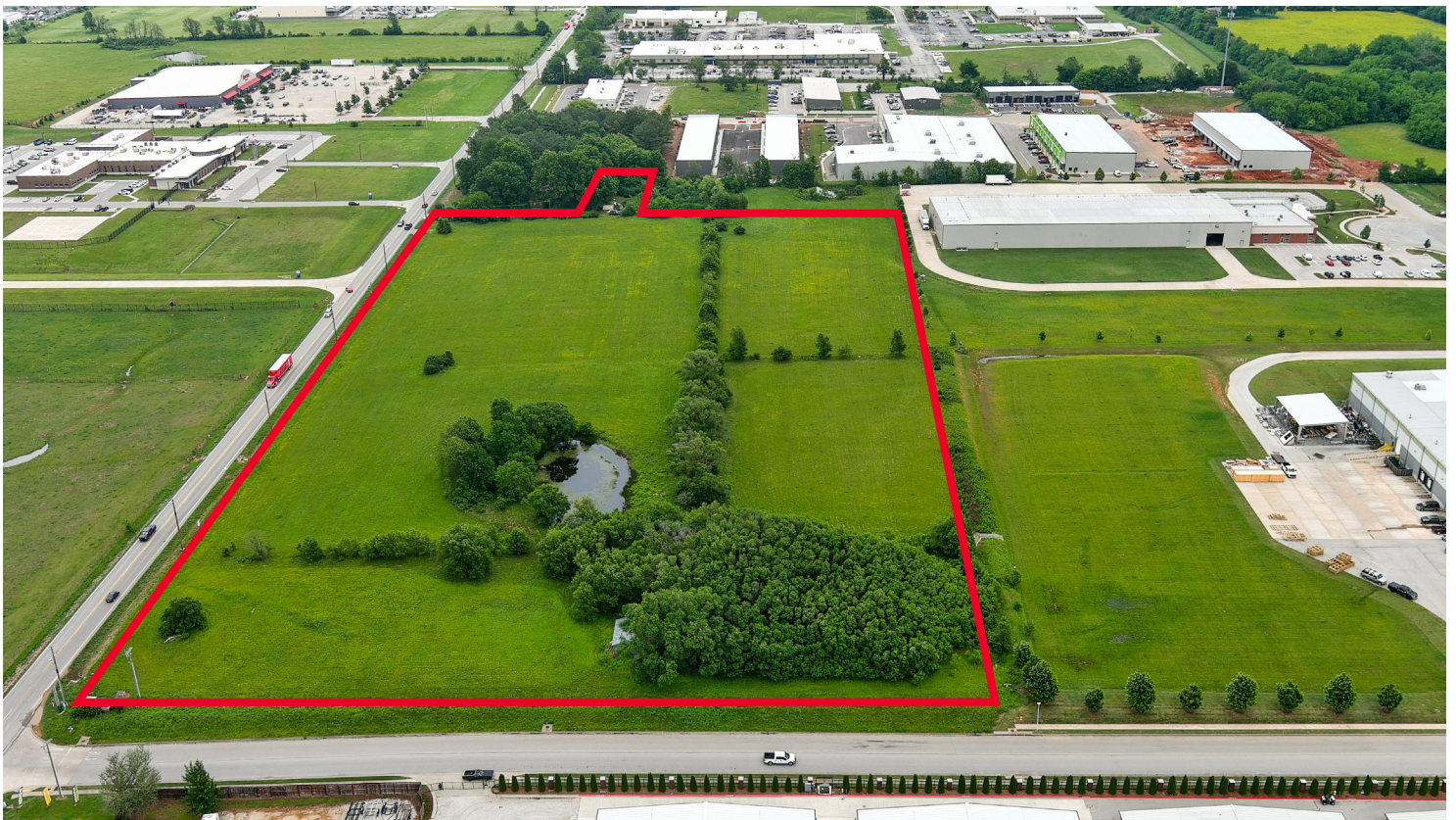
MARSHALL SAVIERS
479 845 3042
mtsaviers@sagepartners.com

ETHAN FOWLER
479 845 3058
efowler@sagepartners.com

sagepartners.com

PHOTOS

W MONROE AVE & COMMERCE PKWY | LOWELL, AR



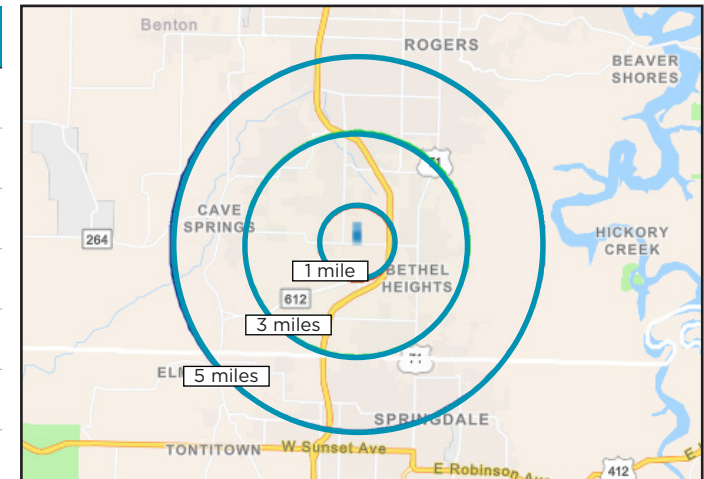
HIGHLIGHTS

- 16.15 ± Acres available
 - Divisible to a minimum of 2.04 ± Acres
- Zoning: C-2
- Asking Price: \$4,300,000 (\$6.50/SF)
- NWA Commercial Design Center in Progress at Northeast corner of property
- Flex Warehouse, Mini Storage, and 528-unit multifamily complex underway across W Monroe Ave
- Centrally located with easy access to I-49
- High growth corridor of Northwest Arkansas, seeing 14,000 VPD

*information deemed reliable but not guaranteed

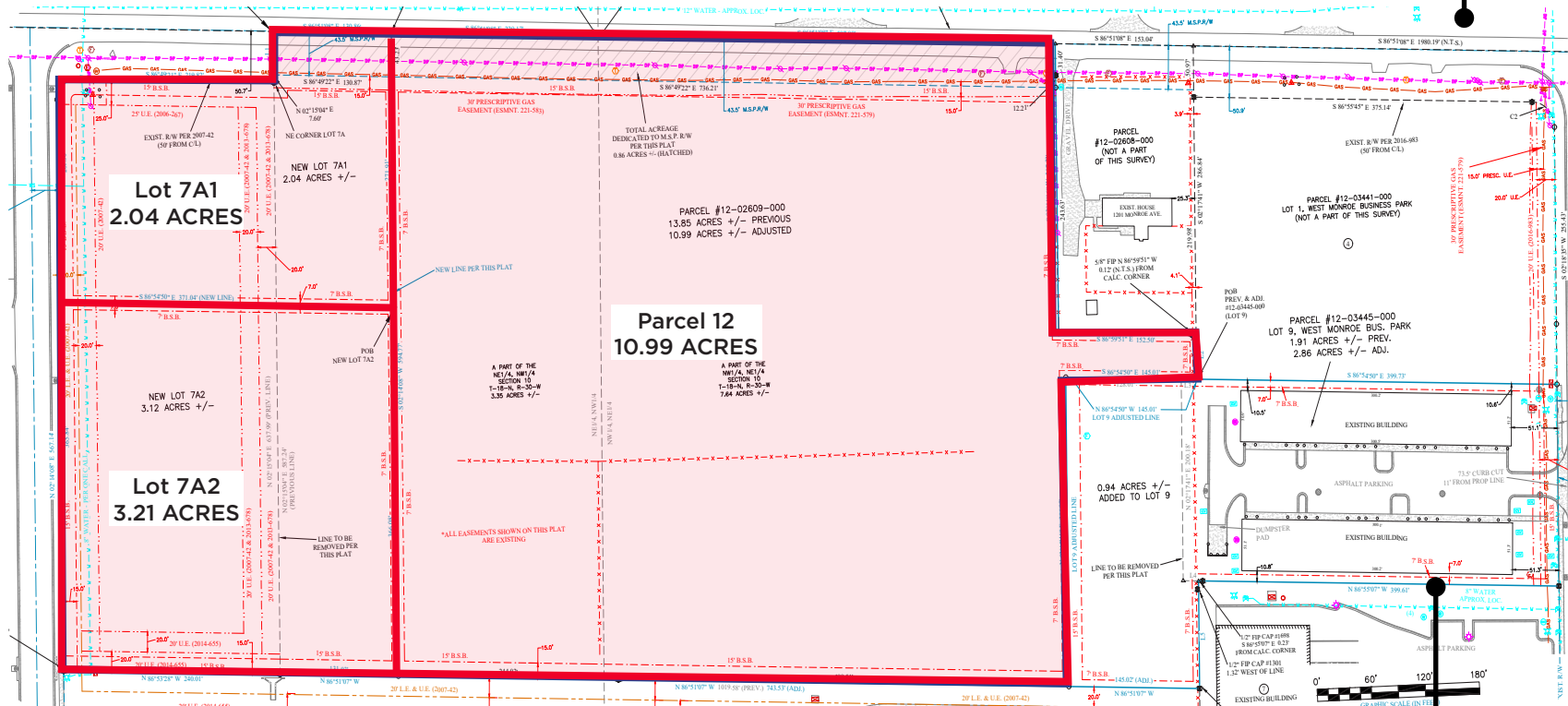
W MONROE AVE & COMMERCE PKWY | LOWELL, AR

| | 1 mile | 3 miles | 5 miles |
|----------------------------------|-----------|-----------|----------|
| Population: | 1,918 | 33,436 | 100,460 |
| Households: | 601 | 11,803 | 33,708 |
| Average Household Size: | 3.19 | 2.82 | 2.94 |
| Average Household Income: | \$140,053 | \$144,856 | \$23,459 |
| Total Businesses: | 53 | 893 | 2,589 |
| Total Employees: | 4,212 | 13,938 | 47,033 |



16.15 ± ACRES TOTAL

NWA Commercial Design Center



RH Flex

528-unit multifamily development planned

Flex warehouse/Mini storage development underway

248-unit apartments/build to rent development approved

14,000 VEHICLES PER DAY

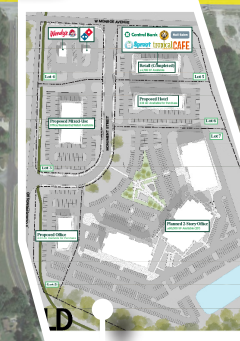
W Monroe Ave

Spring Creek Rd



NWA Commercial Design Center

SUBJECT PROPERTY



Independence Plaza Development (Retail & Office)

