

SO MANY OPTIONS

12415 Highway 187, Busch, AR 72631



OFFERING SUMMARY

SALE PRICE:	\$325,000
LOT SIZE:	5.77 Acres
BUILDING SIZE:	1,636 SF
ZONING:	Commercial
PRICE / SF:	\$198.66

PROPERTY OVERVIEW

Fantastic investment opportunity in one of the most beautiful parts of Arkansas.

PROPERTY HIGHLIGHTS

- Land 5.77 +/- acres
- Major Road Frontage
- Major Road Access
- Busy intersection
- Large building designed for apartments or condos
- Finished office/Home

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	60	1,514	5,622
Total Population	136	3,419	13,041
Average HH Income	\$58,760	\$58,217	\$57,384

KW COMMERCIAL
3801 Johnson Mill Blvd.,
Suite C
Fayetteville, AR 72704

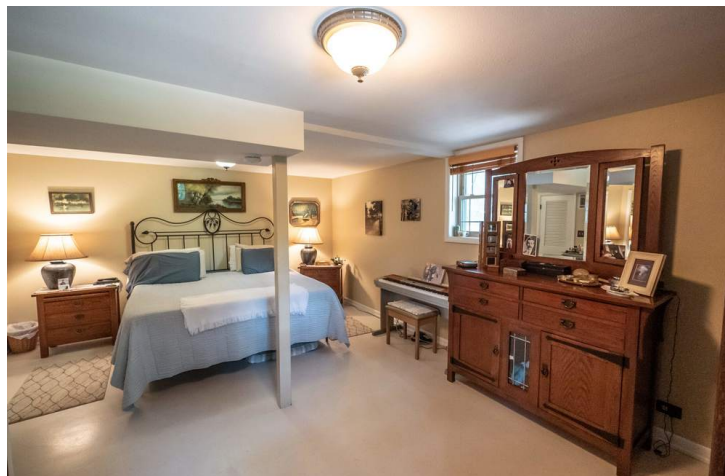
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INVESTOR'S DREAM FOR SALE

HIGHWAY 187

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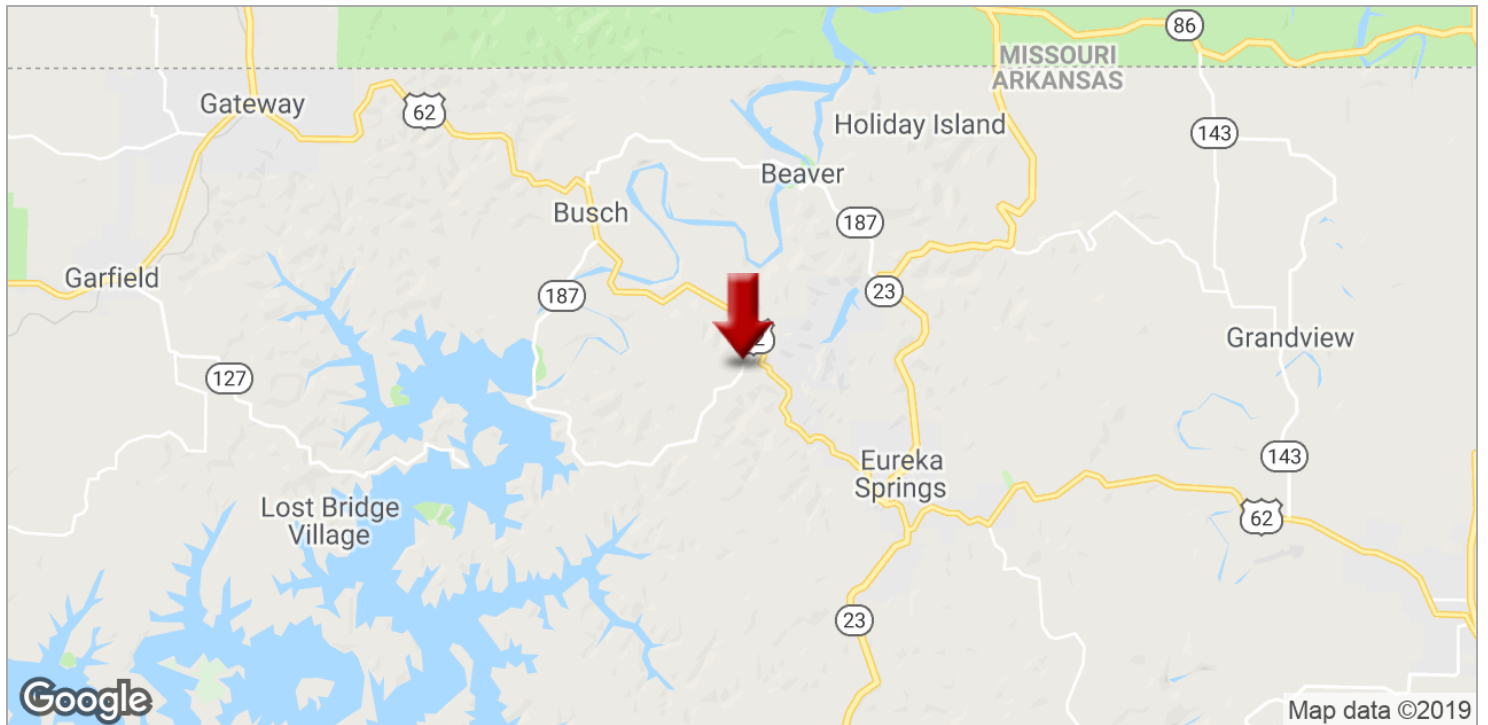
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Each Office Independently Owned and Operated kwcommercial.com

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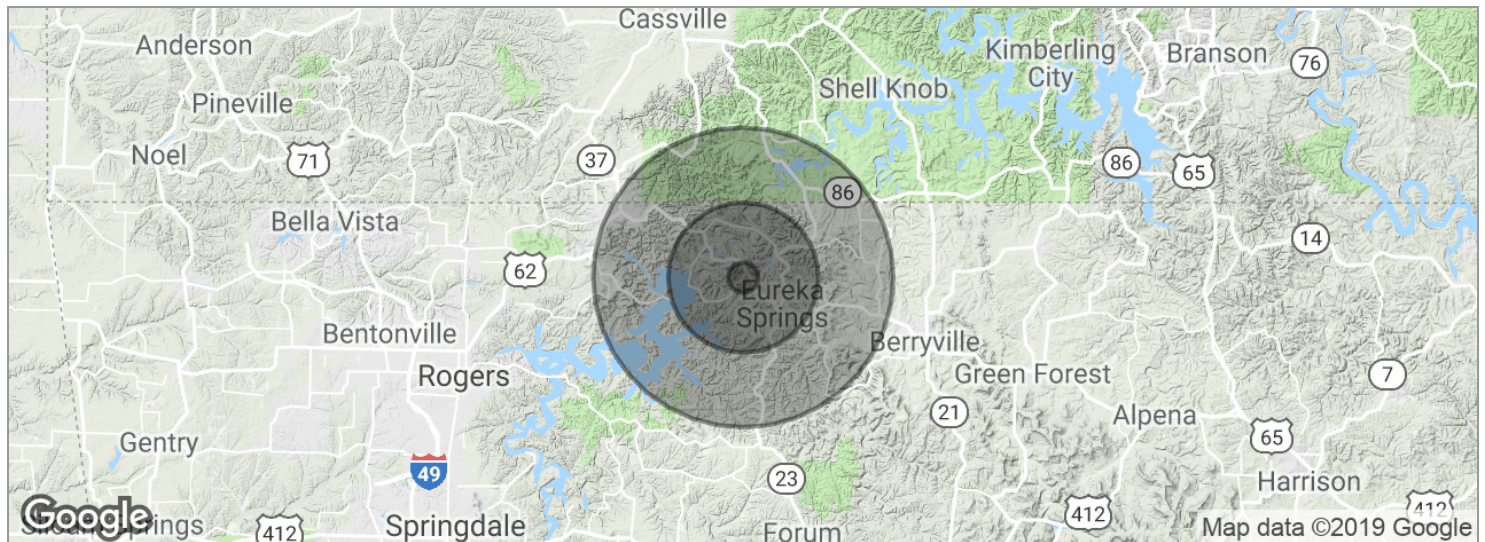
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HIGHWAY 187

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	136	3,419	13,041
Median age	56.3	56.0	52.5
Median age (male)	53.9	53.6	50.2
Median age (Female)	57.8	57.5	53.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	1,514	5,622
# of persons per HH	2.3	2.3	2.3
Average HH income	\$58,760	\$58,217	\$57,384
Average house value			\$159,978

** Demographic data derived from 2010 US Census*

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