



**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



## 4.74 AC LOTS 1 & 2 S BRITT ST - SILOAM SPRINGS, AR 72761

### OFFERING SUMMARY

Sale Price:	\$595,000
Lot 1:	2.88 Acres
Lot 2:	1.86 Acres

### PROPERTY HIGHLIGHTS

- Approved flex warehouse plans available to transfer with sale.
- Lot 1 features direct Arkansas-Missouri Railroad access.
- Flat, cleared, and ready for development.
- Versatile zoning allowing for multiple uses.
- Centrally located in town, & minutes from Hwy 412 & Oklahoma.
- Lots to be purchased as a package.

### PROPERTY OVERVIEW

Two lots ready for development within an industrial corridor of Siloam Springs. Property has access to major highways, the Arkansas-Missouri railroad, and Oklahoma. Seamlessly improve your distribution and manufacturing needs in this rapidly growing area of Northwest Arkansas.



**BRENNAN SHARPE**  
(479)530-3774  
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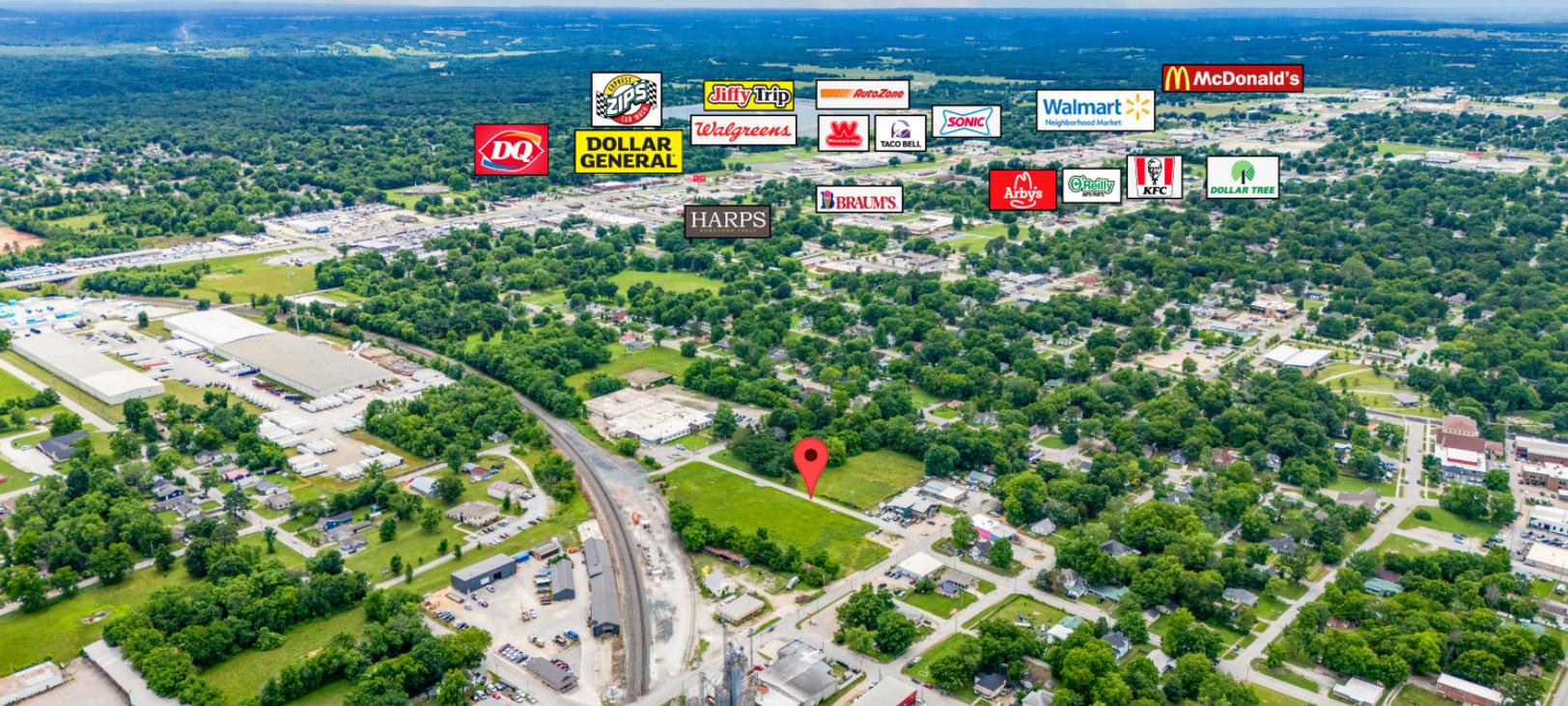
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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT [ARKREALESTATE.COM](http://ARKREALESTATE.COM)



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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	6,753	21,596	25,763
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	38

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total Households	2,437	7,488	8,972
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$68,338	\$80,741	\$81,431
Average House Value	\$254,612	\$295,241	\$309,731

*Demographics data derived from AlphaMap*

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