

+/- 1.6 TO 19 ACRES OF DEVELOPABLE LAND FOR SALE

PUPPY CREEK RD

Lowell, AR 72745



PROPERTY DESCRIPTION

Potential for residential or multi-family development, currently zoned R-2 Intermediate Neighborhood, this property is in the heart of Northwest Arkansas, close to all amenities: Less than 5 min. to JB Hunt Corporate HQ, 10 min. to Pinnacle Hills Promenade Mall, restaurants, shopping, I-49, 11 min. to XNA, and less than 5 min. to the new 612. This property has a wooded feel and a beautiful creek running through. Total of +/- 19 acres, but could potential be split with approval from City of Lowell, but verbal conversations have been had and the city seems receptive to the split. Septic may be ideal, but sewer line is in Puppy Creek - access to be approved by Lowell/Springdale. It is Springdale sewer, but Lowell administers it.

PROPERTY HIGHLIGHTS

- +/- 19 Acre site
- Zoned R-2 Intermediate Neighborhood
- Sewer line right down the middle of Puppy Creek
- Puppy Creek might work for a Detention (buyer to explore)
- Parcel can potentially be split

OFFERING SUMMARY

Sale Price:	\$174,000 - \$1,200,000
Lot Size:	19.64 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	305	10,754	36,131
Total Population	845	33,046	109,657
Average HH Income	\$129,027	\$125,019	\$113,615

LOT SPLIT OPTIONS

+/- 16.39 Acres	\$975,000
+/- 3.25 Acres	\$385,000
+/- 2.7 Acres	\$275,000
+/- 1.6 Acres	\$174,000

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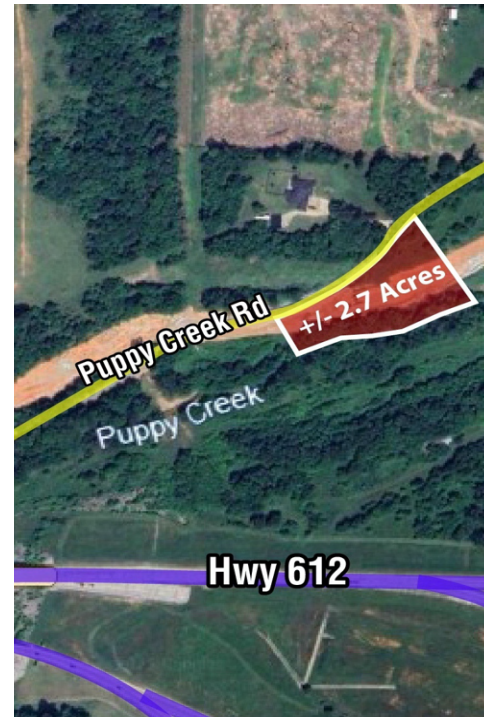
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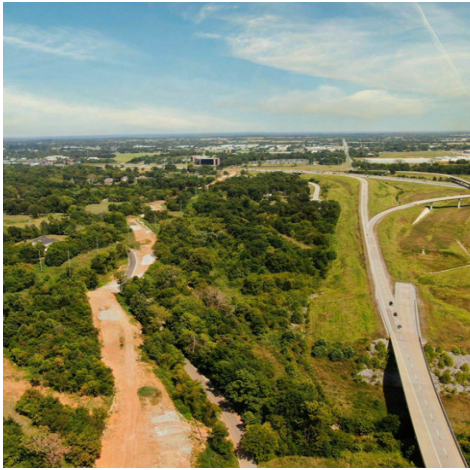
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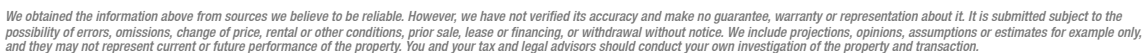
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PUPPY CREEK RD SEWER LINE



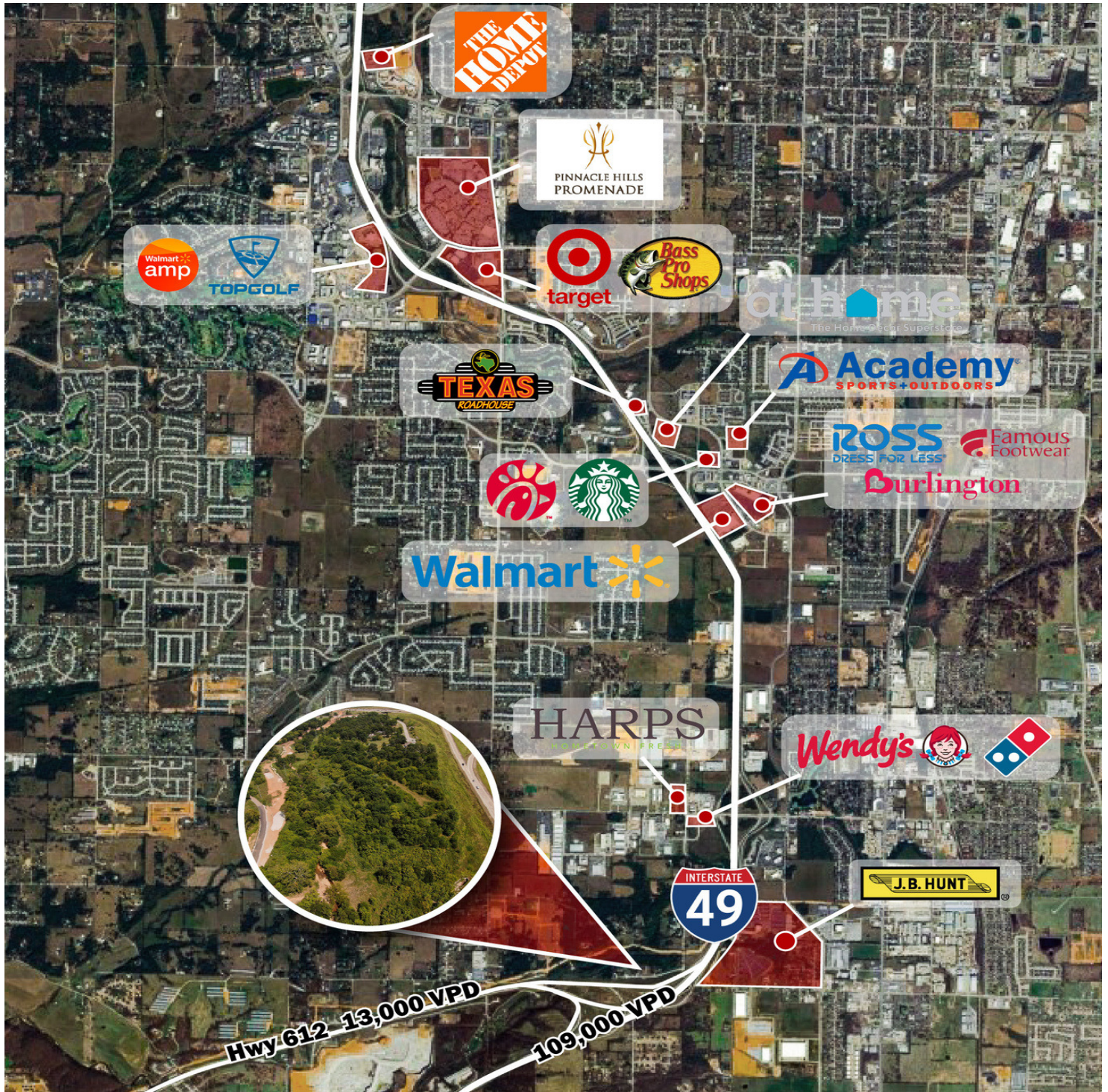
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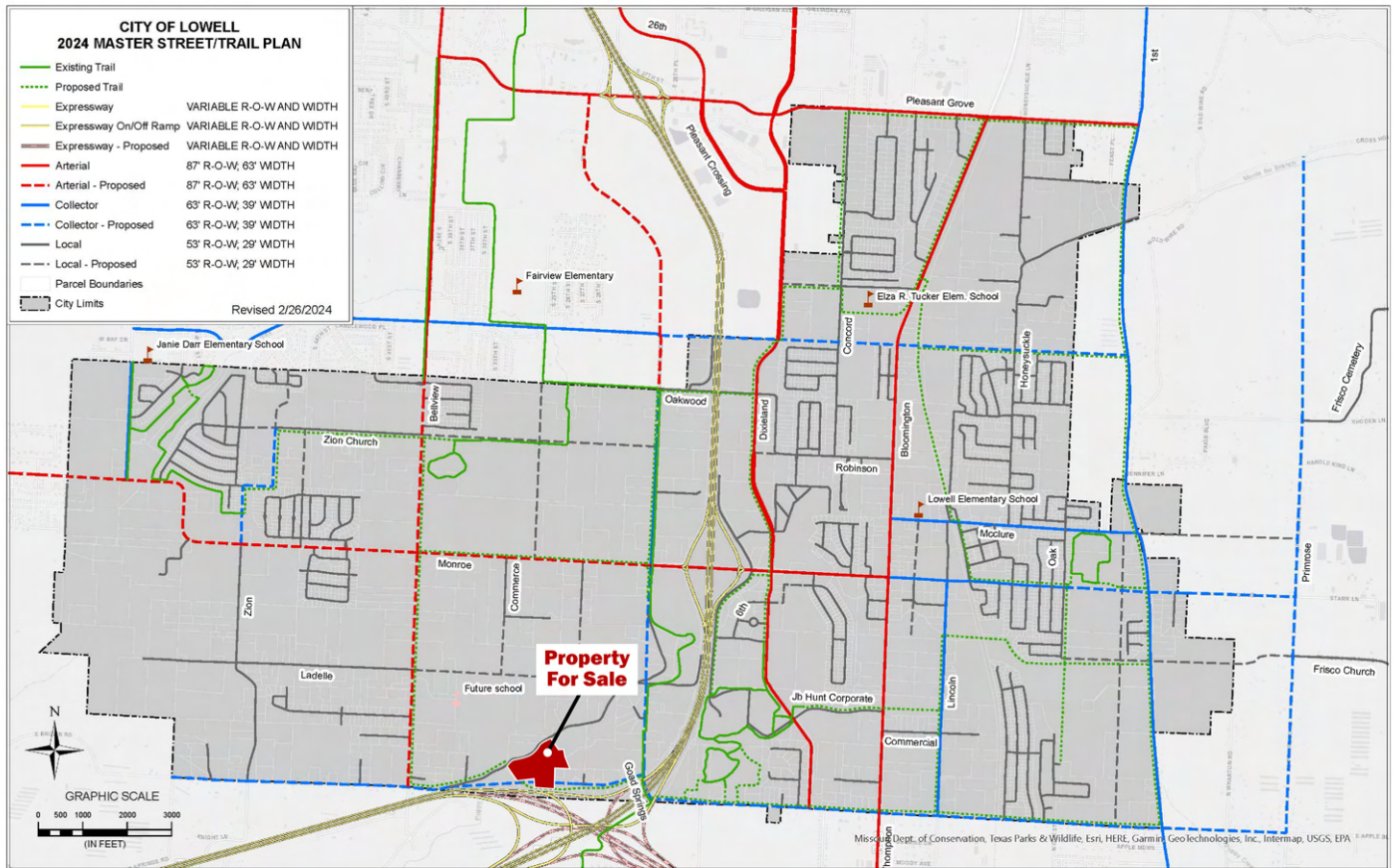
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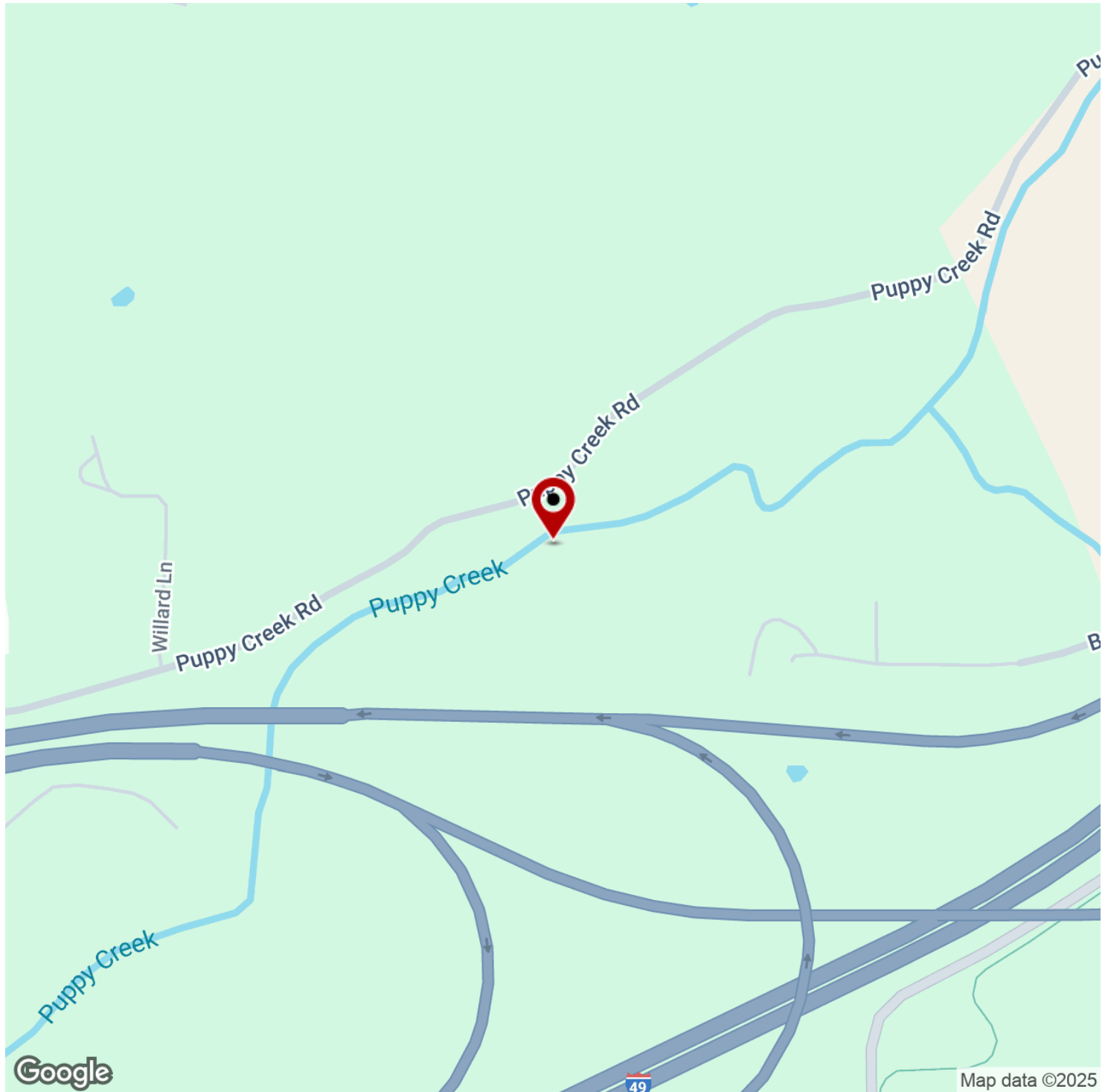
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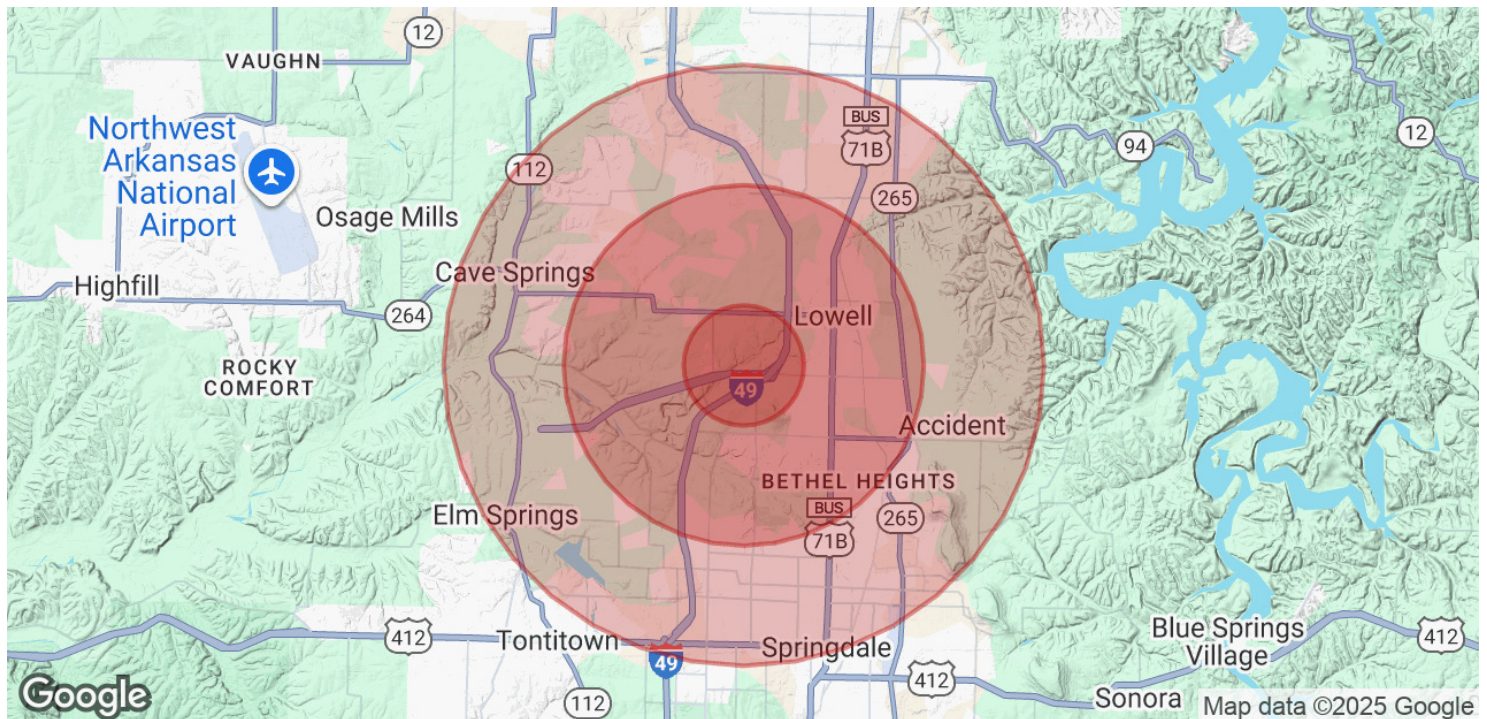
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	845	33,046	109,657
Average Age	38	35	35
Average Age (Male)	38	34	34
Average Age (Female)	39	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	305	10,754	36,131
# of Persons per HH	2.8	3.1	3
Average HH Income	\$129,027	\$125,019	\$113,615
Average House Value	\$375,525	\$352,343	\$325,236

Demographics data derived from AlphaMap

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