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# ±4.68 ACRES OF LAND FOR SALE

## Silver Creek Drive, Sherwood, AR



**CONTACT US TODAY**  
501.376.6555 | mosestucker.com



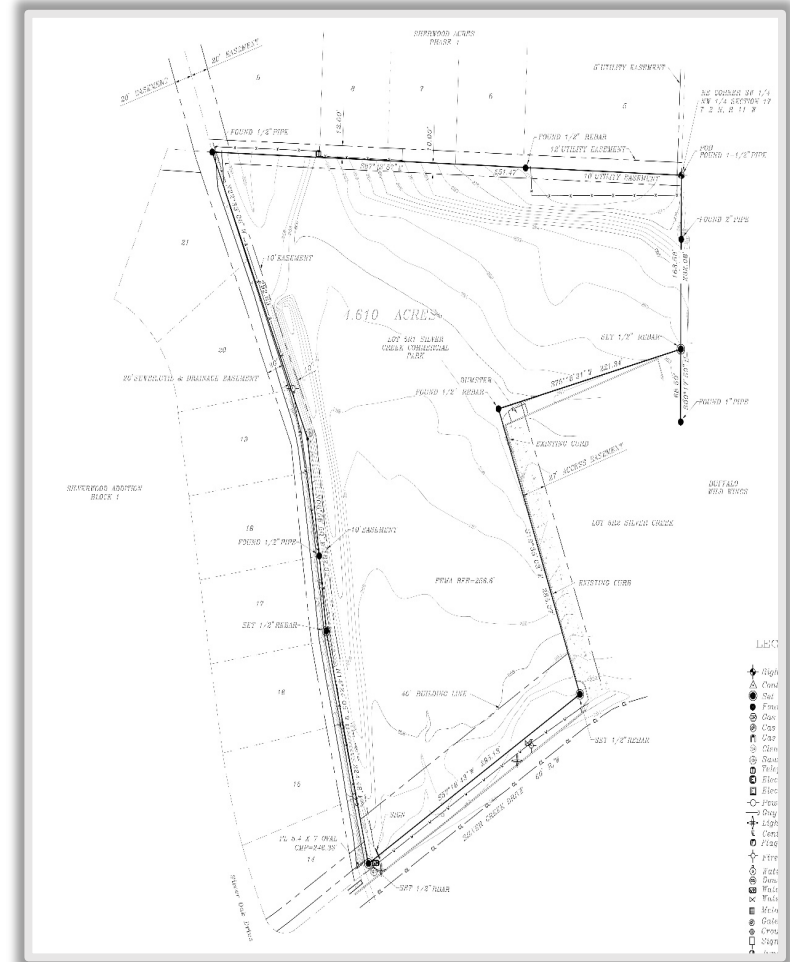
## Property Understanding

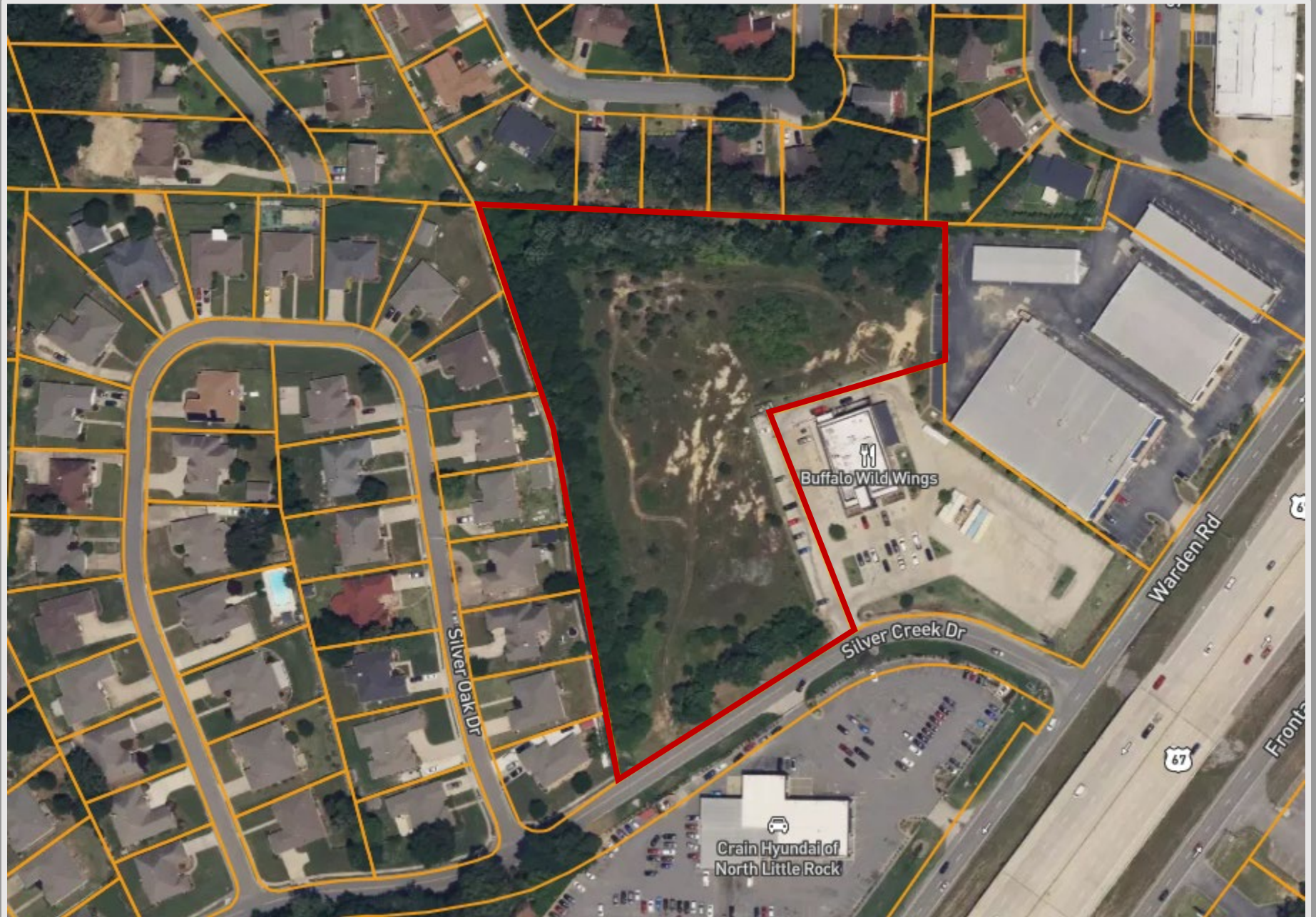
### OVERVIEW

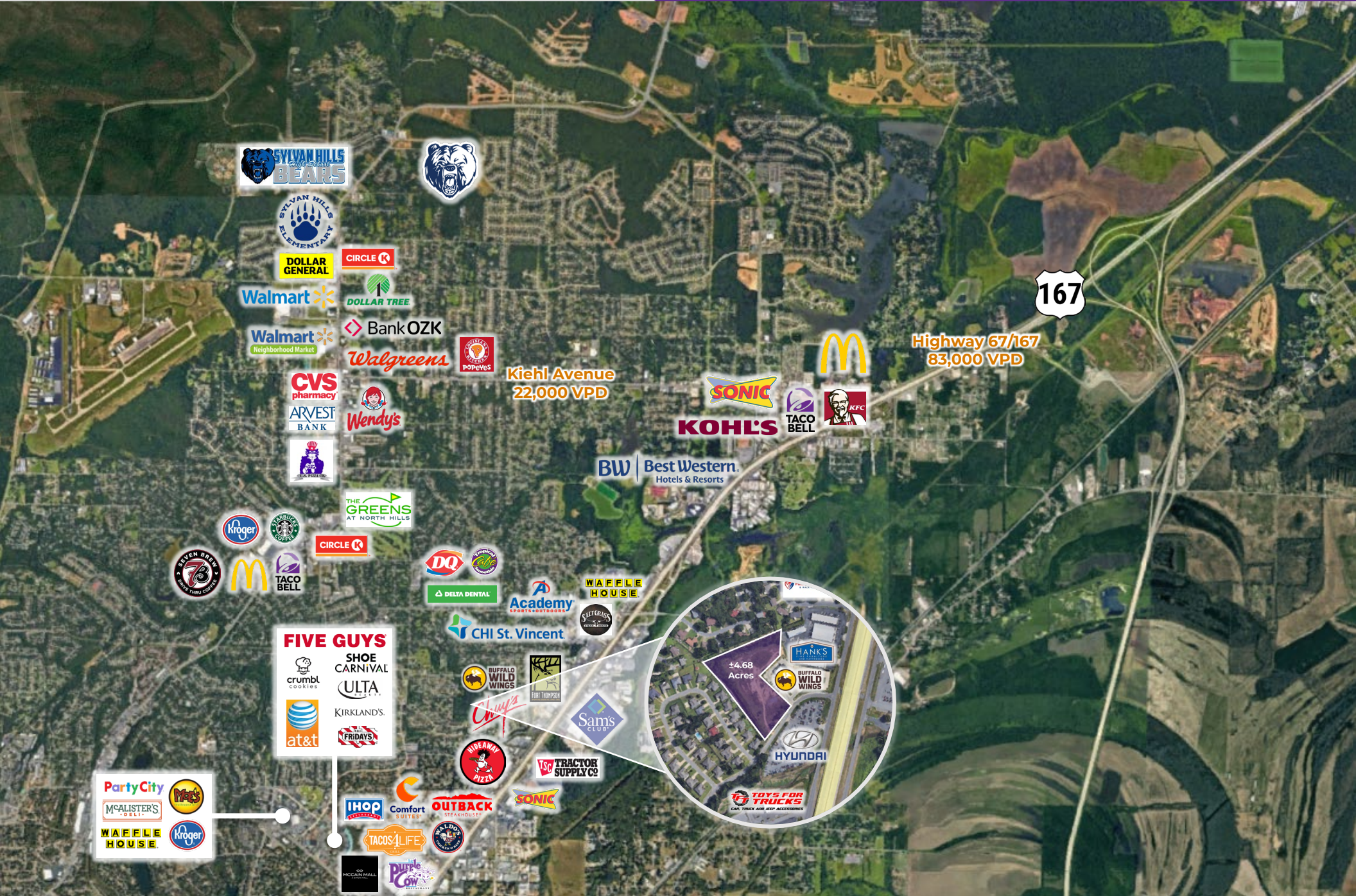
<b>Offering</b>	For Sale
<b>Price</b>	\$1,400,000
<b>Address</b>	Silver Creek Drive
<b>City/State</b>	Sherwood, AR 72120
<b>Property Type</b>	Unimproved Land
<b>Lot Size</b>	±4.68 Acres
<b>Zoning</b>	O-2 & C-4
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ Highway 67/167 – 83,000 VPD</li> <li>○ Warden Road – 11,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- Highly visible commercial property with easy access to Highway 67/167 North (1.12 miles) and Highway 67/167 South (1.60 miles)
- Surrounded by major anchor brands along Highway 67/167, such as Buffalo Wild Wings, Hanks Fine Furniture, A+ Teaching Supplies, Crain Hyundai of North Little Rock, Sams Club and more
- Conveniently located within 12 miles of downtown Little Rock, offering easy access to the city's amenities and attractions







## Sherwood, AR



Sherwood, a suburb of Little Rock, is strategically positioned approximately 15 miles from the heart of the city via the well-connected 67/167 route. Home to 32,544 residents, Sherwood offers its residents and businesses swift connectivity to the broader metropolitan areas.

The community of Sherwood has evolved into a robust and lively hub, flourishing with diverse establishments, industries, retail centers, places of worship, and educational institutions. In recent years, Sherwood has experienced significant growth, witnessing the emergence of numerous new enterprises and attractions. Notable additions include an impressive 8,700 square foot splash pad, the Henson Tennis Center and Pickleball Court, Bennett's Casual Dining, and the noteworthy development and expansion of Sylvan Hills High School and Sylvan Hills Jr. High. This dynamic growth underscores Sherwood's commitment to providing an enriched and progressive environment for its residents and visitors alike.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	48,681	93,345	229,654
<b>Households</b>	21,824	40,933	100,593
<b>Average Age</b>	41.4	40.6	40.1
<b>Average Household Income</b>	\$86,539	\$77,412	\$82,527
<b>Businesses</b>	1,675	3,464	9,994

*\*Demographic details based on property location*

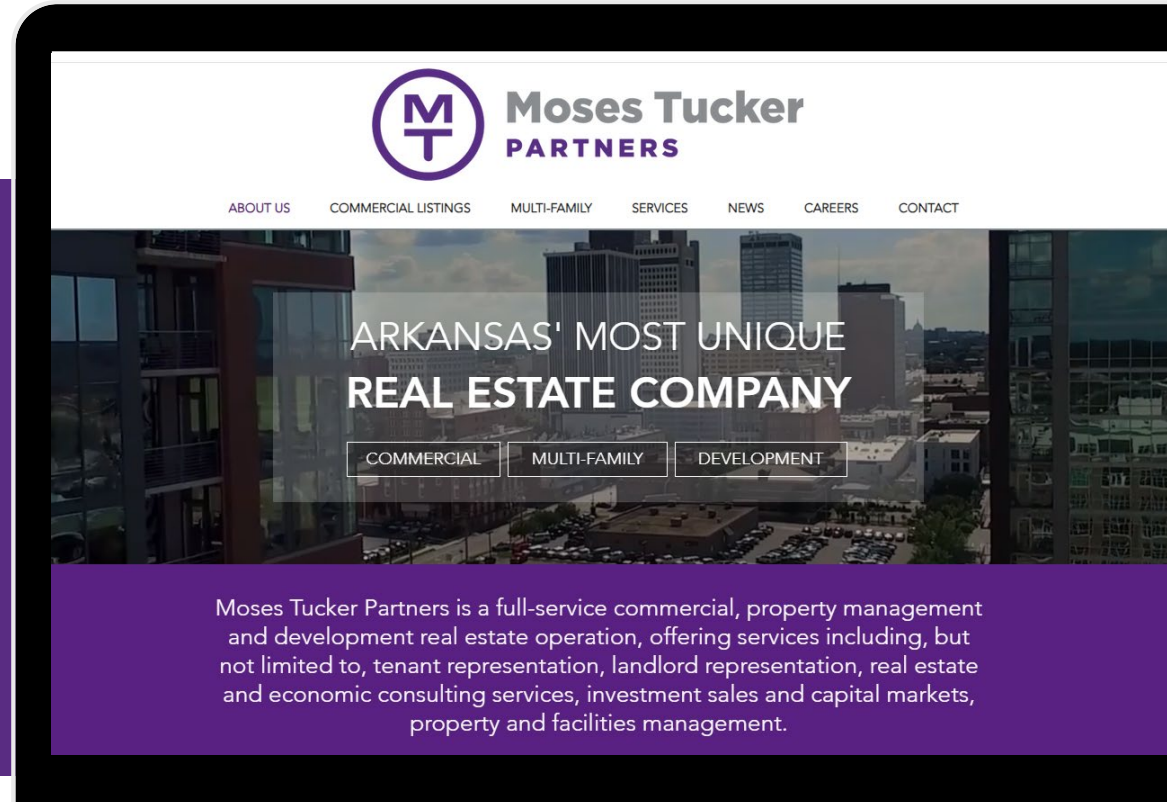
# CONNECT

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