



**FOR SALE**

# PRIME LOWELL LAND

## Property Highlights

- 2.18 ± acres available
- Zoning: C-2
- Asking Price: \$1,150,000
- NWA Commercial Design Center in Progress to the west of the property
- Excellent site for c-store, retail, fast food, etc.
- Centrally located with easy access to I-49
- High growth corridor of Northwest Arkansas, seeing 32,000 VPD on Monroe Ave and 102,000 VPD on I-49

**For more information, please contact:**

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\*information deemed reliable but not guaranteed



**HARPS**  
HOMETOWN FRESH

**METRO**  
APPLIANCES & MORE

**CAMPING WORLD**

**ATWOODS**  
Ranch & Home

**TACO BELL**

**Kum & Go**

INTERSTATE  
**49**

**SUBJECT PROPERTY**

Dixieland Rd

**ANYTIME FITNESS**

**Kum & Go**

**STARBUCKS COFFEE**

W Monroe Ave

**32,000**  
VEHICLES PER DAY

W Monroe Ave

**ARVEST**

**Wendy's**  
HAMBURGERS

**tropical SMOOTHIE CAFE**

**Domino's PIZZA**

**EUSTEIN BROS BAGELS**

**McDonald's**

**Arby's**

**SUBWAY**

**DQ**

**UNITED STATES POSTAL SERVICE**

**ARVEST**

**TACO BELL**

**102,000**  
VEHICLES PER DAY

**J.B. HUNT**  
HEADQUARTERS

**24,000**  
VEHICLES PER DAY

**SEVEN BREW**  
DRIVE THRU COFFEE

**71**