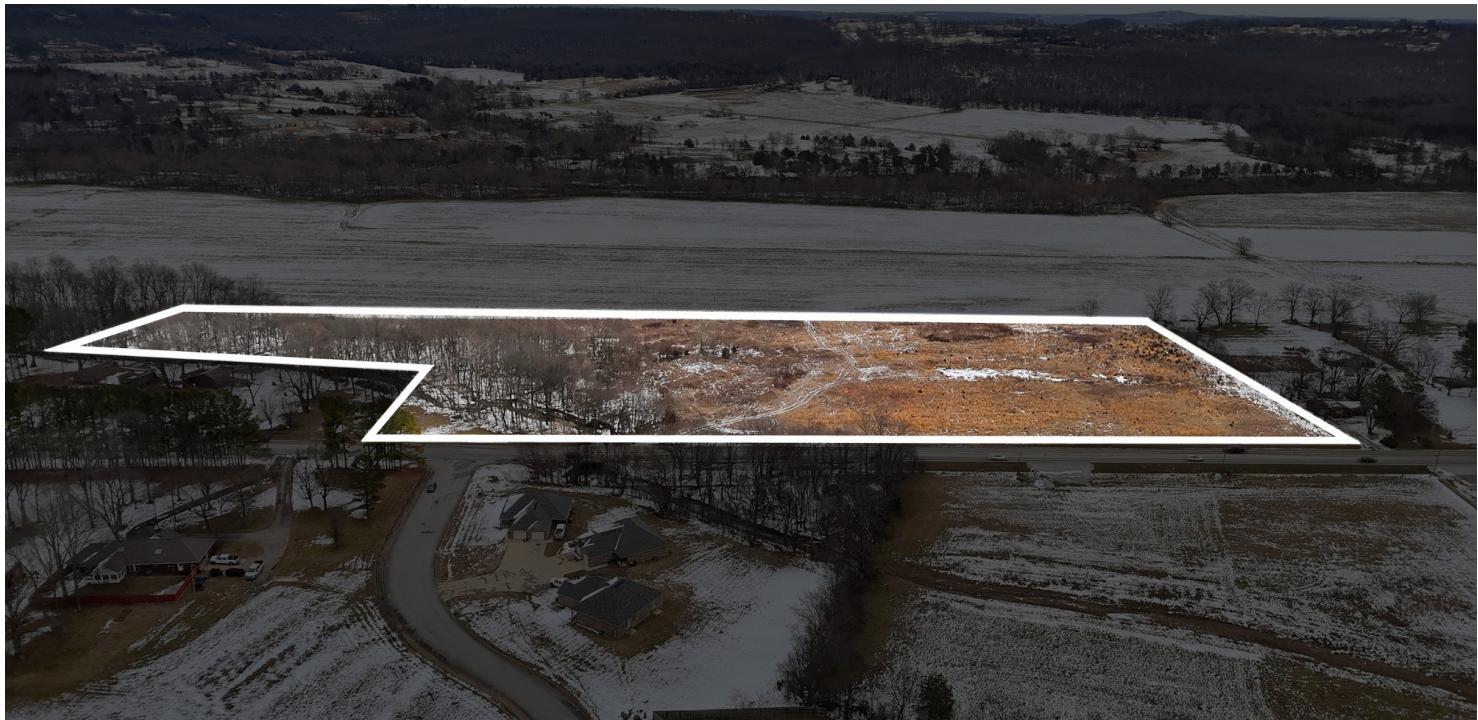


N CENTER ST

Elkins, AR 72727



PROPERTY DESCRIPTION

+/- 11.7 acres of level, open land for sale in Elkins, AR, offering an excellent opportunity for residential development or potential commercial rezoning. The property is currently zoned Agricultural and is ideally located directly across from Oakwoods Subdivision, just 1.5 miles from Elkins Public Schools, and approx. one mile from Harp's, McDonald's, Casey's, Sonic, and other nearby retailers and services. The White River runs through the western corner of the property, placing a portion of the land within the floodplain (Zone AE). Flood insurance would be required for any construction within this area. Utilities are readily available, including electric service from Ozark Electric at the street, sewer access at the street, and water access on the south side of the roadway. This well located tract offers strong visibility, convenient access to amenities, and long term development potential in a growing area.

OFFERING SUMMARY

Sale Price:	\$499,900
Lot Size:	11.7 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	668	1,936	3,982
Total Population	1,849	5,246	10,719
Average HH Income	\$87,681	\$91,893	\$106,383

PROPERTY HIGHLIGHTS

- +/-. 11.7 Acres of Level Land
- Suitable for residential development or potential commercial rezoning

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+/- 11.7 ACRES OF LAND FOR SALE



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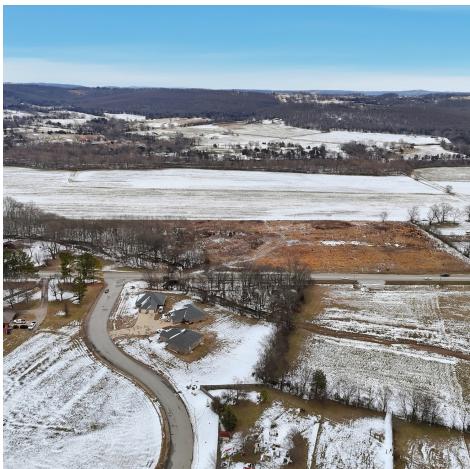
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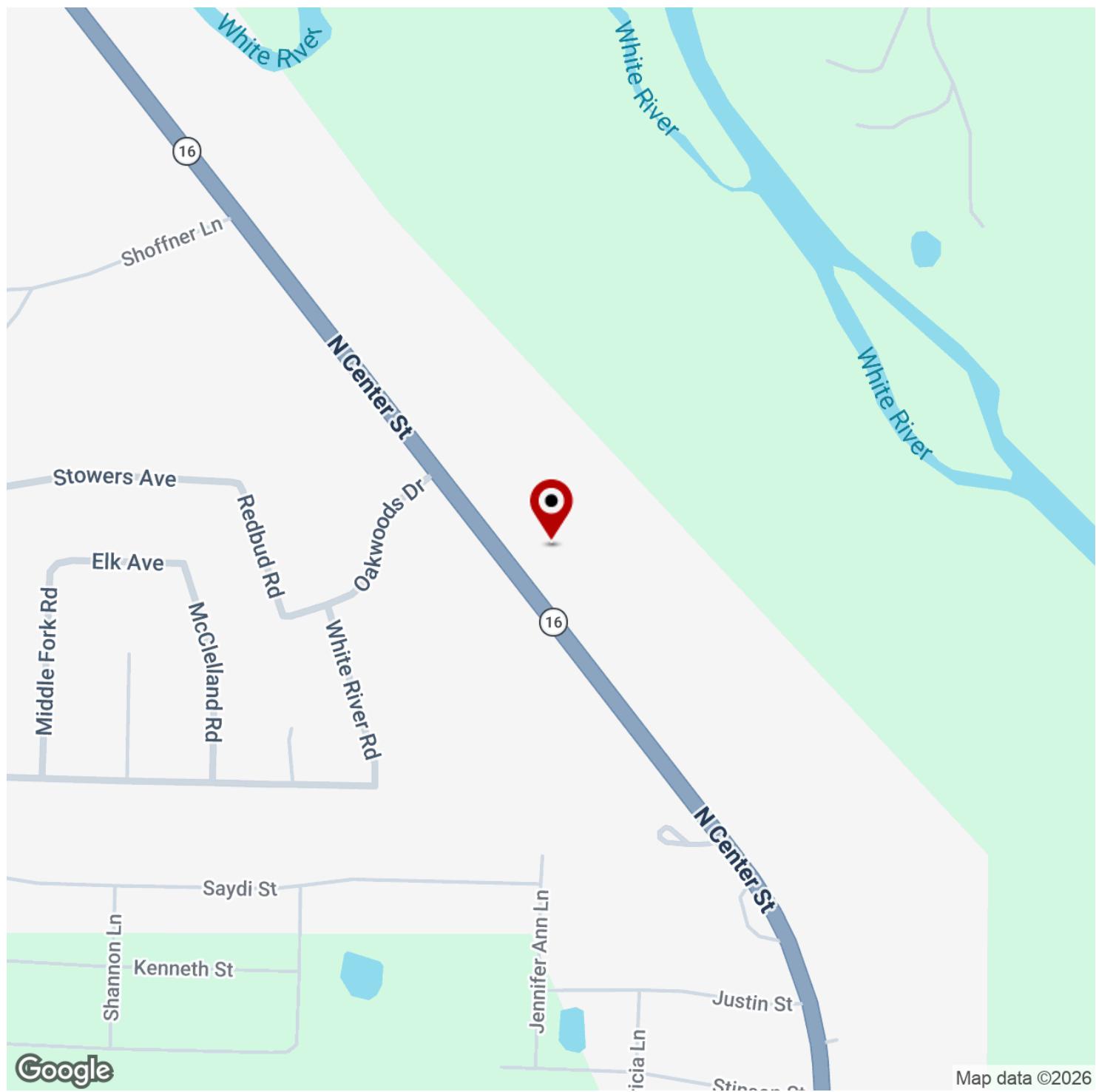
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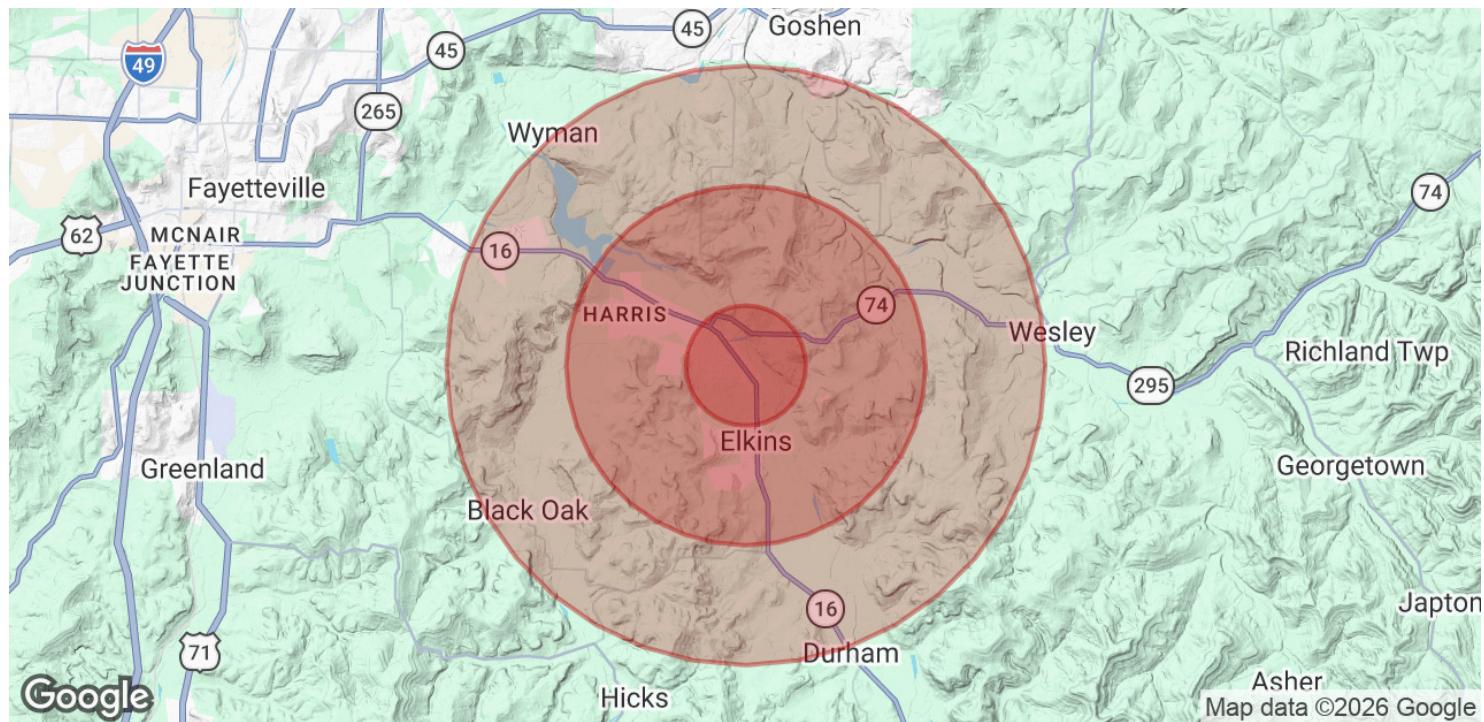
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,849	5,246	10,719
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	668	1,936	3,982
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$87,681	\$91,893	\$106,383
Average House Value	\$238,627	\$274,958	\$347,062

Demographics data derived from AlphaMap

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