



12094 ARKANSAS 170

Farmington, AR 72730



PROPERTY DESCRIPTION

Less than \$3PSF for PRIME land across from Farmington High School! Hwy 170 is currently being expanded and Farmington School District is currently building right across the street. Investors and developers, discover the perfect location for your next residential development project with this +/- 33 acres of prime land, located just 2 minutes from Farmington High School and their new \$16 million sports complex. With it's convenient location to Farmington High School, this property offers an opportunity for a vibrant community atmosphere. Zoned RE-1 Residential Estate District, ideal for single-family residential development at low density. With prime development sites becoming increasingly scarce in Northwest Arkansas, and the population rapidly increasing in Farmington, this property presents a rare opportunity to create a thriving neighborhood. Seize this rare opportunity to develop in a highly desirable area and bring your residential vision to life.

PROPERTY HIGHLIGHTS

- +/- 33.41 Acres Zoned RE-1 Residential Estate District
- Ideal for Residential Development
- 2 minutes to Farmington High School
- Investment Opportunity in a Growing Area
- Perfect for Single-Family Homes

OFFERING SUMMARY

Sale Price:	\$3,749,900
Lot Size:	33.41 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	608	4,663	21,326
Total Population	1,647	12,416	57,145
Average HH Income	\$102,068	\$102,677	\$85,080

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

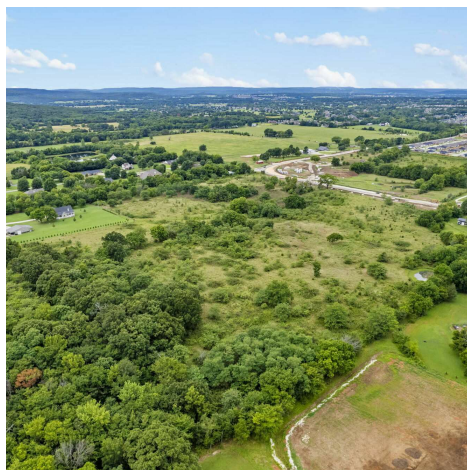
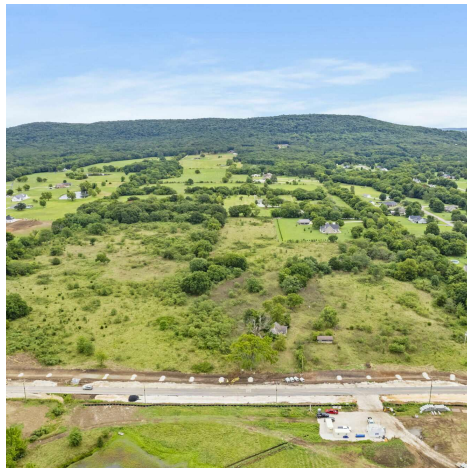
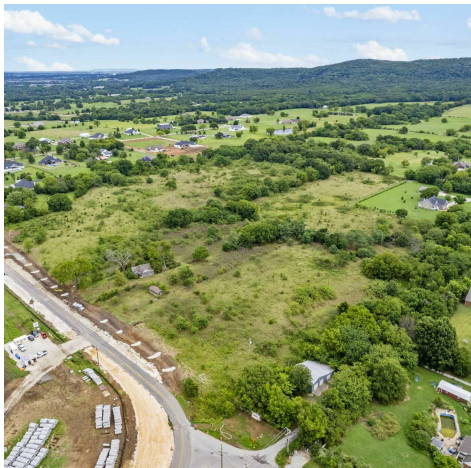
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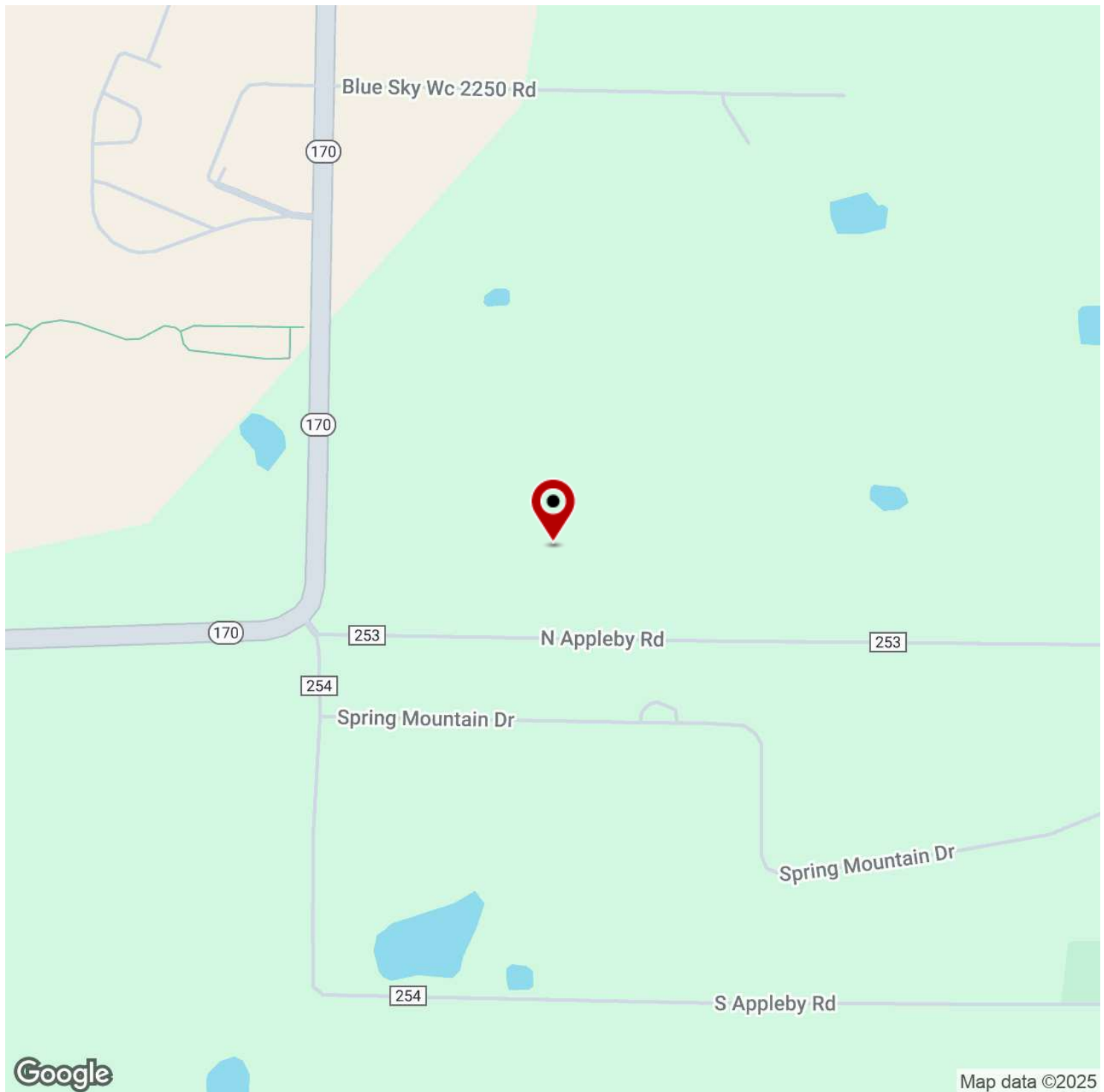
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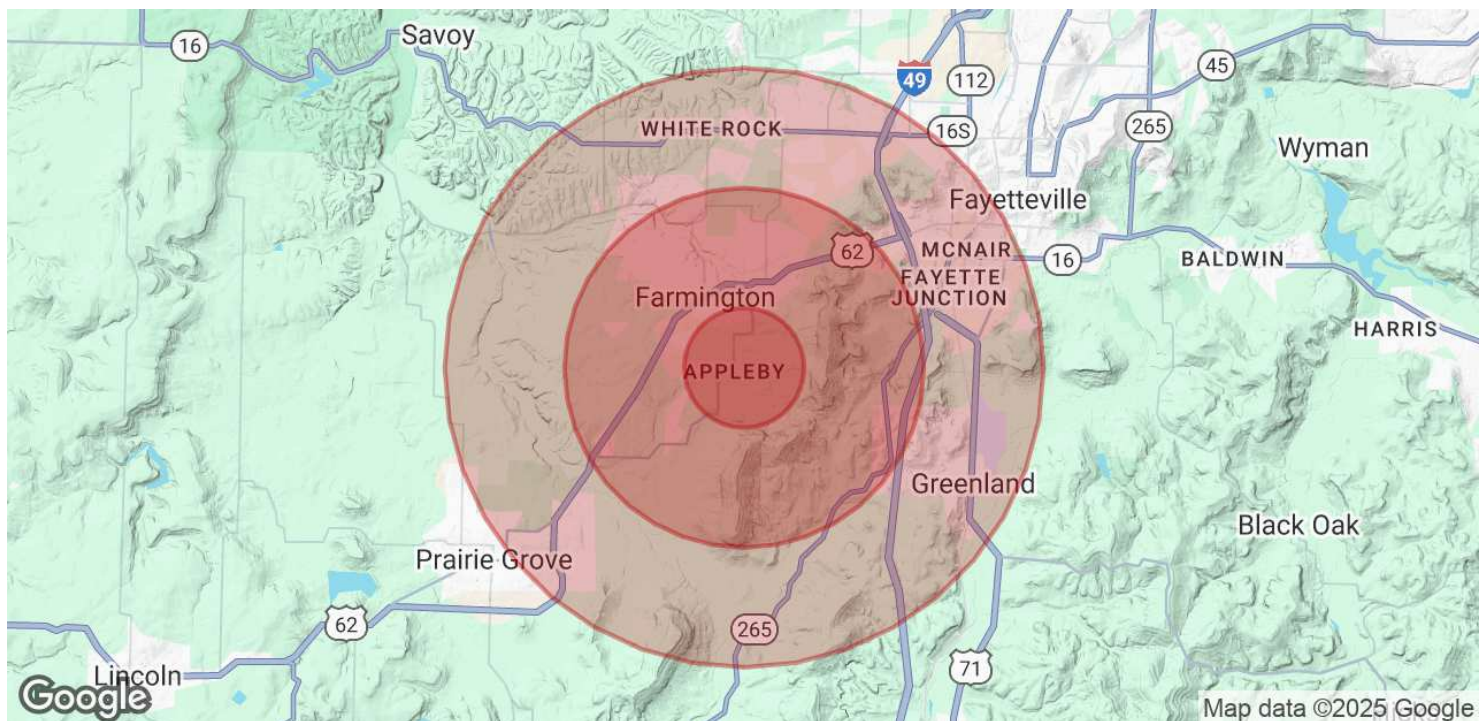
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,647	12,416	57,145
Average Age	39	38	33
Average Age (Male)	37	36	32
Average Age (Female)	40	39	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	608	4,663	21,326
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$102,068	\$102,677	\$85,080
Average House Value	\$321,706	\$286,567	\$310,046

Demographics data derived from AlphaMap

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