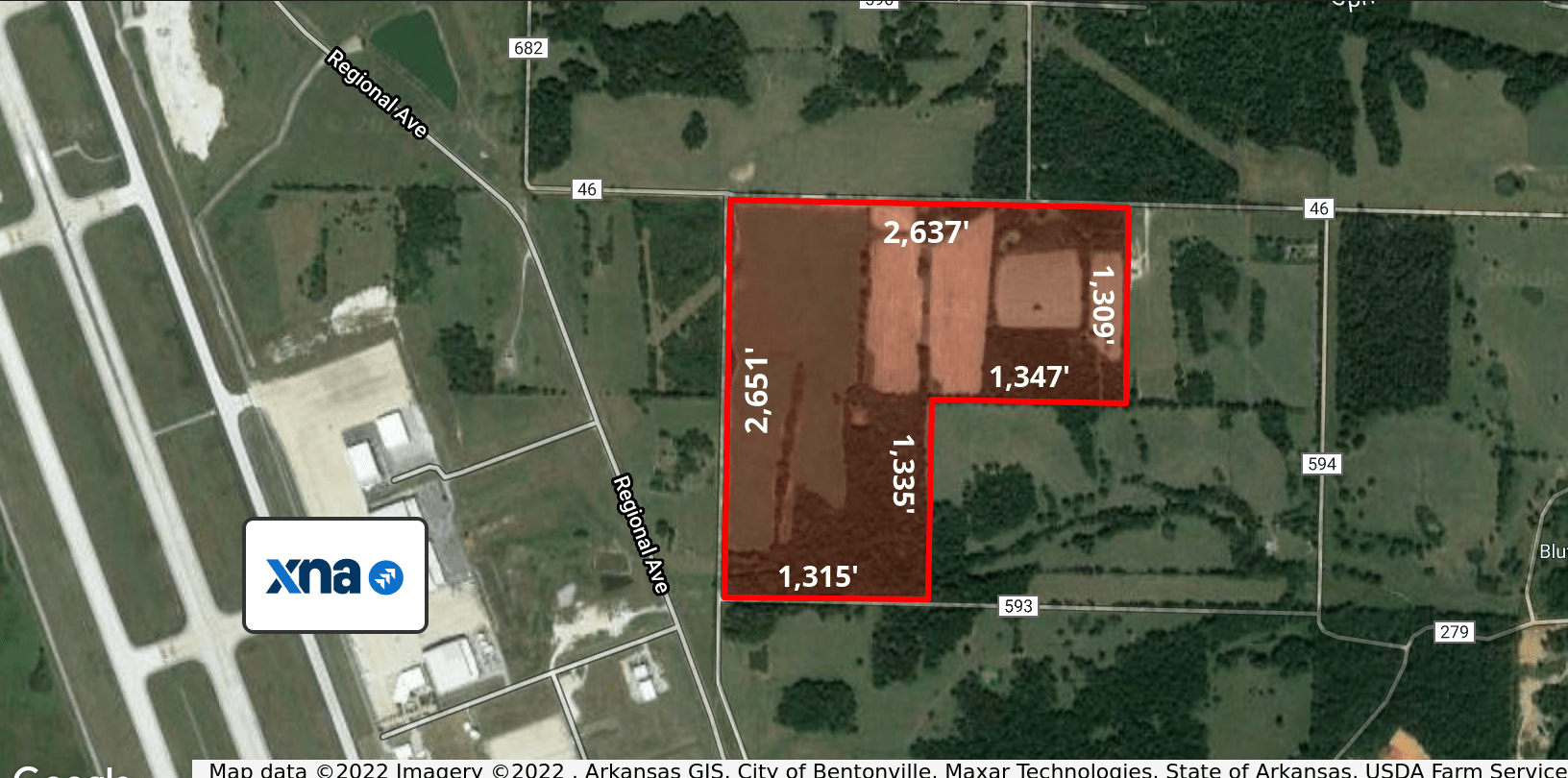




119.57 ACRES E INSCO RD & E COWAN RD HIGHFILL, AR

OFFERING SUMMARY

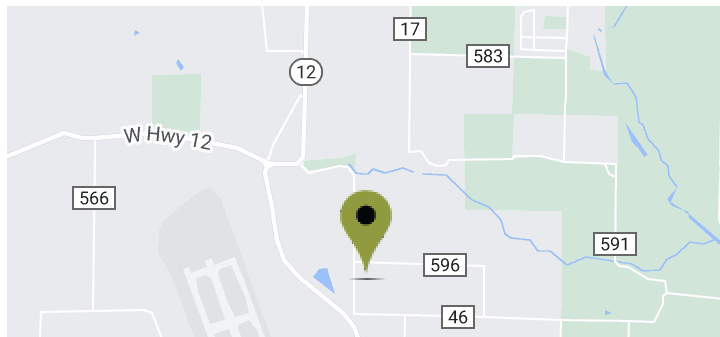
Sale Price:	\$3,826,240
Lot Size:	119.57 Acres
Price / Acre:	\$32,000
Zoning:	I-1

PROPERTY HIGHLIGHTS

- Great development opportunity
- One of few industrial opportunities
- 20 minutes to Downtown Bentonville and I-49 access
- Property runs along Regional Rd

PROPERTY OVERVIEW

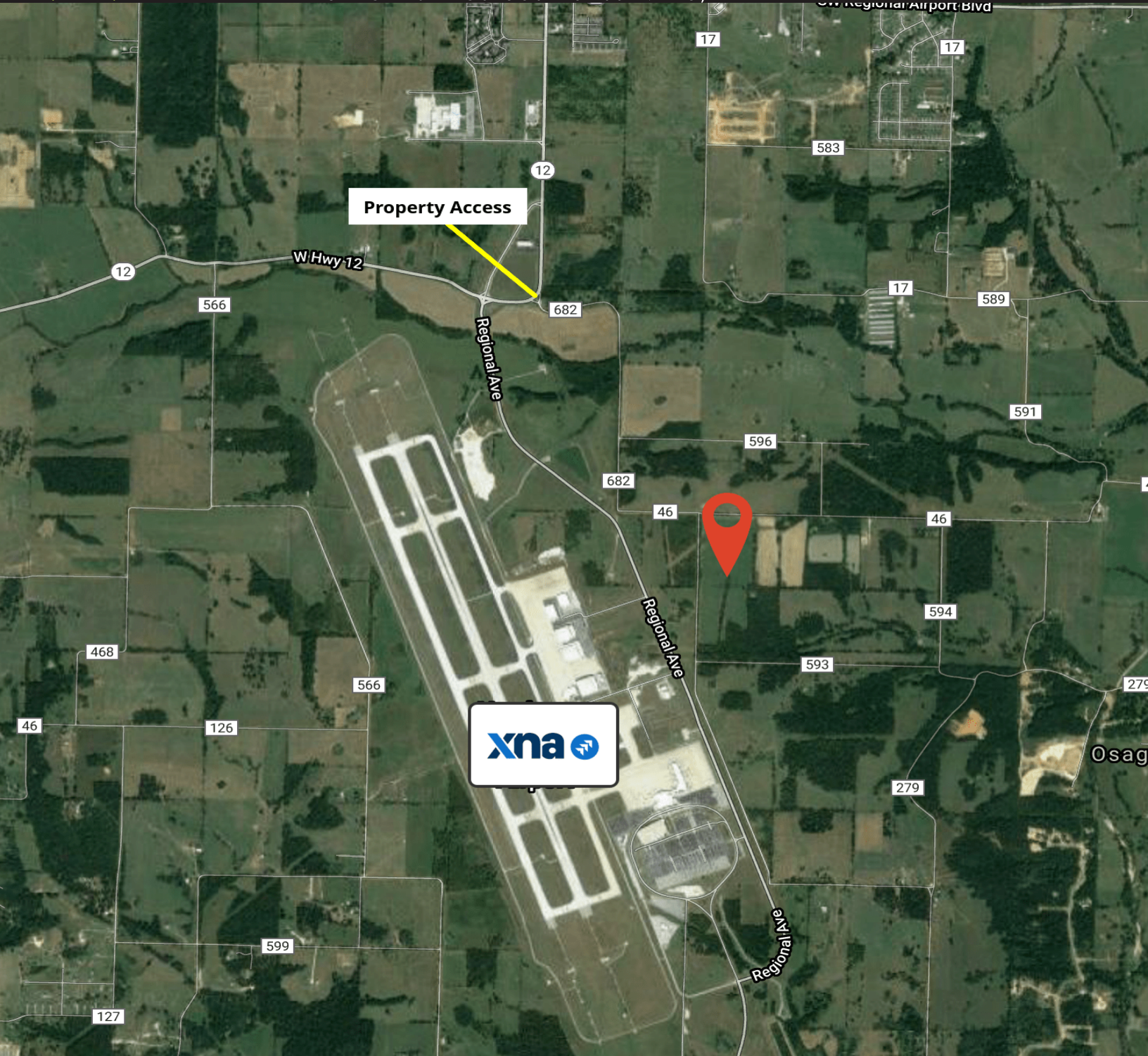
Property is directly east of the Northwest Arkansas National Airport averaging 50 flights per day. Access to the property via main artery Hwy 12. Extensive frontage facing the airport. Prime spot for development as growth is moving west towards the airport and Highfill.



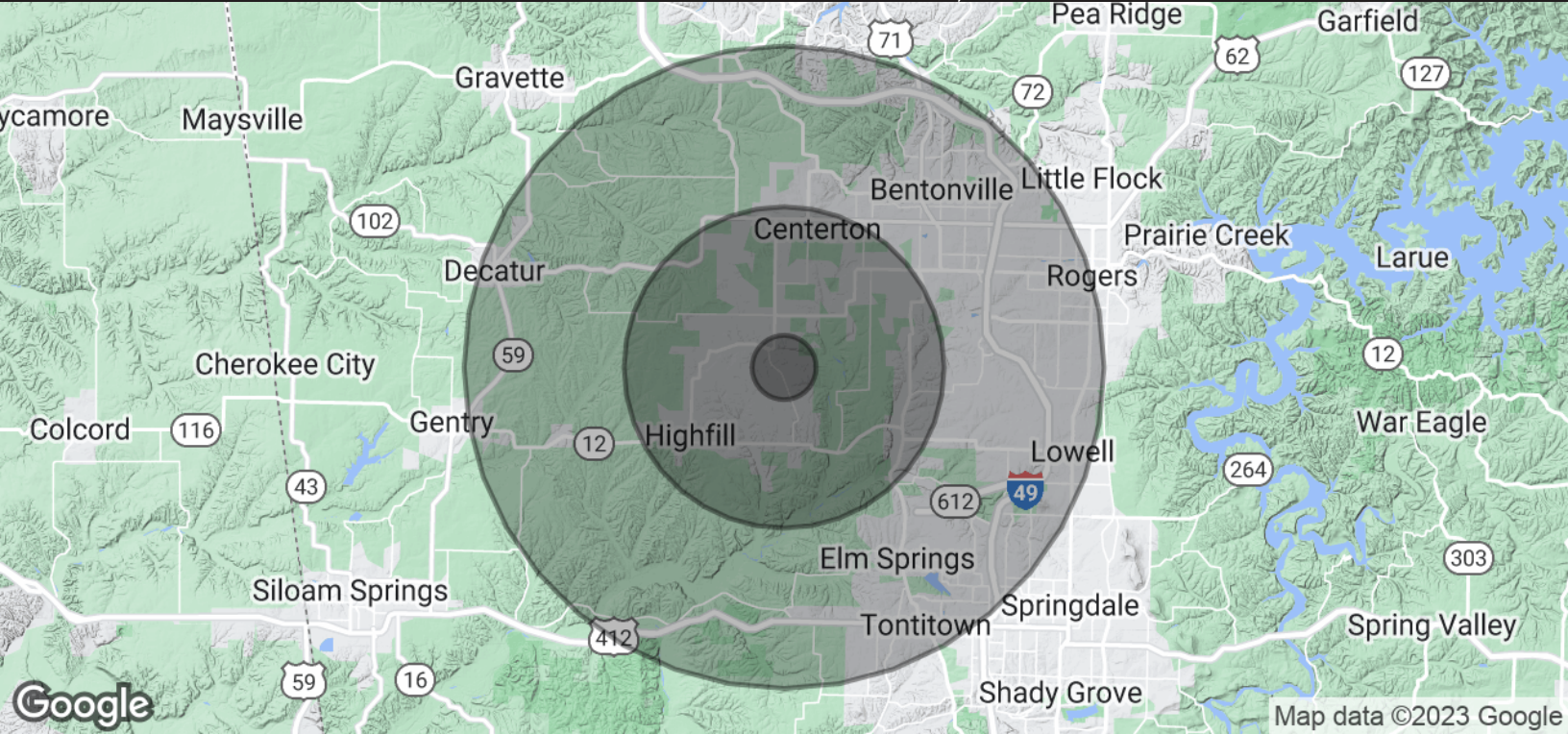
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	199	10,634	93,228
Average Age	33.9	30.7	33.2
Average Age (Male)	35.4	31.9	32.1
Average Age (Female)	33.3	29.8	33.7

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	74	3,826	34,687
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$58,883	\$66,127	\$77,657
Average House Value	\$242,004	\$242,344	\$259,639

* Demographic data derived from 2020 ACS - US Census