

JUST LISTED!

HIGH VISIBILITY COMMERCIAL LAND IN THE HEART OF FARMINGTON, ARKANSAS!



**YOUR
BUSINESS
HERE!**



+/- 2.60 ACRES
280' FRONTAGE

OVER 29,000
W. MAIN STREET



W. MAIN STREET - FARMINGTON, ARKANSAS

This is your opportunity to capture a beautiful +/- 2.60 Acre parcel of land with excellent commercial development possibilities in up-and-coming Farmington! The population is booming in Farmington, with population growth in this area expected to FAR outpace the state average! With the availability of quality sites to develop becoming ever more scarce in NWA & population rapidly increasing, this property provides a rare strategic commercial development opportunity! Property features a nice level and clear site boasting 280' of Major Road Frontage along W. Main Street which sees over 29K VPD! This unique site is surrounded by popular area businesses such as Casey's General Store, TacoBell, and Walmart Neighborhood Market & located less than 1.6mi from the Farmington High School, newly built \$16 million sports complex, & only 6mi from University of Arkansas & The Razorback Stadium! Almost across from City Hall, this highly versatile site is quite literally the perfect spot to serve the diverse local customer base!



TIMOTHY SALMONSEN

Executive Broker - Commercial Director

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AR #EB00066512



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.

Each Office Independently Owned & Operated WWW.SALMONSENGROUP.COM



KW COMMERCIAL

3501 NE 11th Street, Suite 5
Bentonville, AR 72712

MLS # 1224201

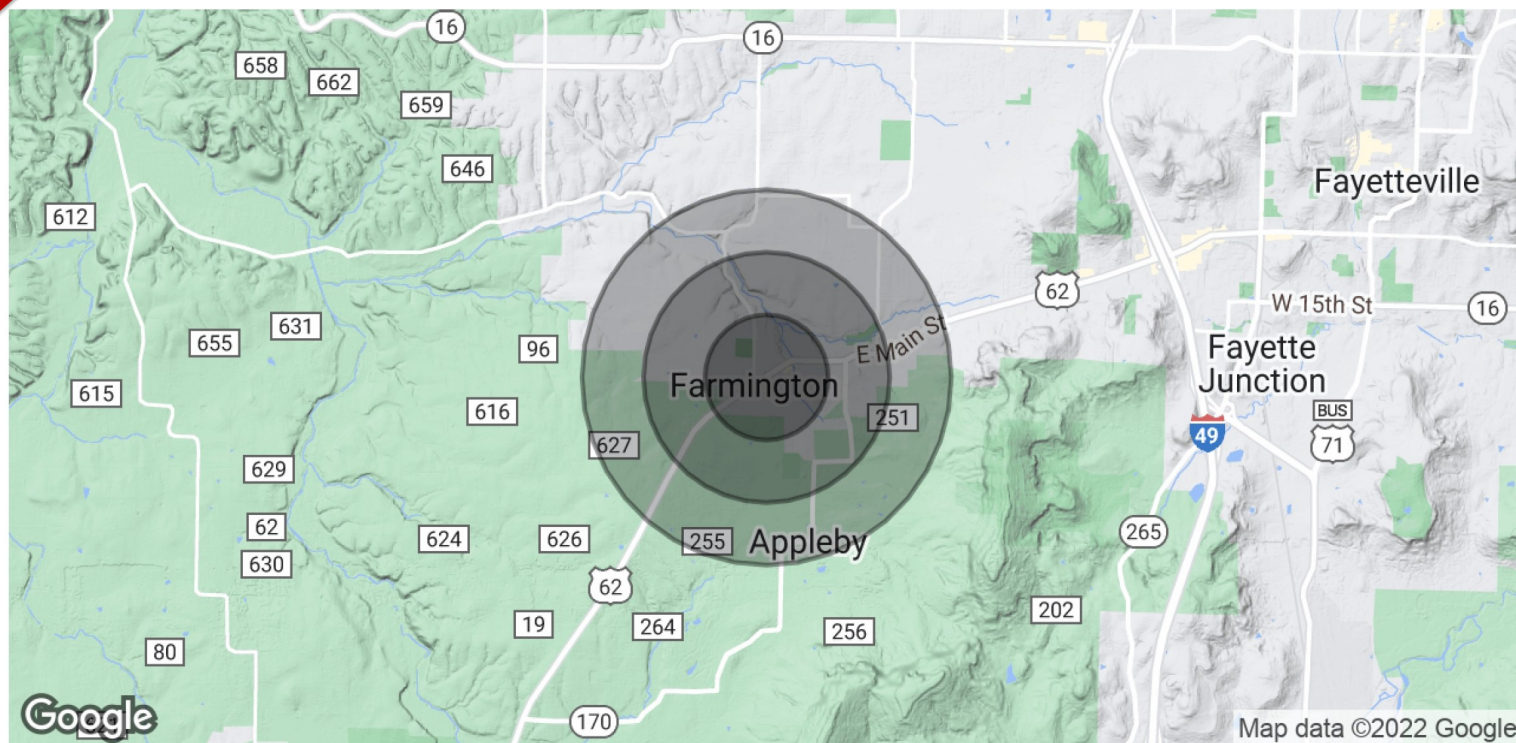
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	836	2,573	4,099
Average Age	36.1	36.2	36.1
Average Age (Male)	36.1	35.3	34.2
Average Age (Female)	34.2	35.6	37.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,036	1,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$63,310	\$65,565	\$68,701
Average House Value	\$987,376	\$557,001	\$447,709

** Demographic data derived from 2020 ACS - US Census*



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OFFERED AT \$1,899,000

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