



11815 Clyde Carnes Rd, Farmington, AR 72730

**\$749,900**

**Incredible +/- 30 Acres of Prime Developable Land!**

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Listing Added: 03/23/2022

Listing Updated: Today



Details

Asking Price	\$749,900	Property Type	Land
Subtype	Residential	Permitted Zoning	Agriculture
Lot Size (acres)	30	APN	760-03166-000
Ownership	Owned		

Marketing Description

This is your opportunity to capture a beautiful +/- 30 Acre parcel of land with excellent 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 development opportunity! This is quite literally the perfect place for much needed residential homes; strategically located across the street from the Farmington High School & newly built \$16 million sports complex & only 5mi from University of Arkansas & The Razorback Stadium! Entire site is surrounded by a peaceful beautiful country setting complete with stunning mountain views! Land can be accessed from three different roads or attached to current neighborhood. You will not find a prettier spot to build!

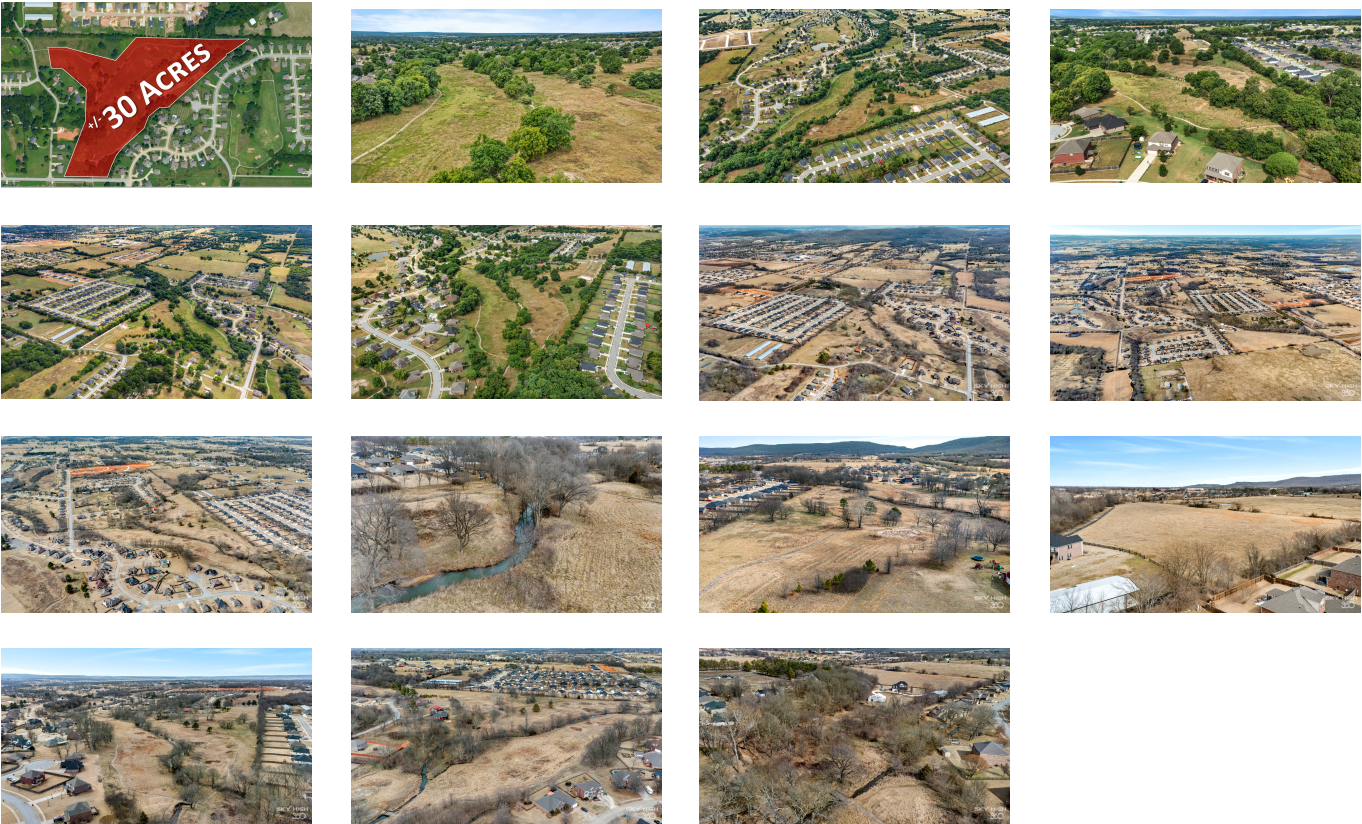
Investment Highlights

- Beautiful and highly versatile +/- 30 Acre parcel of prime land with excellent development possibilities in up-and-coming Farmington Arkansas!
- Strategically located across the street from the Farmington High School and newly built \$16 million sports complex!
- Only 5 miles from University of Arkansas and The Razorback Stadium!
- Site is surrounded by a peaceful beautiful country setting complete with stunning mountain views, treelined canopy driveway, and seasonal creeks!
- The population is booming in Farmington, with population growth in this area expected to FAR outpace the state average and land is selling fast!
- Land can be accessed from three different roads or attached to current Valley View neighborhood! You will not find a prettier spot to build!

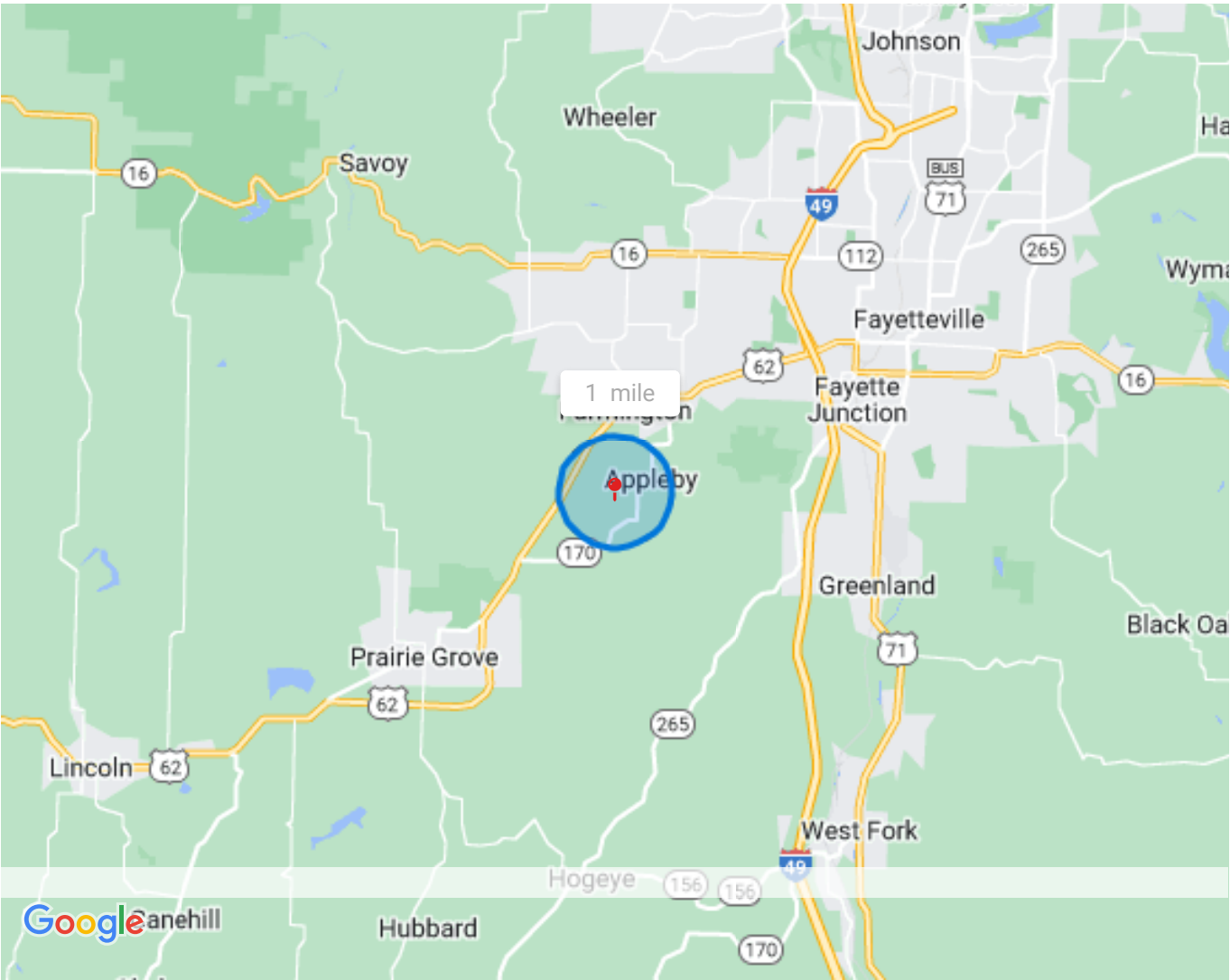
Location (1 Location)



Property Photos (15 photos)



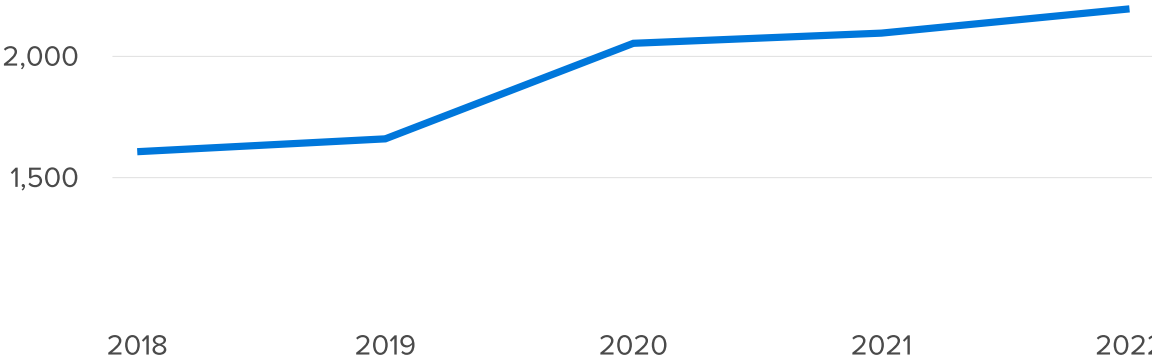
# Demographic Insights



## Population

2,196

↑ 4% Compared to 2,096 in 2021      ↑ 36% Compared to 1,607 in 2018



## Household Income

**\$70.3k**

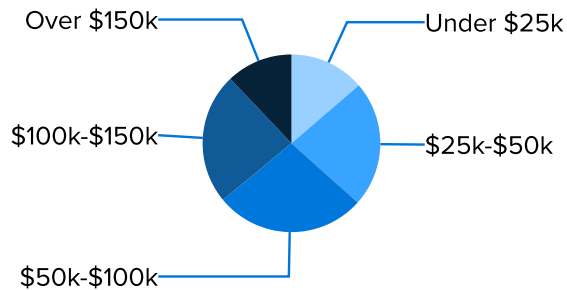
Median Income

**\$93.8k**

2026 Estimate

↑ **6%**

Growth Rate



## Age Demographics

**38**

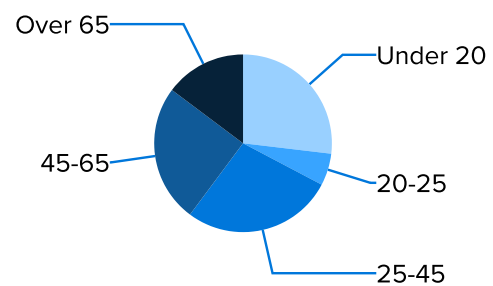
Median Age

**38**

2026 Estimate

↓ **-1%**

Growth Rate



## Number of Employees

**338**

### Top 5 Employment Categories

Management

Office & Administrative Support

Sales & Related

Food Prep & Service

Production