

JUST LISTED!



**ALMOST 50 ACRES OF HIGHLY VERSATILE DEVELOPABLE LAND
LOCATED IN THE HEART OF BOOMING LOWELL, ARKANSAS!**



106 S. ZION ROAD - LOWELL, ARKANSAS

This is your opportunity to capture almost 50 Acres of highly versatile land, zoned Agricultural, with excellent development possibilities in up-and-coming Lowell, Arkansas! The population is booming in Lowell, with population growth in this area expected to FAR outpace the state average and average household income within one mile of this property exceeds \$150K! Residential developments are breaking ground all around the area and for the right investor this could be the perfect spot for your next development project strategically located in a fantastic location! Property is generally level and is able to be connected to Springdale Water and Sewer which is only about 1000' from the property! Property boasts a high visibility with over 1,700' of major road frontage on W. Monroe Avenue, offering easy access to I-49, the Springdale Bypass and, easy travel to all of the area highlights! Act now & start planning your next development in one of the top-rated locations in the country to live!



TIMOTHY SALMONSEN

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AR #EB00066512



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KW COMMERCIAL

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

MLS # 1227624

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**106 S. ZION ROAD - LOWELL, ARKANSAS
PROPERTY PHOTOS**



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106 S. ZION ROAD - PROPERTY HIGHLIGHTS

+/-50 AC with excellent development potential in Lowell, AR!

Property Type	Land
Property Subtype	Other
APN	12-02533-000
Lot Size	49.35 Acres
Number of Lots	1

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- Rare opportunity to capture almost 50 Acres of highly versatile land, zoned Agricultural, with excellent development possibilities!
 - The population is booming in Lowell, with population growth in this area expected to FAR outpace the state average!
 - Fantastic Location! Average household income within one mile of this property exceeds \$150K!
 - Residential developments are breaking ground all around the area and could be the perfect spot for your next development plan!
- Property is generally level and is able to be connected to Springdale Water and Sewer which is only about 1000' from the property!
- Property boasts a high visibility with over 1,700' of major road frontage on W. Monroe Avenue, offering easy access to I-49 and the Springdale Bypass!



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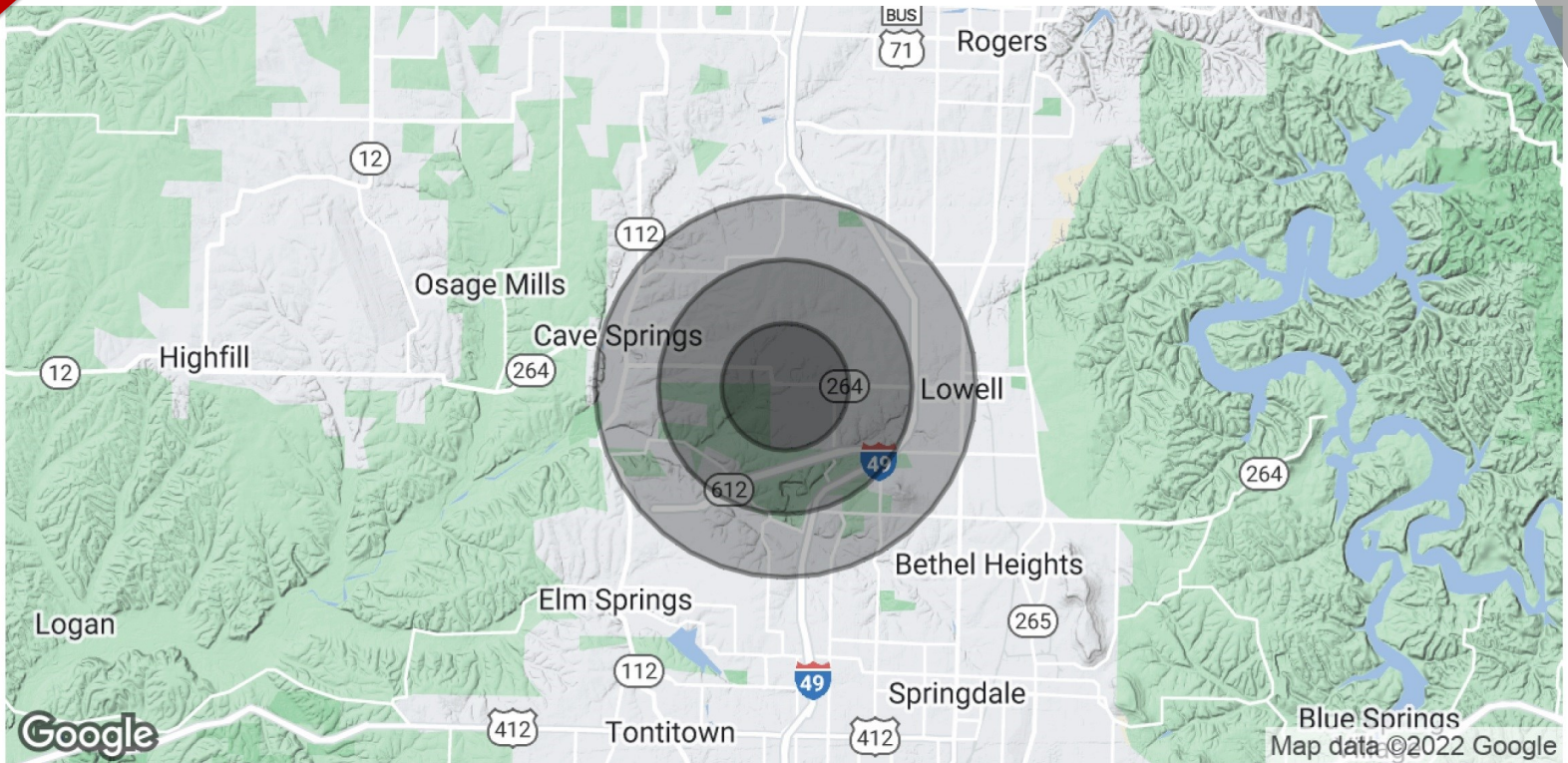
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,960	9,723	22,922
Average Age	36.2	34.7	34.4
Average Age (Male)	36.7	34.4	34.3
Average Age (Female)	35.1	34.4	34.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	708	3,548	8,312
# of Persons per HH	2.8	2.7	2.8
Average House Value	\$295,607	\$280,760	\$300,567

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

**OFFERED AT
\$4,441,500**



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