

+/- 73 ACRES OF LAND FOR SALE

LEE TOWN RD

0 Lee Town Rd, Pea Ridge, AR 72751



PROPERTY DESCRIPTION

Located in the heart of rapidly growing Pea Ridge is a fantastic parcel of land. This site is ready to go with 53.36 acres zoned for single family, and another 20 acres zoned for high density multi-family. It is located less than 1 mile to the east of the city center, and Walmart Neighborhood Market. The engineering is almost completed to continue the development of this site. +/- 73.36 acres of very level and clear land. Properties adjacent to the northeast are under development at this time, bringing more infrastructure to the area. A perfect site for single and multi-family developers alike.

PROPERTY HIGHLIGHTS

- +/- 53 acres zoned Single Family Land
- +/- 20 acres zoned High Density Multi-Family
- 1640' of major road frontage
- Electric, Public Sewer and Water at Street
- Available for less than \$1.80 sq ft
- Site is already surveyed

OFFERING SUMMARY

Sale Price:	\$5,800,000
Lot Size:	73.36 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	222	2,920	7,060
Total Population	578	6,724	16,995
Average HH Income	\$75,245	\$74,119	\$85,007

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.

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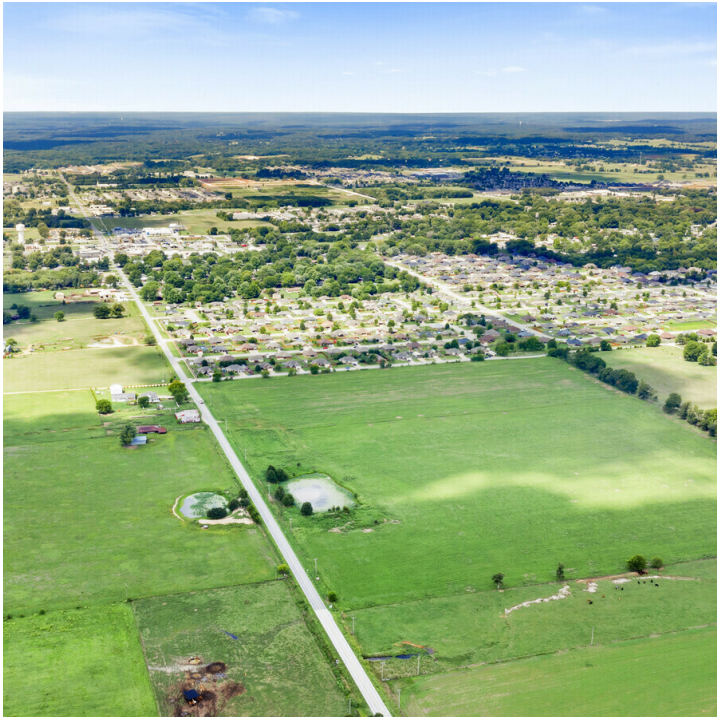
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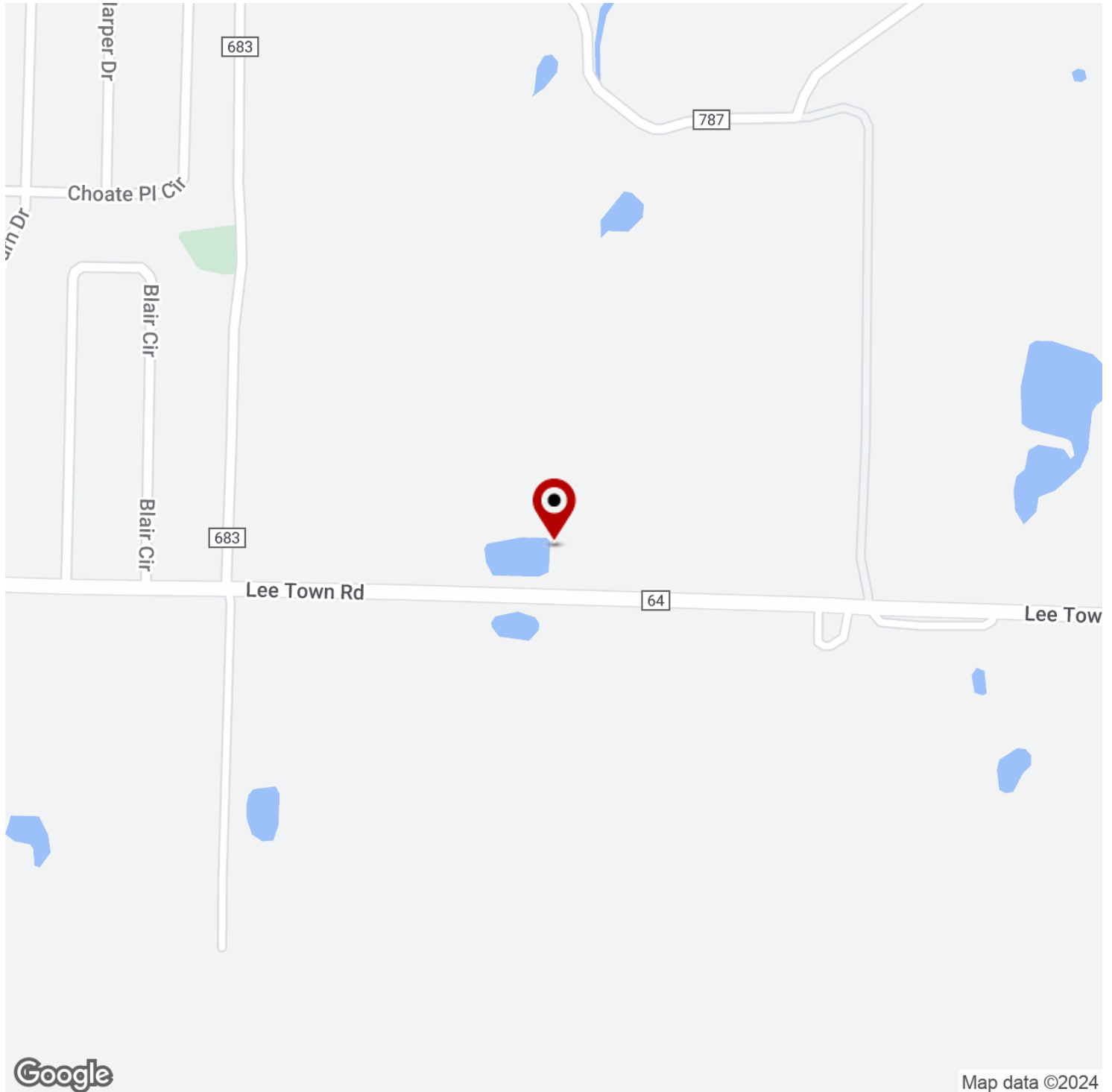
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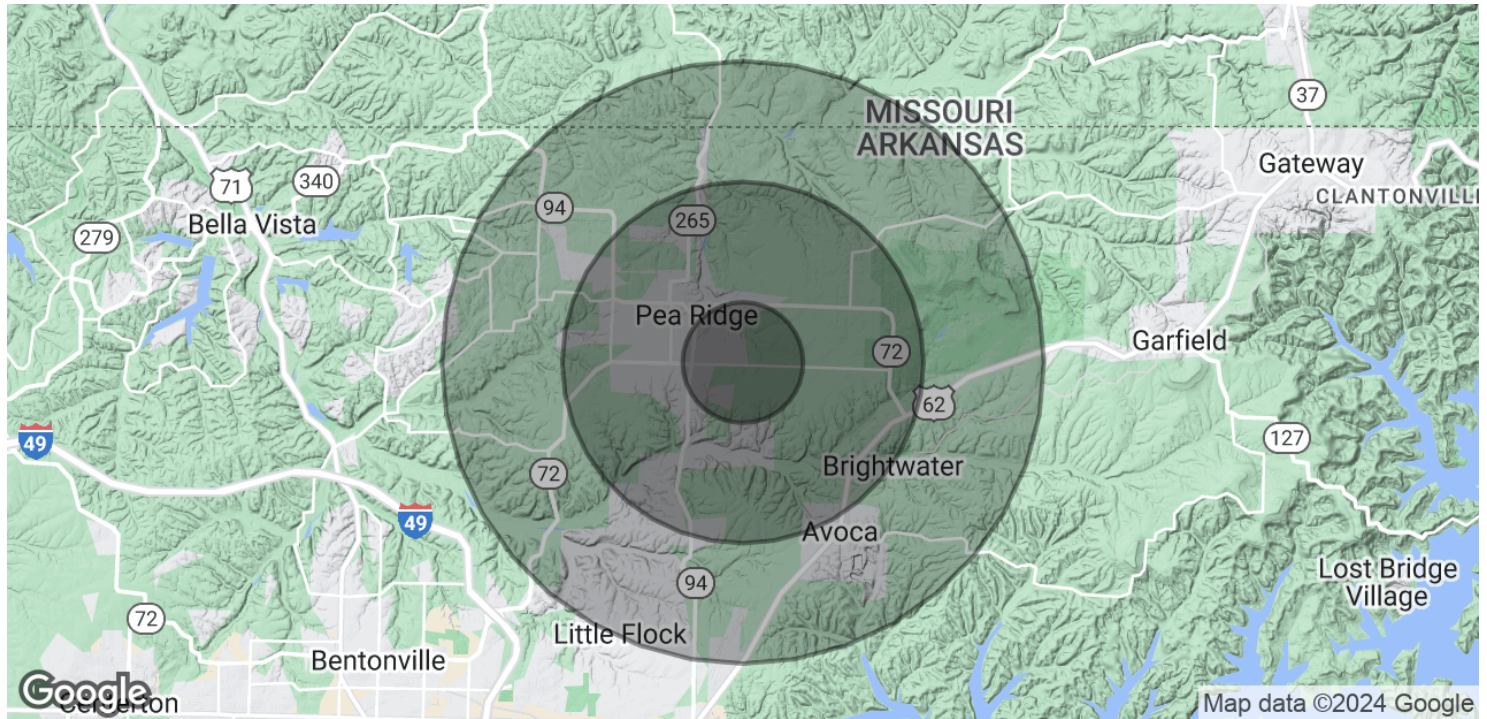
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	578	6,724	16,995
Average Age	37.9	44.2	47.0
Average Age (Male)	23.4	37.4	42.0
Average Age (Female)	47.2	42.7	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	222	2,920	7,060
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$75,245	\$74,119	\$85,007
Average House Value	\$147,644	\$147,637	\$179,826

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

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