

+/- 22 ACRES LAND ZONE C-2 FOR SALE

11301 W AR 72 HWY

Centerton, AR 72719



PROPERTY DESCRIPTION

+/- 22 Acres of cleared, level land with excellent development opportunities! Located right off Highway 72 in Centerton, AR! Zoned C-2 Highway Commercial which is intended for businesses like service stations, drive-in restaurants, motels, supermarkets, etc. that cater to the highway traffic. Water and Sewer is available on site.

PROPERTY HIGHLIGHTS

- +/- 22 Acres
- Zoned C-2
- Development Potential
- Water On Site
- Sewer On Site

OFFERING SUMMARY

Sale Price:	\$4,100,000
Lot Size:	22.31 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,678	6,557	11,317
Total Population	4,941	18,177	31,215
Average HH Income	\$114,969	\$111,661	\$118,776

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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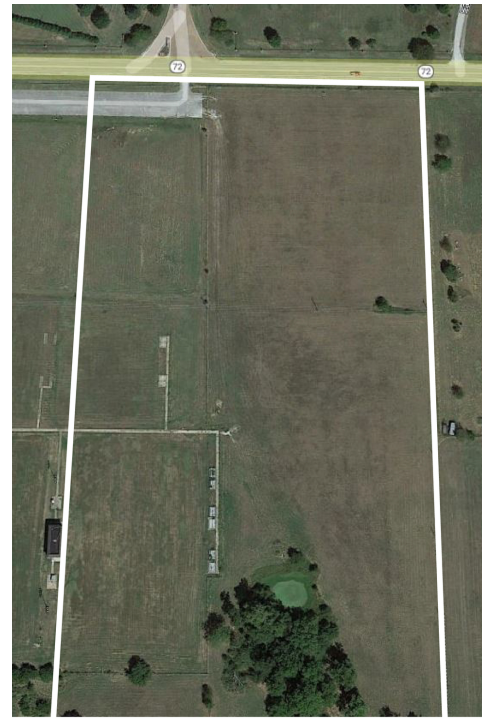
KW COMMERCIAL
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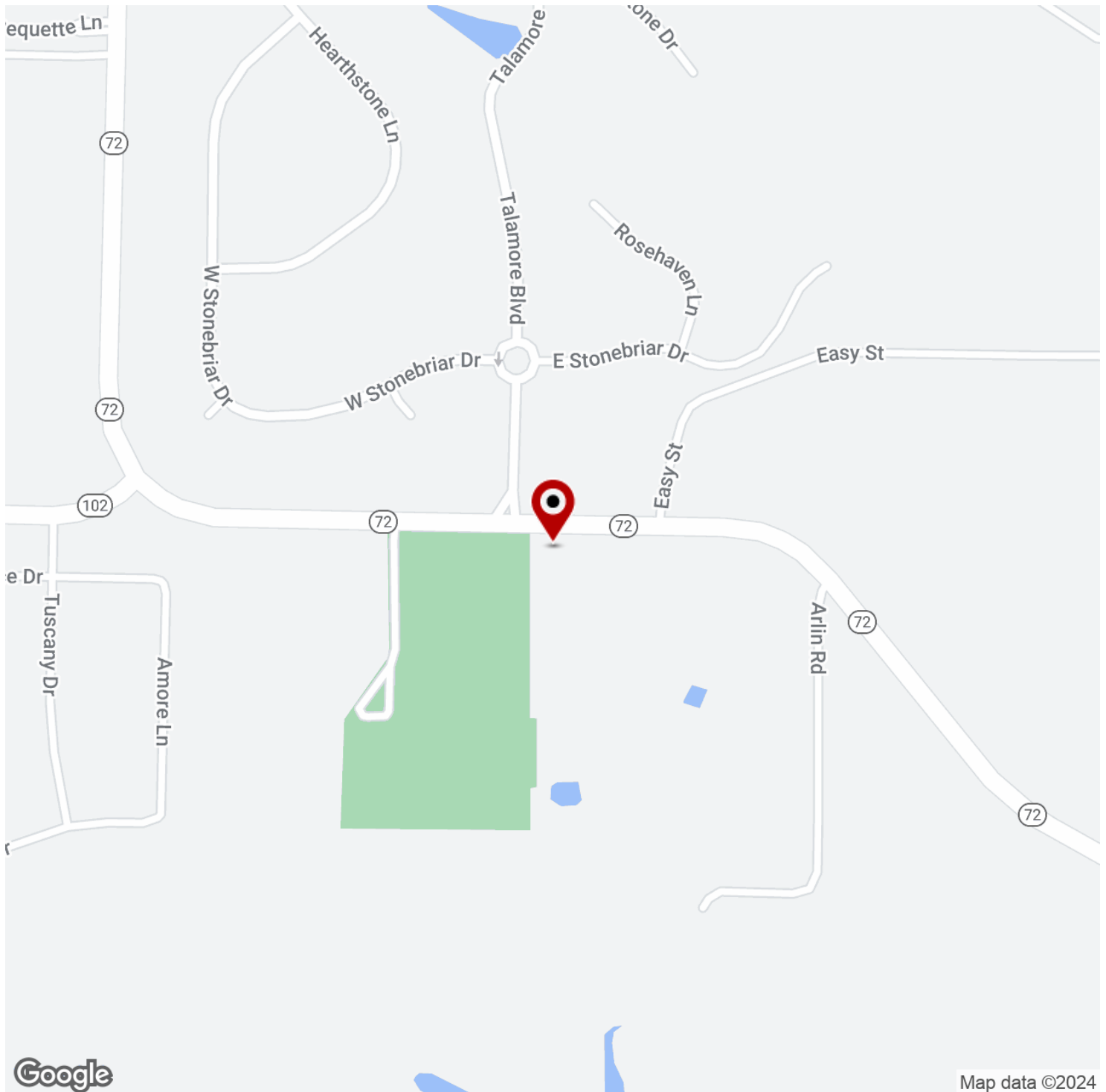
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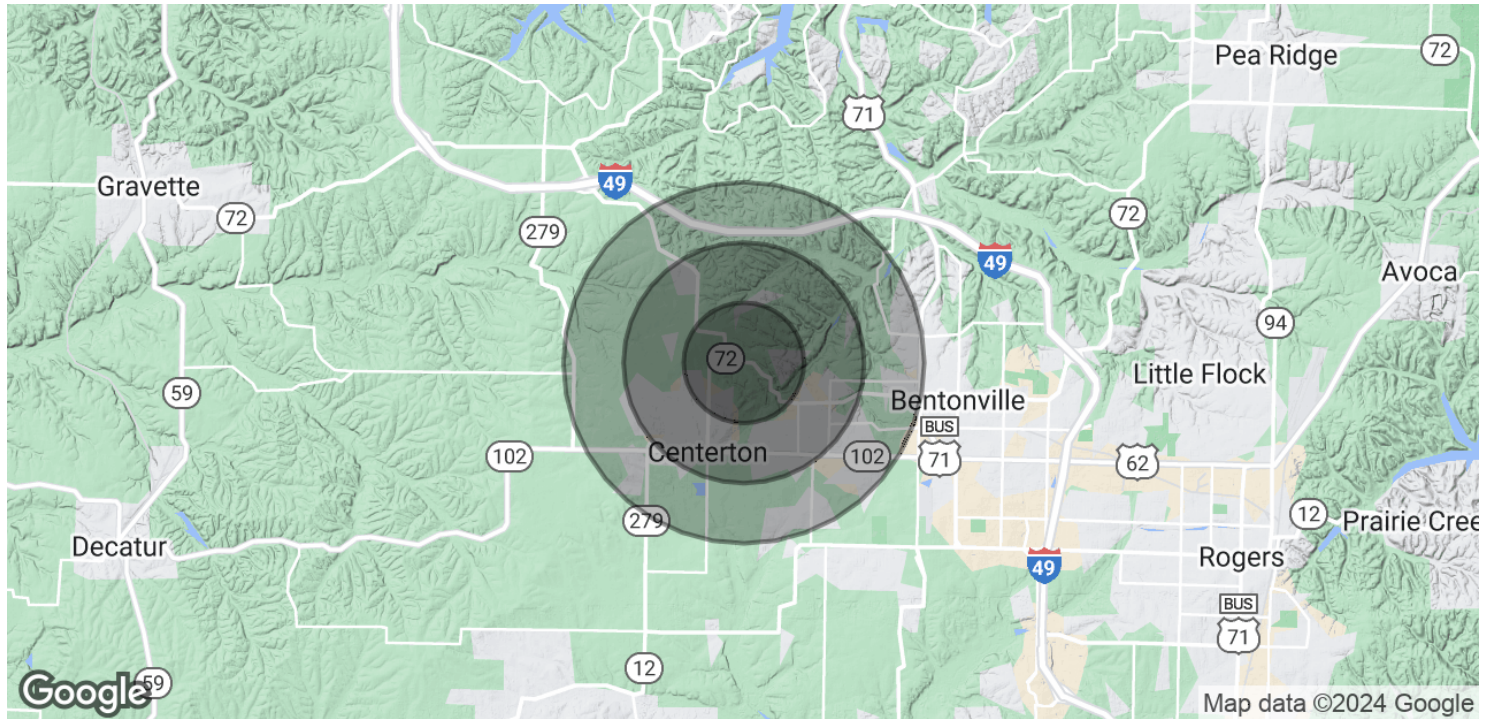
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,941	18,177	31,215
Average Age	31.8	32.5	33.5
Average Age (Male)	31.3	31.4	32.5
Average Age (Female)	33.0	34.0	34.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,678	6,557	11,317
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$114,969	\$111,661	\$118,776
Average House Value	\$226,466	\$220,335	\$234,194

* Demographic data derived from 2020 ACS - US Census

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