

+/- 3.74 ACRE LOT FOR SALE

PARK AND BLUFF LN, UNIT 303

Holiday Island, AR 72631



PROPERTY DESCRIPTION

+/- 3.74 acres of expansive, gently rolling land with substantial development possibilities in Holiday Island! Zoned R-3 Multi-Family Residential District, making it perfect for constructing multi-family housing units. Conveniently situated with easy access to Hwy 23 and near numerous shops and amenities. Water, sewer, and electric connections are readily available at the street.

PROPERTY HIGHLIGHTS

- +/- 3.74 Acres
- Zoned R-3 Multi-Family Residential District
- Water, Sewer, Electric Available At Street

OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	3.74 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	353	2,150	3,990
Total Population	438	3,185	6,108
Average HH Income	\$37,747	\$40,438	\$42,754

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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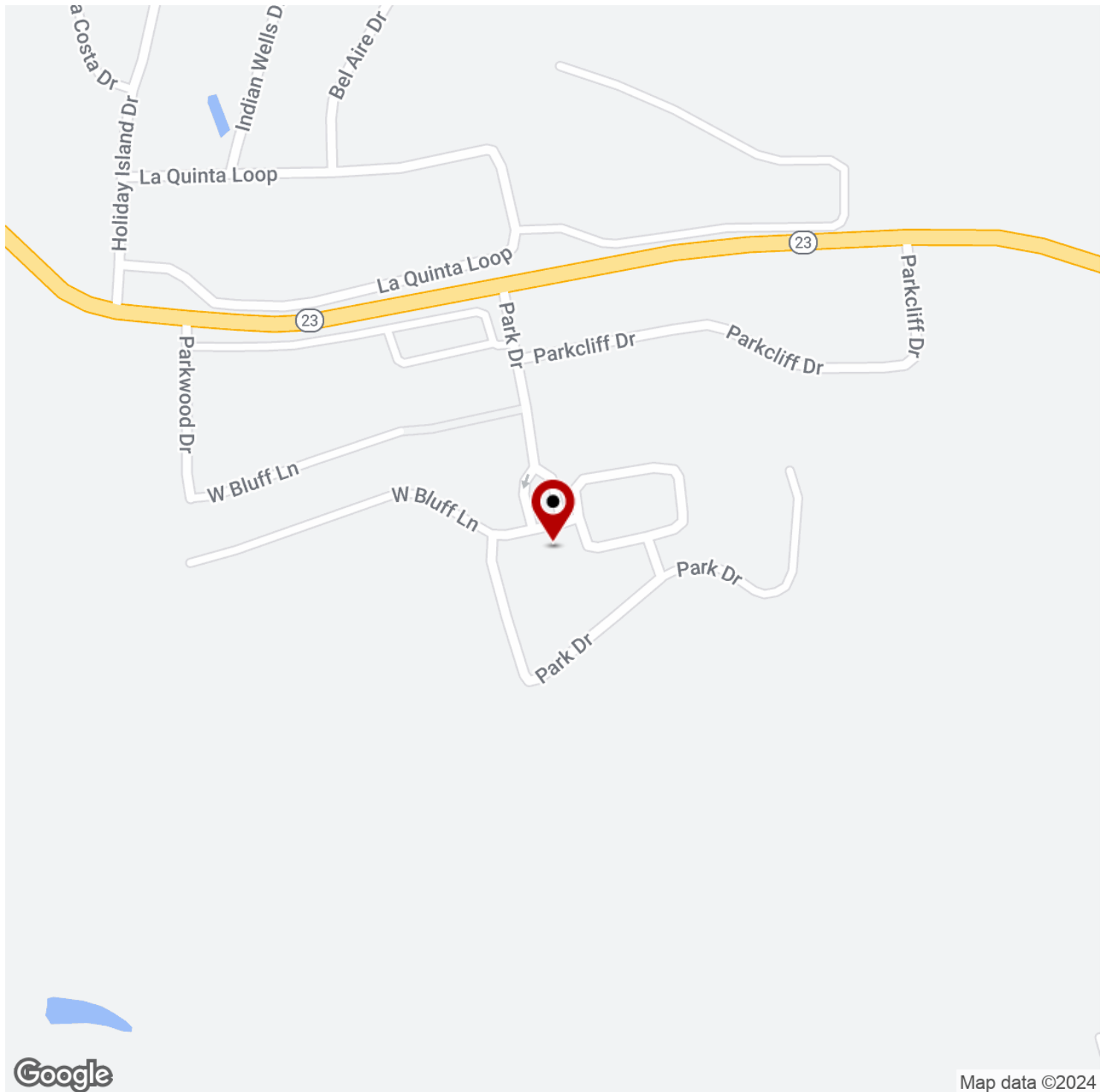
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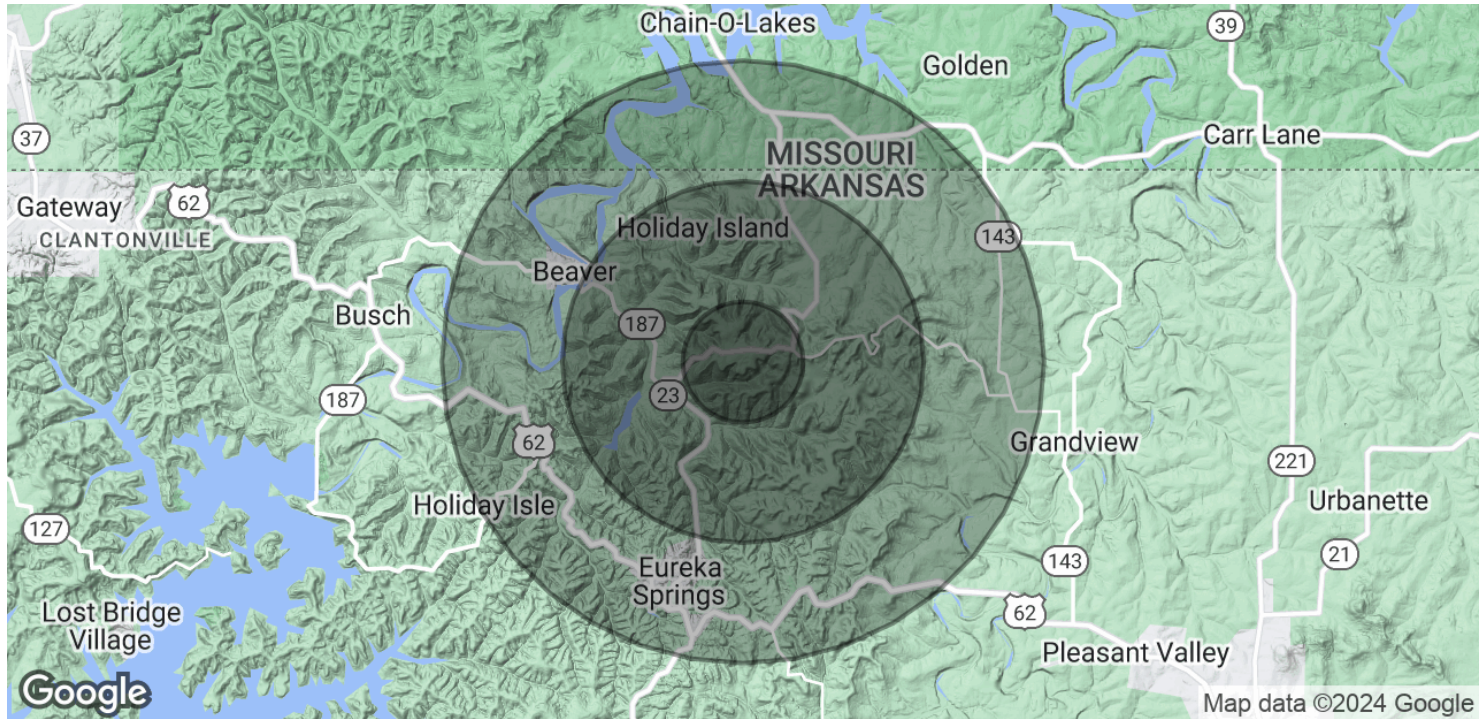
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	438	3,185	6,108
Average Age	69.5	60.1	57.9
Average Age (Male)	69.6	59.7	57.4
Average Age (Female)	70.3	60.8	58.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	353	2,150	3,990
# of Persons per HH	1.2	1.5	1.5
Average HH Income	\$37,747	\$40,438	\$42,754
Average House Value	\$179,389	\$174,564	\$182,773

2020 American Community Survey (ACS)

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