

+/- 1 ACRE AVAILABLE FOR SALE OR GROUND LEASE

W MAIN ST.

Farmington, AR 72730



PROPERTY DESCRIPTION

+/- 1 Acre parcel with excellent commercial development possibilities in up-and-coming Farmington! Property features a nice level and clear site with Major Road Frontage along W. Main Street which sees over 31K VPD! This unique site is surrounded by popular area businesses such as Casey's General Store, TacoBell, and Walmart Neighborhood Market & located less than 1.6mi from the Farmington High School, newly built \$16 million sports complex, & only 6mi from University of Arkansas & The Razorback Stadium! Almost across from City Hall, this highly versatile site is quite literally the perfect spot to serve the diverse local customer base!

PROPERTY HIGHLIGHTS

- All utilities on site or nearby
- Next to Taco Bell and Walmart Neighborhood Market
- Major Road Frontage along W. Main Street, which sees +/- 31K VPD

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$4,500.00 per month (Ground)
Available Acreage:	1 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,036	1,640
Total Population	836	2,573	4,099
Average HH Income	\$63,310	\$65,565	\$68,701

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.

TIMOTHY SALMONSEN

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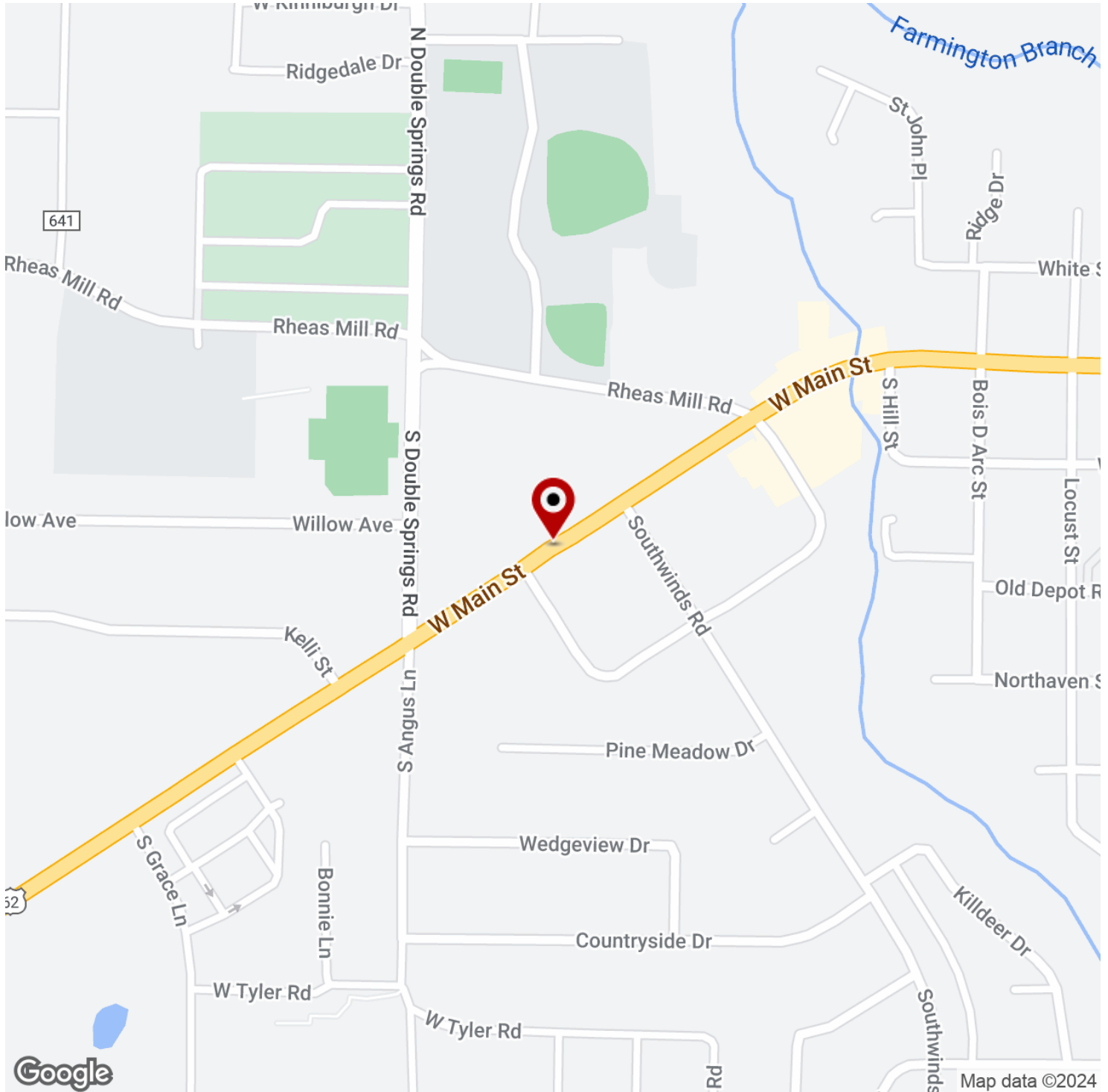
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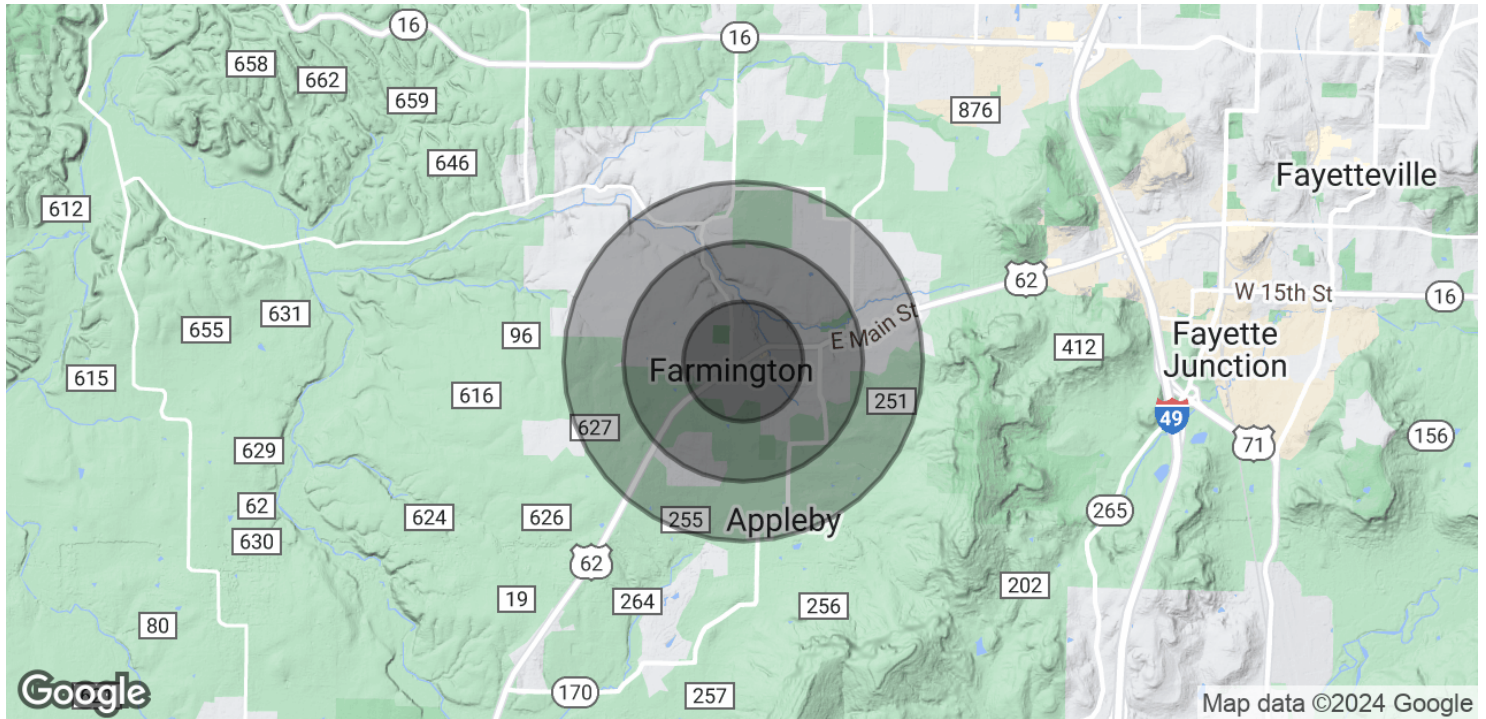
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	836	2,573	4,099
Average Age	36.1	36.2	36.1
Average Age (Male)	36.1	35.3	34.2
Average Age (Female)	34.2	35.6	37.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,036	1,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$63,310	\$65,565	\$68,701
Average House Value	\$987,376	\$557,001	\$447,709

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

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