

EXCELLENT DEVELOPMENT PROPERTY FOR SALE

BANK ORDERED SOLD- 7.0+/- ACRES

Warden Road, Sherwood, AR 72120



7.0 +/- ACRES READY FOR DEVELOPMENT

\$1,100,000 OR \$3.60/SQUARE FOOT!

SEE SITE PLAN PROPOSAL ON PAGE 2 OF THIS BROCHURE

ZONING: C-3 & C-4 WITH MULTIFAMILY POTENTIAL

CONTIGUOUS 2 ACRES W BILLBOARD LEASE AVAILABLE!

PROPERTY OVERVIEW

ZONED HIGHWAY COMMERCIAL! City of Sherwood indicates it would look favorably toward Multi-Family development on this property!

PROPERTY FEATURES

- 7.0+/- acres priced at \$3.60 per square foot!
- Estimate of daily traffic count: 81,000 VPD
- Area businesses include: Kohl's, Academy Sports, Multiple car dealerships, and many other retail and service establishments
- Perfect for Multi-family or office/retail development
- Survey shows 40' easement!
- Great visibility and convenient location to all businesses and amenities along the bustling 67-167 Commercial Corridor!

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
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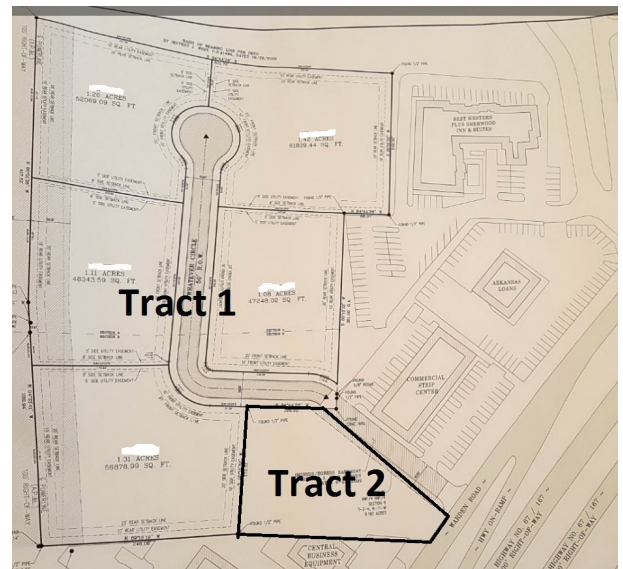
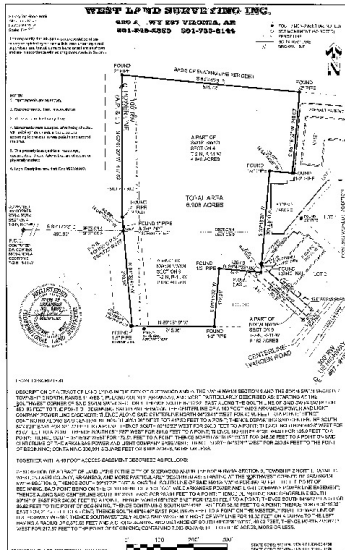
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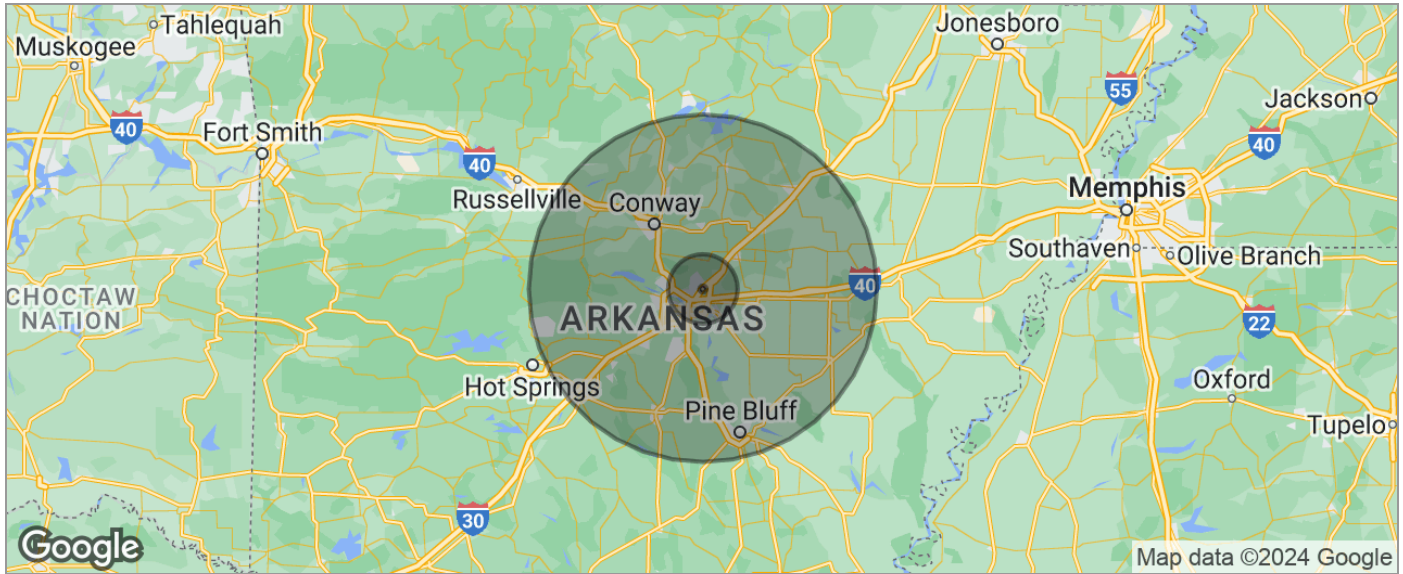
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POPULATION	1 MILE	10 MILES	50 MILES
TOTAL POPULATION	4,816	196,308	1,050,810
MEDIAN AGE	37.7	37.0	36.2
MEDIAN AGE (MALE)	37.2	35.0	34.8
MEDIAN AGE (FEMALE)	38.7	38.5	37.5
HOUSEHOLDS & INCOME	1 MILE	10 MILES	50 MILES
TOTAL HOUSEHOLDS	2,122	83,162	411,347
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$60,360	\$56,531	\$59,840
AVERAGE HOUSE VALUE	\$196,428	\$150,236	\$154,834
RACE	1 MILE	10 MILES	50 MILES
% WHITE	78.5%	62.2%	72.6%
% BLACK	17.5%	33.5%	22.9%
% ASIAN	1.6%	1.6%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.3%	0.4%
% OTHER	1.2%	0.7%	1.1%
ETHNICITY	1 MILE	10 MILES	50 MILES
% HISPANIC	3.8%	3.9%	3.9%

* Demographic data derived from 2020 ACS - US Census

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