

LAND FOR SALE HWY 107 AND JOHNSON DRIVE



OFFERING SUMMARY

Sale Price: \$3.50 - 11.50 per SF

Lot Size: ± 18.46 Acres

Lot Range: 1.08 - 5.02 AC

Zoning: C-3

PROPERTY OVERVIEW

Multiple lots along Highway 107 and Johnson Dr. in Sherwood, Arkansas available for Sale. Lots range from 1.08 - 5.02 acres and can be subdivided. 3 prime, small lots at fully signalized intersection. Has utilities and C-3 zoning (City of Sherwood).

PROPERTY HIGHLIGHTS

- Lot 1A - Highly desirable corner lot adjacent to thriving convenience store.
- Lots 2C - 6 - Excellent for Commercial Development opportunities of varying sizes. Approximately 13 contiguous acres available, all with Highway 107 frontage. High visibility with ideal ingress/egress to Pad Ready Lots.
- Densely populated, ultra clean neighborhood.



Newmark

Moses Tucker Partners

Matt Chandler, CCIM Senior Managing Director 501.231.5284 mchandler@newmarkmtp.com

Adam Jenkins Associate Director 501.993.8462 ajenkins@newmarkmtp.com

Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated

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18.46 AC LAND FOR SALE

HWY 107 AND JOHNSON DRIVE



LOT	ACRES	\$/SF	PRICE
1A	1.30 AC	\$11.50/SF	\$653,430
1B	1.08 AC	\$10.50/SF	\$494,813
2B	1.21 AC	\$10.00/SF	\$529,160
2C	2.05 AC	\$3.95/SF	\$352,154
3	5.02 AC	\$3.50/SF	\$765,506
4	2.91 AC	\$3.50/SF	\$443,279
5	2.74 AC	\$3.50/SF	\$418,107
6	2.15 AC	\$3.50/SF	\$327,037
18.46 AC			


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	5,986	94,269	222,748
Median age	41.3	38.2	37.1
Median age (Male)	39.9	35.9	35.2
Median age (Female)	42.6	40.1	38.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,466	40,411	95,588
# of persons per HH	2.4	2.3	2.3
Average HH income	\$77,806	\$60,675	\$58,882
Average house value	\$143,885	\$155,649	\$158,255

* Demographic data derived from 2020 ACS - US Census



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