

LAND FOR SALE

814 N Olridge Place, Lowell, AR 72745



OFFERING SUMMARY

SALE PRICE: \$450,000

LOT SIZE: 3.13 Acres

PROPERTY OVERVIEW

Highly visible tract of land fronting I 49 in Lowell AR. Perfect for your business. Level, open and and zoned for commercial use. Easy access off exit 78 in the heart of NWA.

LOCATION OVERVIEW

Level Land with Development Potential

PROPERTY HIGHLIGHTS

- Level
- Open
- Highly Visible
- Major Road Frontage

KW COMMERCIAL
3801 Johnson Mill Blvd.,
Suite C
Fayetteville, AR 72704

TIMOTHY SALMONSEN
Executive Broker - Commercial Director
O: 479.231.1355
C: 479.366.6737
sgmwa@gmail.com
AR #EB00066512

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.

Each Office Independently Owned and Operated kwcommercial.com

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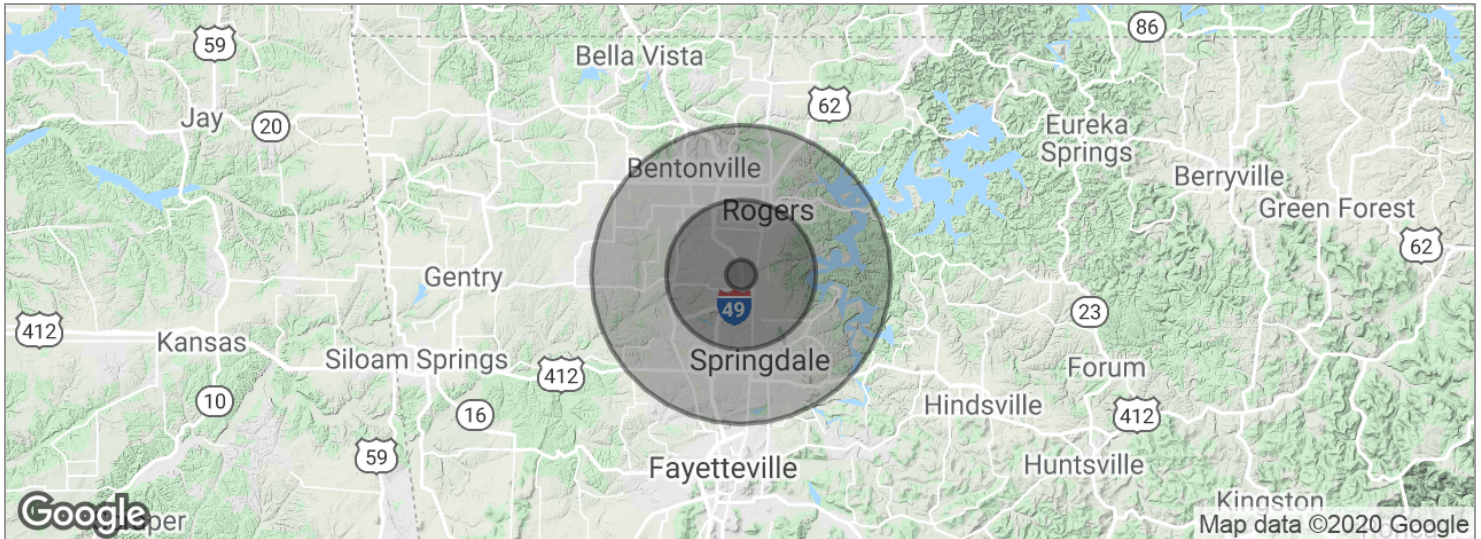
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,055	71,443	225,676
Median age	32.4	33.0	32.1
Median age (male)	31.0	31.8	31.0
Median age (Female)	33.5	33.8	33.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	775	25,442	81,410
# of persons per HH	2.7	2.8	2.8
Average HH income	\$80,623	\$70,850	\$64,253
Average house value		\$218,426	\$214,550

* Demographic data derived from 2010 US Census

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