

# FOR SALE

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24,000 ADT (2017)  
Highway 412

11.08  
Acres



## FEATURES

11.08 +/- acres available on the corner of Highway 412 and Main Street in Siloam Springs, Arkansas. The Property helps make up the new retail hub of Siloam Springs fronting Highway 412. Near major retailers such as Walmart and Lowes as well as several fast food and retail shopping centers.



**REDUCED PRICE: \$2,600,000**



+/- 11.08 acres



Ultimate retail site



Highway 412 frontage

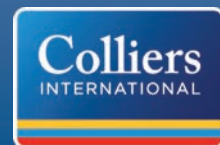


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4204 S Pinnacle Hills Parkway  
Suite 102  
Rogers, AR 72758  
479 636 9000



# Macro Aerial >



## Area Demographics

	1 Mile	3 Mile	5 Mile
 Population (2018)	3,215	19,582	24,275
 Projected Population (2023)	3,502	21,582	26,385
 Average Household Income (2018)	\$66,087	\$63,552	\$64,642
 Proj. Average Household Income (2023)	\$77,307	\$73,123	\$74,056
 Households (2018)	1,176	6,829	8,471

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