

# FOR SALE > DEVELOPMENT LAND

1525 West Main Street,  
Jacksonville, AR 72076

Colliers  
INTERNATIONAL



## Location

The property is located on the hard corner of West Main North and West Main South in Jacksonville, with convenient access to Highway 67/167

## Sale Price

> \$2,050,000

## Site Size

> +/- 1.9 acres

## Zoning

> C-3 - Commercial

## Traffic count

- > Main/Main: approx. 13,000 vehicles per day
- > Highway 67/167: approx. 58,000 vehicles per day

## Property Features

- > Adjacent to \$66,000,000 Jacksonville High School to be open for the 2019/2020 school year
- > 245,715 SF state-of-art education facility designed for up to 1,400 students, grades 9-12
- > Infrastructure improvements to Hwy 67/167 to be completed in 2017
- > Fuel tanks have been removed - No Further Action letter issued by state

## Demographics

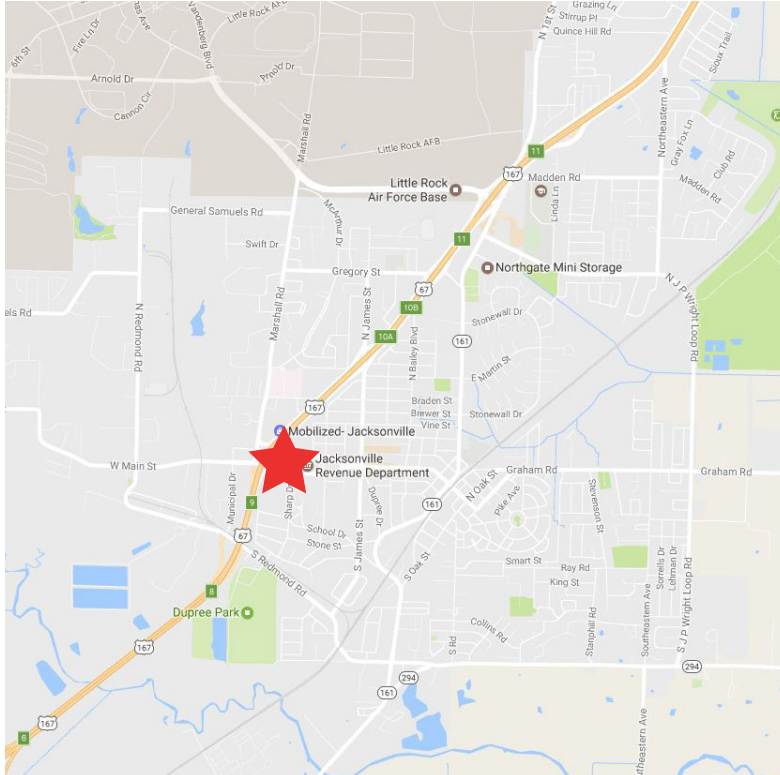
	2016	1 mile radius	3 mile radius	5 mile radius
Population		6,047	29,664	48,940
Total Households		2,539	11,321	19,205
Avg. Household Income		\$48,332	\$52,468	\$56,466



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## NEIGHBORHOOD AERIAL



## Contact Us

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## POSSIBLE SITE CONFIGURATIONS



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