

FOR SALE > 2.25 AC LAND

I-40 and Arkansas Avenue,
Russellville, AR 72802

Colliers
INTERNATIONAL



Site Size

> +/- 2.25 acres

Zoning

> C-2 - Commercial

Sale Price

> \$10.50/SF

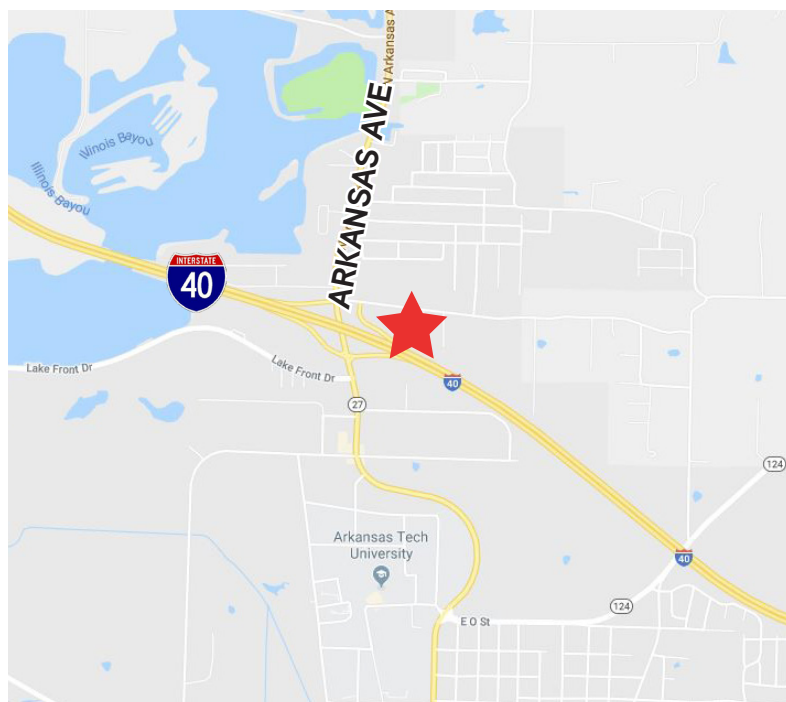
Demographics

2017	1 mile	3 mile	5 mile
Population	4,186	25,726	37,631
Total Households	891	9,331	13,924
Avg. Household Income	\$51,110	\$55,085	\$58,550

Site Features

- > Located on I-40 at Arkansas Avenue exit
- > Adjacent to 108-room Courtyard Marriott (completed May 2018)
- > Excellent visibility and access from I-40
- > Traffic count: approximately 42,000 vehicles per day along I-40 and 14,550 vehicles per day along Arkansas Avenue

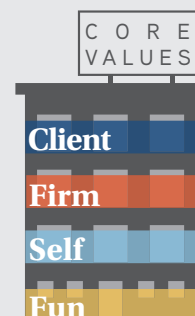
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