

# FOR SALE

11.08 +/- ACRES



## HIGHWAY 412 & MAIN STREET, SILOAM SPRINGS AR

### 11.08 +/- Acres in prime Siloam Springs location

This property is in the center of the new retail hub of Siloam Springs, fronting Highway 412, and is located near major retailers such as Walmart and Lowe's. A number of restaurants, retail shopping centers, business centers, and hotels/motels are in close proximity.



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



**+/- 11.08 ACRES**



**ZONED COMMERCIAL**



**AMPLE FRONTAGE** on heavily traveled Highway 412 and East Main Street



**SHORT DRIVE** to local shopping, hotels, casino, medical offices, schools, and John Brown University



**PERFECT LOCATION** for hotel, shops, restaurants, retail, medical or office park

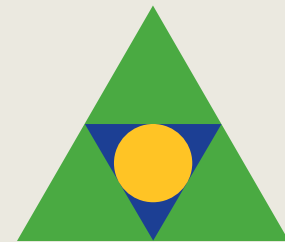
**Pat Morrison**  
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5309 W. VILLAGE PKWY | SUITE 2  
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**Devereux**  
Real Estate Investments



SILOAM SPRINGS HIGH SCHOOL  
LESS THAN  
1.0 MILE

Walmart

Lowe's

26,000 VPD (2018)



11.08 +/- ACRES

24,000 VPD (2018)

- Nearby Businesses**
- BANK OZK
  - CASEY'S
  - WAFFLE HOUSE
  - PANDA EXPRESS
  - VERIZON
  - AT&T
  - ALDI
  - BURGER KING
  - WENDY'S
  - COTTON PATCH CAFE
  - NORTHWEST MEDICAL
  - ZAXBY'S
  - STARBUCKS
  - RIB CRIB
  - TROPICAL SMOOTHIE
  - TRACTOR SUPPLY CO.
  - STAFFMARK
  - PLANET FITNESS
  - HAMPTON INN
  - MAURICE'S
  - SUPERCUTS
  - LITTLE CAESAR'S
  - FURNITURE FACTORY OUTLET

# HIGHWAY 412 & MAIN STREET, SILOAM SPRINGS AR

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

Area Demographics	1 MILE	3 MILES	5 MILES
► Population (2019)	3,399	20,735	25,194
► Projected Population (2024)	3,741	22,836	27,613
► Average Household Income (2019)	\$64,397	\$64,171	\$65,474
► Proj. Average Household Income (2024)	\$74,567	\$73,388	\$74,893
► Households (2019)	1,247	7,173	8,798

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