



MARKET OVERVIEW

Land tract for sale in Siloam Springs, with Highway 412 visibility and minutes away from the city's primary shopping corridor. Area is experiencing growth with new local restaurants and residential developments including 192 units of Rausch Coleman Homes and 75-lot Fox Trail subdivision.

PROPERTY HIGHLIGHTS

- > Power center outparcels available for sale
- > Zoned "A-1," Agricultural
- > Highway 412 visibility with more than 28,000 cars per day
- > Adjacent to Lowe's and Walmart Supercenter
- > Property benefits from close proximity to neighborhoods and surrounding national retail
- > Potential for retail strip, restaurants and office

DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	6,182	20,613	25,288
Avg HH Income	\$59,476	\$71,690	\$73,793
Households	2,237	7,147	8,849





