

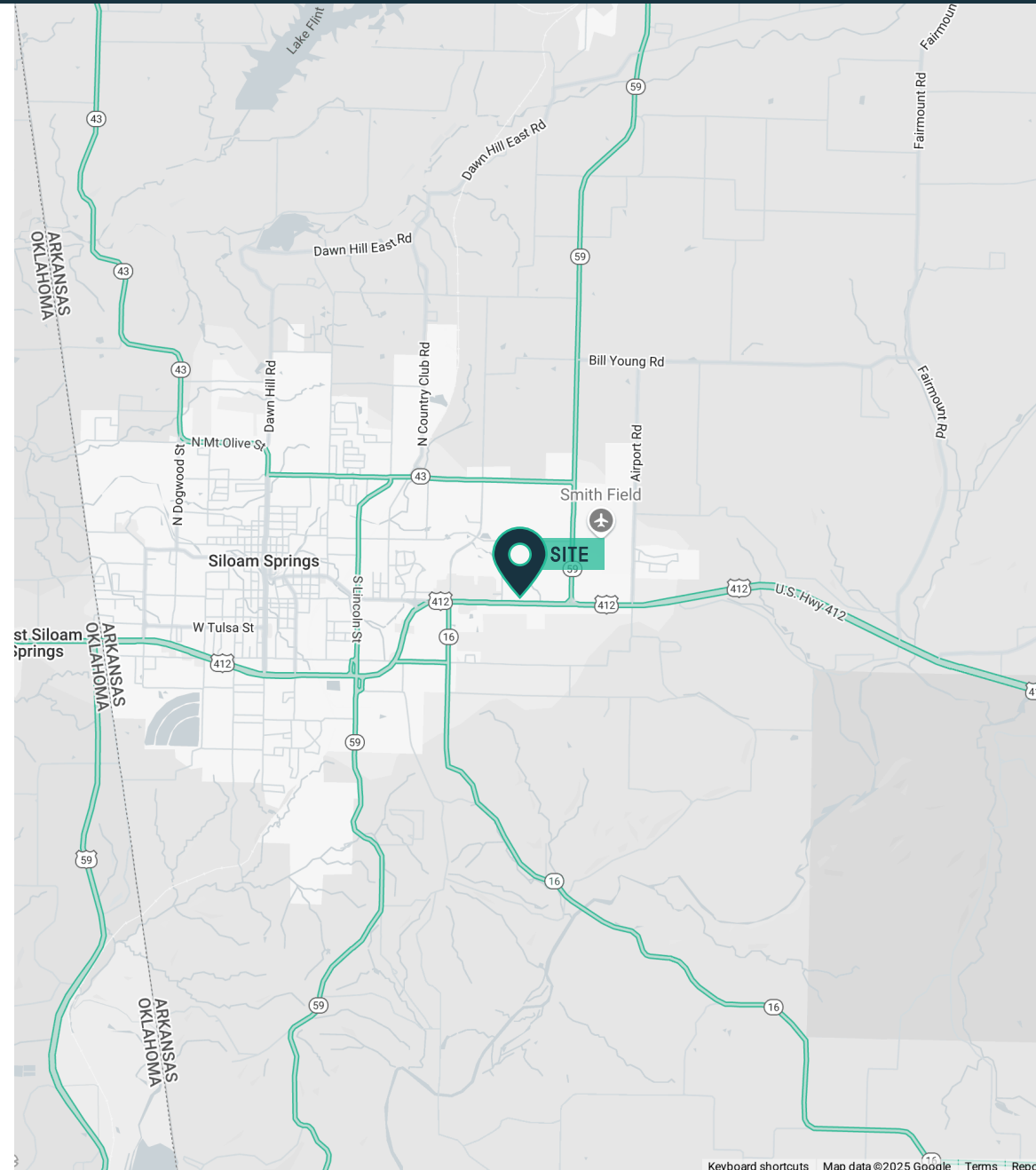
MARKET OVERVIEW

12.50 tract of land and 0.59 acre for sale or lease 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.

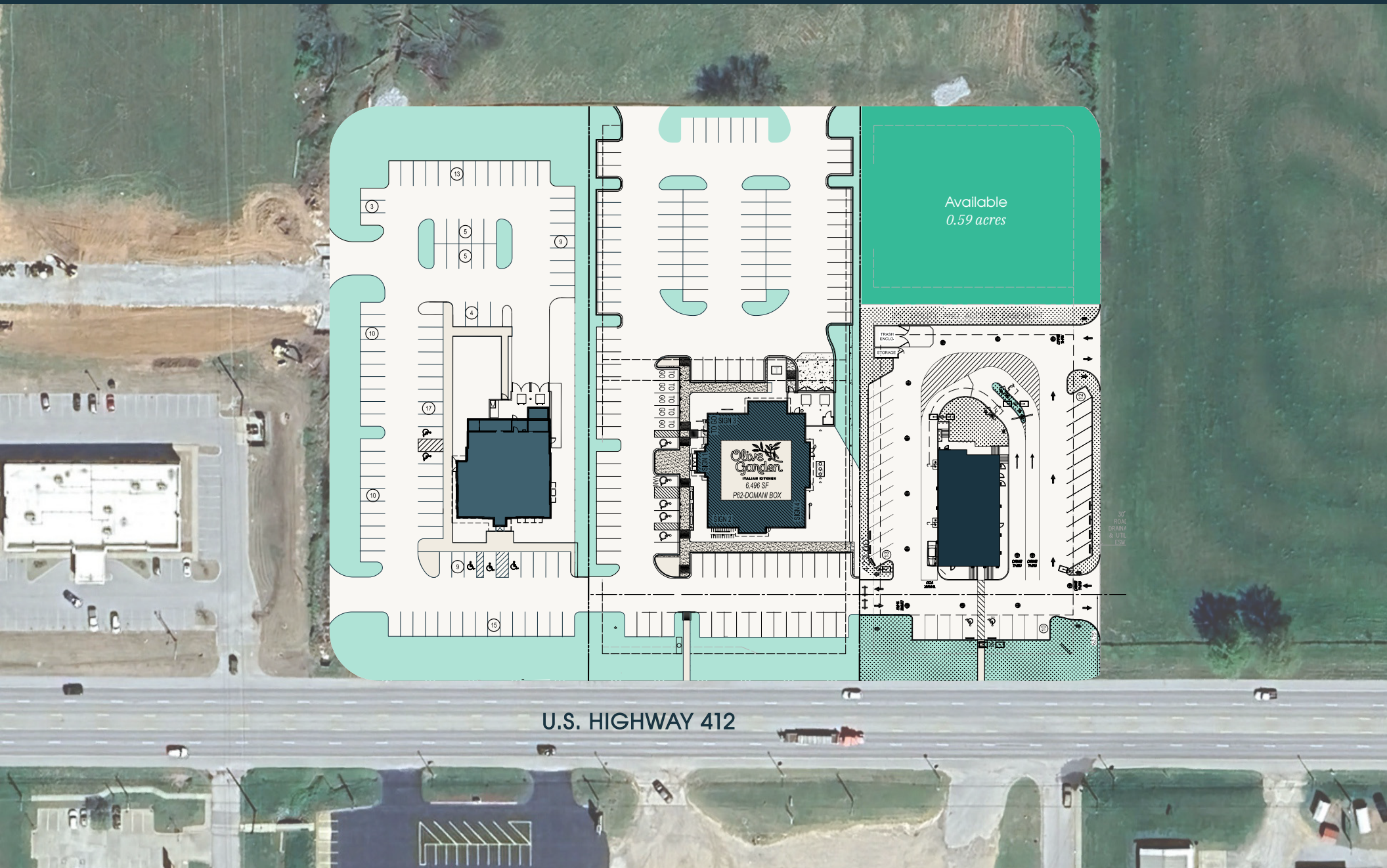
PROPERTY HIGHLIGHTS

- > 12.50 AC for sale
- > 0.59 AC for sale
- > Join McDonald's, Olive Garden, and Chili's
- > Adjacent to Lowe's and Walmart Supercenter
- > Potential for retail strip, restaurants, and office
- > Highway 412 – 28,000 VPD

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







U.S. HIGHWAY 412

