



## 1.91 Acres McClure Ave

903 McClure Ave, Lowell, AR 72745



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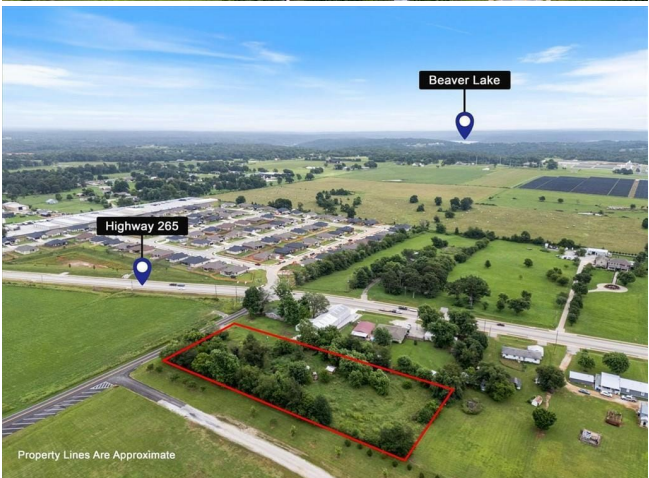


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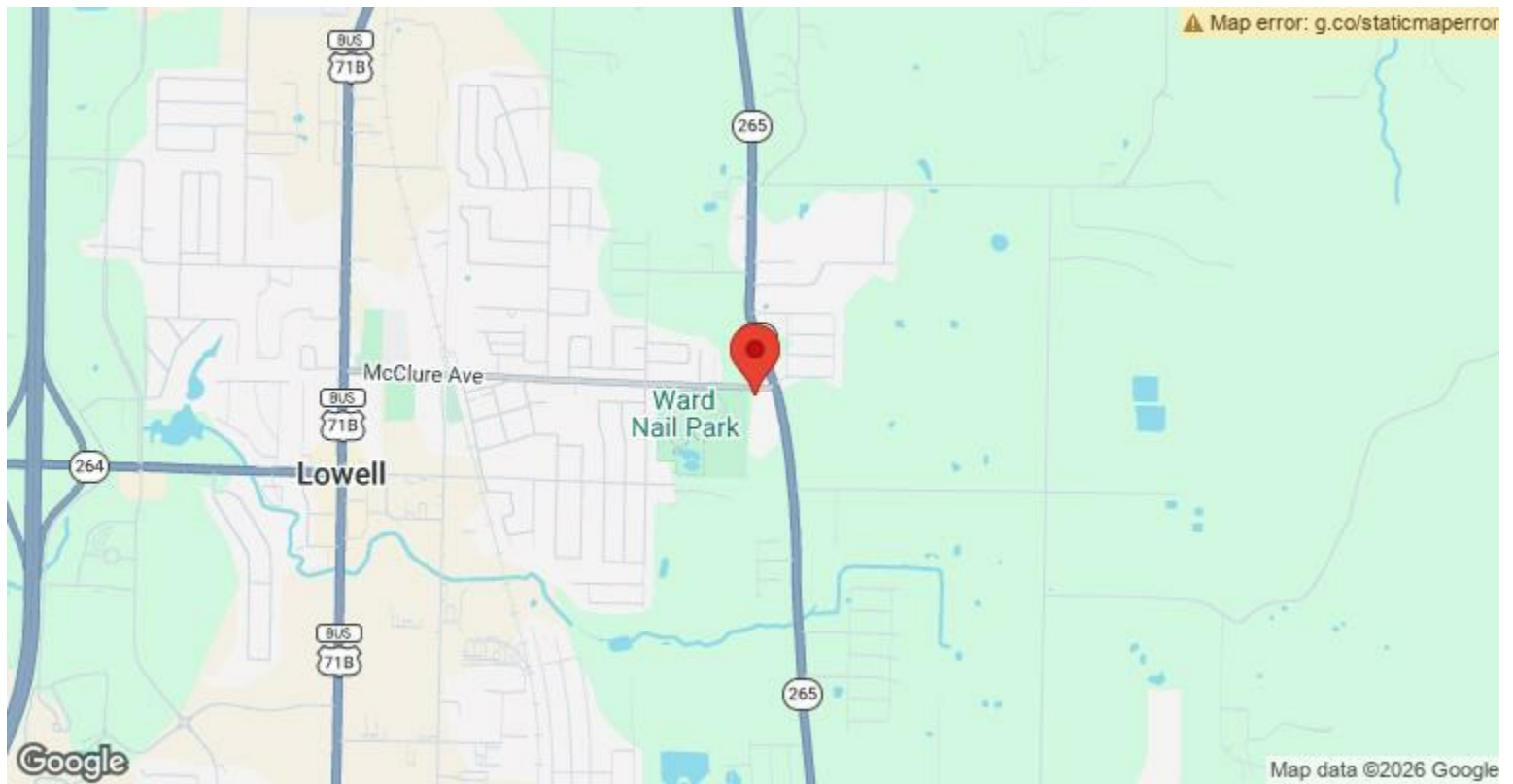
\$750,000

This 1.9 -acre C-2 Thoroughfare Commercial parcel in the heart of Lowell positions savvy buyers and visionary developers ahead of the curve in a market that is quite literally being built around it. Identified as one of NWA's hottest outlying submarkets, Lowell sits at the center of a region projected to double in population. With the future 412 Bypass and regional infrastructure investments underway, this property proves to be well-located commercial land. This property backs directly to Ward Nail Bark, the Mudtown BMX Park, and First Tee, offering exceptional visibility and a built-in connection to the surrounding residential community — a natural draw for retail, restaurant, service, or mixed-use concepts. C2 Zoning supports a wide range of development possibilities...

- A natural draw for retail, restaurant, service, or mixed-use concepts.
- Hwy 264 and a new connector from 71 to 264. 412 East bypass will be built out before we know it. Access Access Access
- 1.91 acres that is a blank slate to build out as you please.



|                         |                  |
|-------------------------|------------------|
| Price:                  | \$750,000        |
| Property Type:          | Industrial       |
| Property Subtype:       | Showroom         |
| Building Class:         | C                |
| Sale Type:              | Owner User       |
| Lot Size:               | 1.91 AC          |
| Construction Status:    | Under Renovation |
| Gross Building Area:    | 5,000 SF         |
| Rentable Building Area: | 5,000 SF         |
| Sale Conditions:        | 1031 Exchange    |
| No. Stories:            | 1                |
| Year Built:             | 1888             |
| Parking Ratio:          | 0/1,000 SF       |
| Zoning Description:     | c-2              |
| APN / Parcel ID:        | 12-01357-012     |



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Property Photos



## Property Photos

