

LAND FOR SALE

Old Liberty & Hwy 62 | Garfield, AR



US Hwy 62 - 14,00 VPD



KELLEY COMMERCIAL PARTNERS

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AVAILABLE

±2.39 AC

PRICE

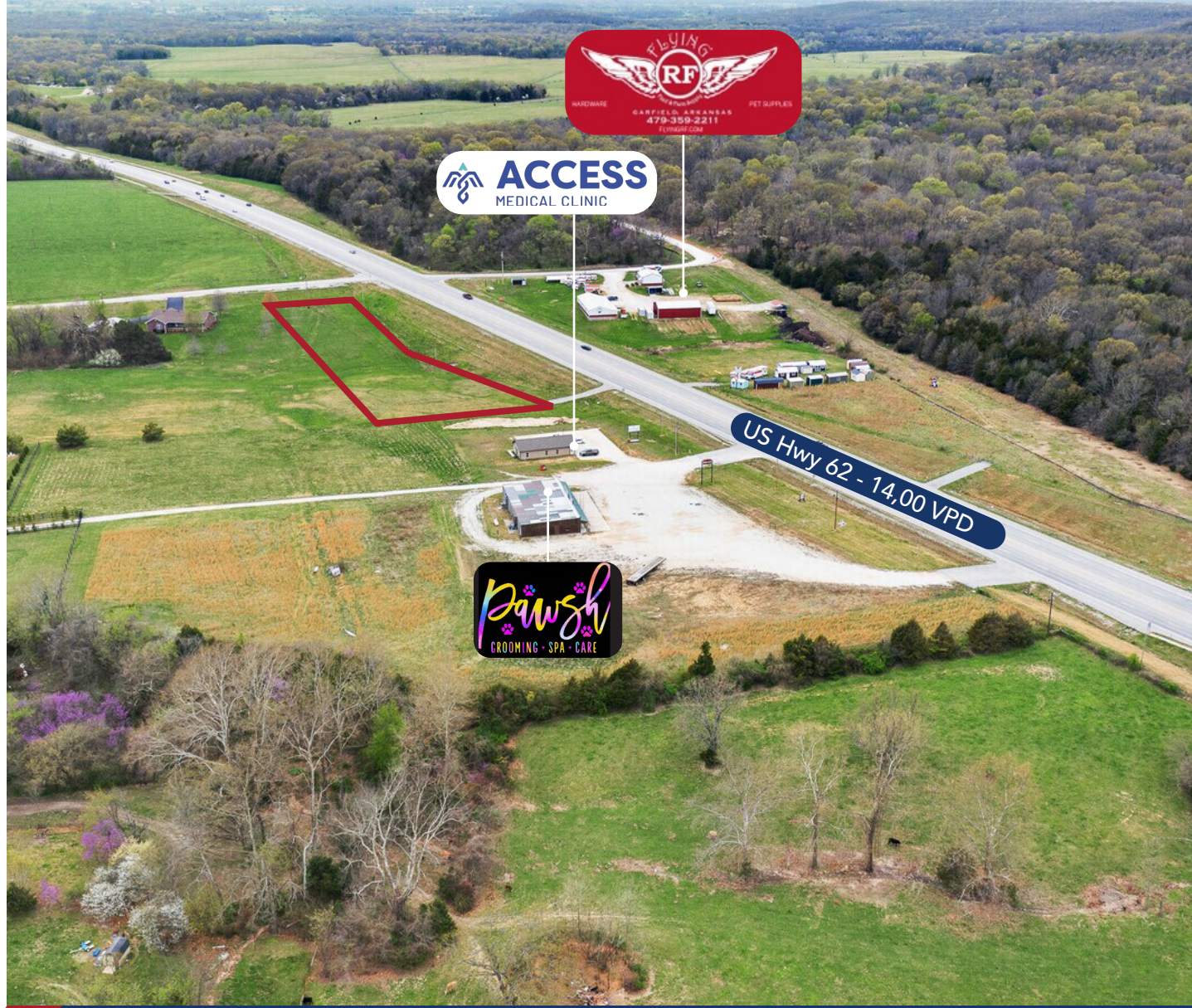
\$200,000

COMMENTS

- Zoning: Commercial
- Frontage: Approximately 670 feet of frontage
- Located at the Corner of Hwy 62 and Old Liberty Road
- Highly visible property positioned along Hwy 62 with traffic counts exceeding 14,000 per day
- Conveniently placed less than 7 miles from the Arkansas/Missouri border and within close proximity to Rogers (8.5 miles) and Pea Ridge (7.3 miles)
- Positioned in Garfield, a growing Benton County community within Northwest Arkansas, supported by strong household incomes and a stable regional economy

TRAFFIC COUNTS

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NORTHWEST ARKANSAS RANKS AS NATION'S BEST PERFORMING LARGE METRO AREA

Source: Milken Institute

MARKET OVERVIEW

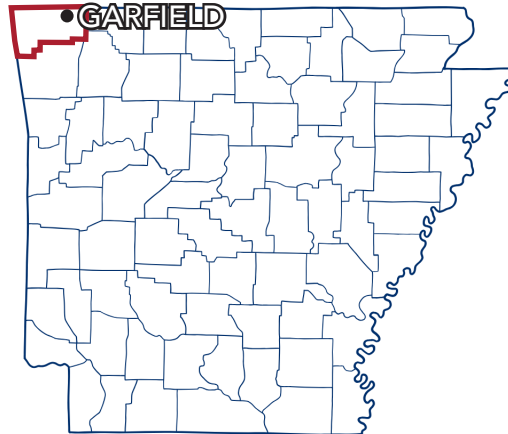
Garfield is a growing community in Northwest Arkansas known for its scenic setting, expanding residential development, and proximity to some of the region's strongest economic drivers. Located near Beaver Lake and within convenient access to major corridors connecting Bentonville, Rogers, and the broader Northwest Arkansas metro, Garfield offers a unique blend of small-town character and regional connectivity. Its location provides residents and businesses with access to the amenities, employment centers, and commercial activity that continue to fuel growth across Northwest Arkansas.

As part of one of the fastest-growing regions in the country, Garfield benefits from continued population growth, tourism activity, and investment throughout Benton and Carroll counties. The area is supported by the economic influence of major employers such as Walmart, Tyson Foods, and J.B. Hunt Transport Services, while also attracting new residential and recreational development tied to the region's outdoor lifestyle appeal. With its natural surroundings, access to Northwest Arkansas's employment base, and increasing development interest, Garfield continues to emerge as an attractive destination for residents, investors, and businesses seeking growth opportunities in the region.

NWA MAJOR EMPLOYERS

Rank	Company
1	Walmart
2	Tyson Foods
3	University of Arkansas
4	J.B. Hunt Transport Services
5	Northwest Health Systems
6	Rogers Public Sales
7	Mercy Health System
8	Serco North America
9	Arvest Bank
10	Northwest Arkansas Community College

Source: Rogers Lowell Chamber



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	160	1,809	5,942	50,861
AVERAGE HH INCOME	\$100,562	\$97,388	\$102,539	\$119,434
TOTAL HH	62	687	2,208	19,284
AVERAGE AGE	42	42	41	40
BUSINESSES	8	40	64	1,061
EMPLOYEES	37	213	406	11,426

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property



50,861

Population



\$119,434

Avg. Household Income



19,284

Households



40

Avg. Age



1,061

Businesses



11,426

Employees



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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