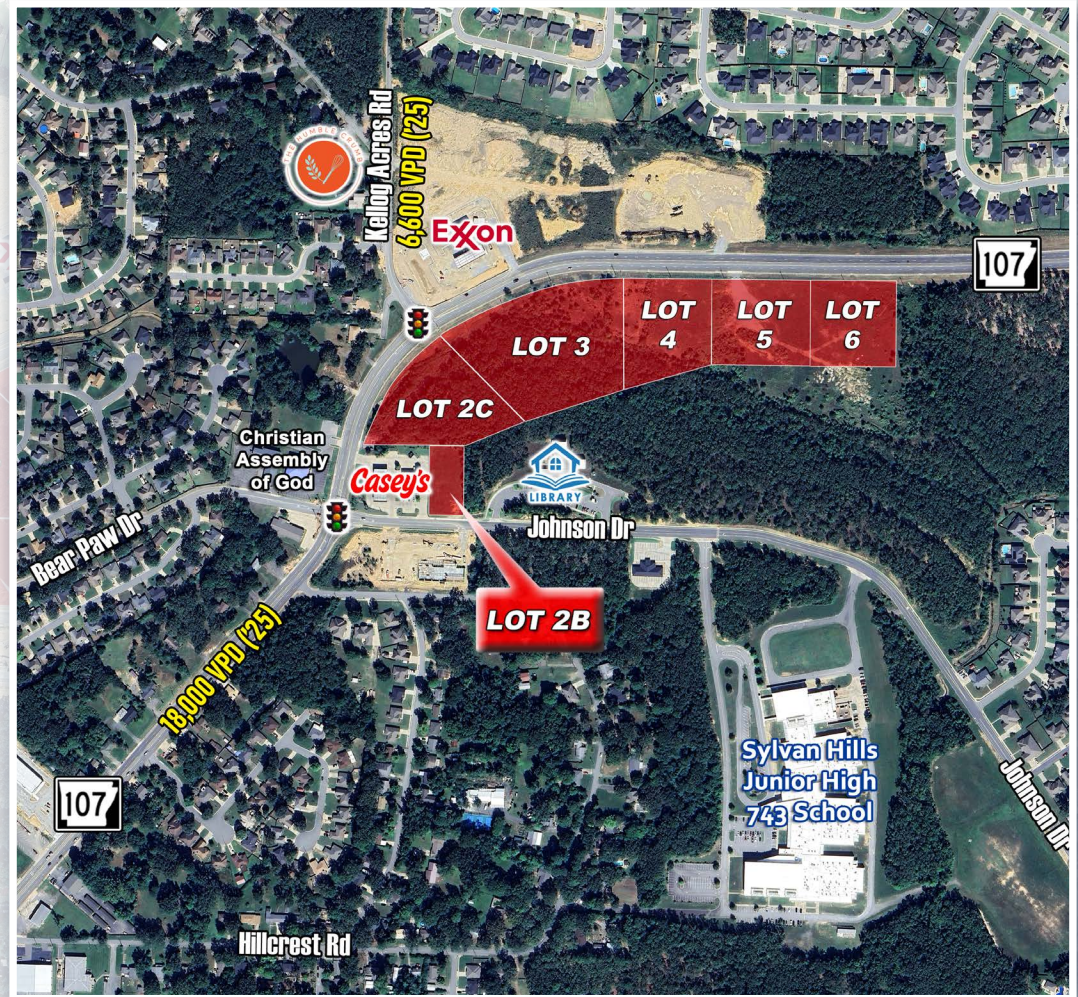


### Property Highlights

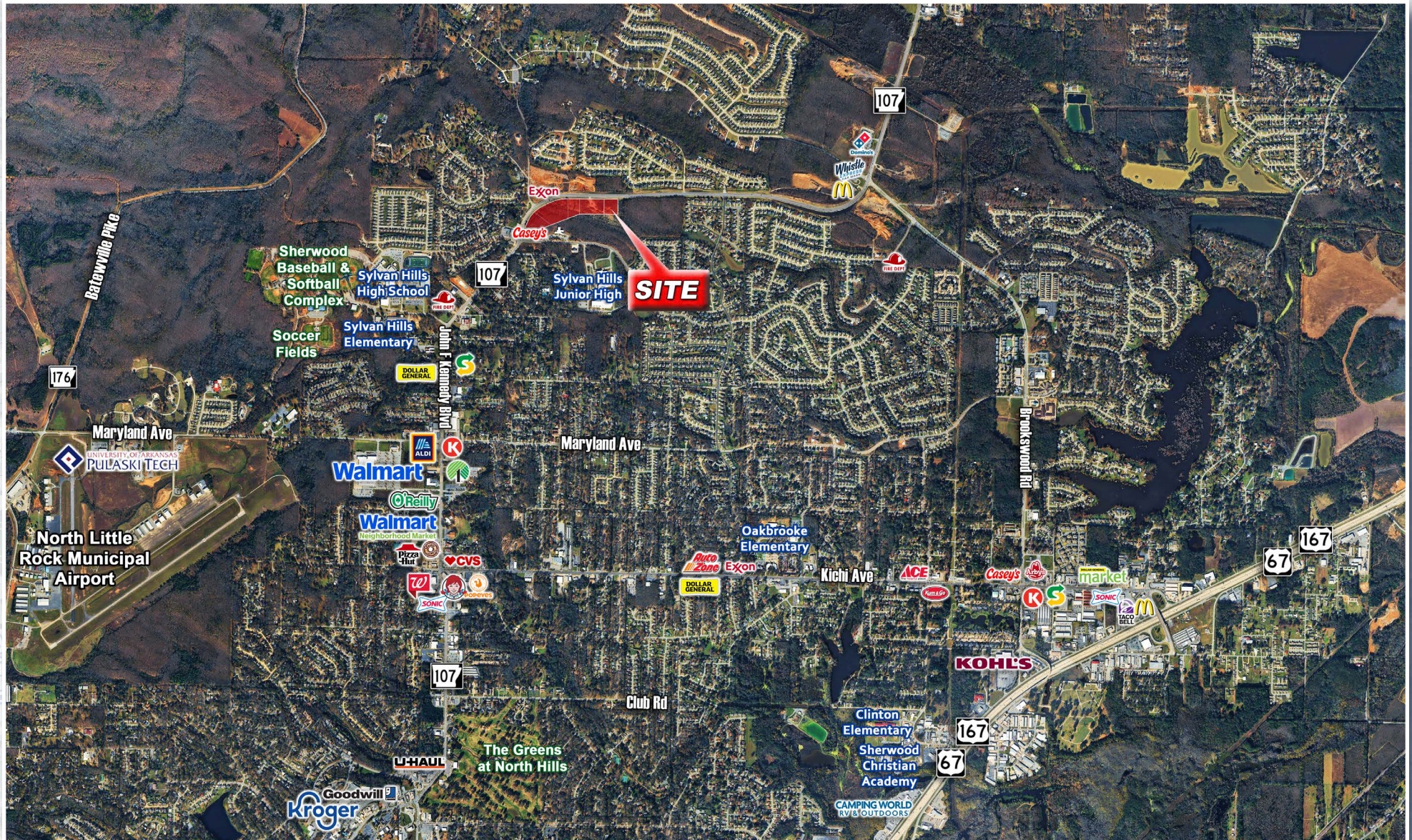
- Six build-ready commercial lots available individually or in combination, ranging from 1.21 to 5.02 acres
- Fronting Hwy 107 in Sherwood, AR, with Lot 2B fronting Johnson Drive
- Surrounded by established rooftops, with new residential development actively under construction directly across Hwy 107
- Neighboring uses include Sanders Library, Christian Assembly of God, Casey's General Store, and Exxon — strong daily traffic generators already in place
- Close Proximity to Sylvan Hills High School and Sylvan Hills Middle School
- Pricing from \$2.50 to \$7.00 PSF depending on lot and frontage (more pricing details available on Page 3)
- Ideal for retail, restaurant, mixed commercial use, or medical/professional office

### Demographics

|                    | 1 Mile    | 3 Mile    | 5 Mile   |
|--------------------|-----------|-----------|----------|
| 2026 Population    | 4,578     | 38,401    | 78,215   |
| Daytime Population | 2,902     | 28,275    | 70,284   |
| Average HH Income  | \$113,431 | \$104,246 | \$93,961 |



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- Lot 2B: 1.21 AC - \$421,661 / \$8.00 PSF
- Lot 2C: 3.95 AC - \$352,154 / \$3.50 PSF
- Lot 3: 5.02 AC - \$765,506 / \$3.50 PSF
- Lot 4: 2.91 AC - \$443,279 / 3.50 PSF
- Lot 5: 2.74 AC - \$418,107 / \$3.50 PSF
- Lot 6: 2.15 AC - \$327,037 / \$3.50 PSF

