

+/- 6 ACRES DEVELOPABLE LAND FOR SALE



19135 U.S. 62

Eureka Springs, AR 72631



PROPERTY DESCRIPTION

Location, Location, Location! Exceptional commercial development opportunity on +/- 6.6 acres at the highly visible junction of Hwy 62 & Hwy 187, one of the primary gateways to Beaver Lake, White River, and Eureka Springs. Positioned in a high traffic corridor, this property benefits from steady seasonal visitation and excellent exposure to travelers, outdoor enthusiasts, and local residents alike. Located just 5 minutes from Beaver Lake, 3 minutes from White River access, and only 12 minutes from Eureka Springs, the site offers outstanding potential for a wide variety of commercial uses including a restaurant, convenience store, gift shop, winery, boat dealer, outdoor recreation business, or other tourism oriented ventures. With electric service already on site and a strategic location surrounded by popular recreational destinations, this property presents a rare opportunity to establish your business in one of Northwest Arkansas' most visited areas.

PROPERTY HIGHLIGHTS

- +/- 6.6 acres of prime commercial development land
- Highly visible location at the intersection of Hwy 62 & Hwy 187
- Positioned on one of the main gateways to Beaver Lake, White River, and Eureka Springs
- High-traffic corridor with strong year-round visibility
- Benefits from steady seasonal tourism and local traffic

OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	6.63 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	687	1,958	3,981
Total Population	1,424	4,191	8,725
Average HH Income	\$91,050	\$82,116	\$76,021

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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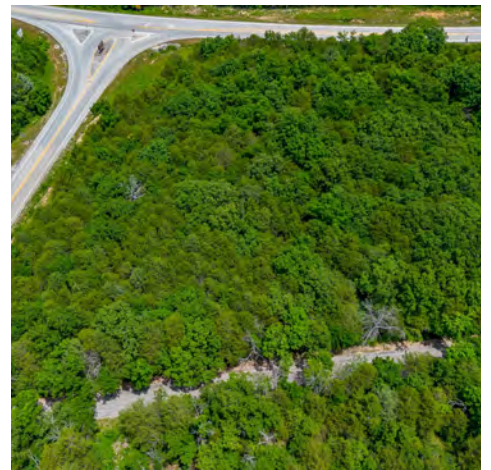
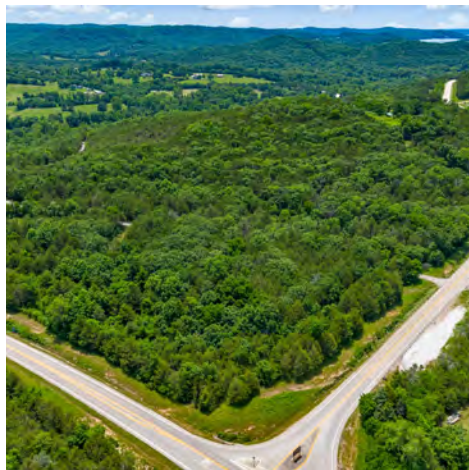
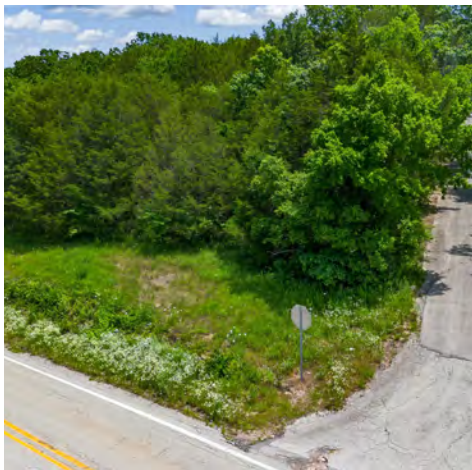
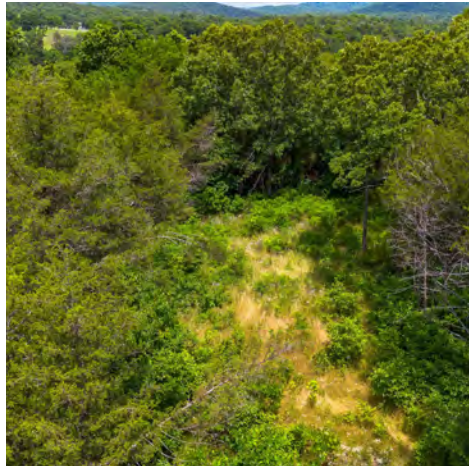
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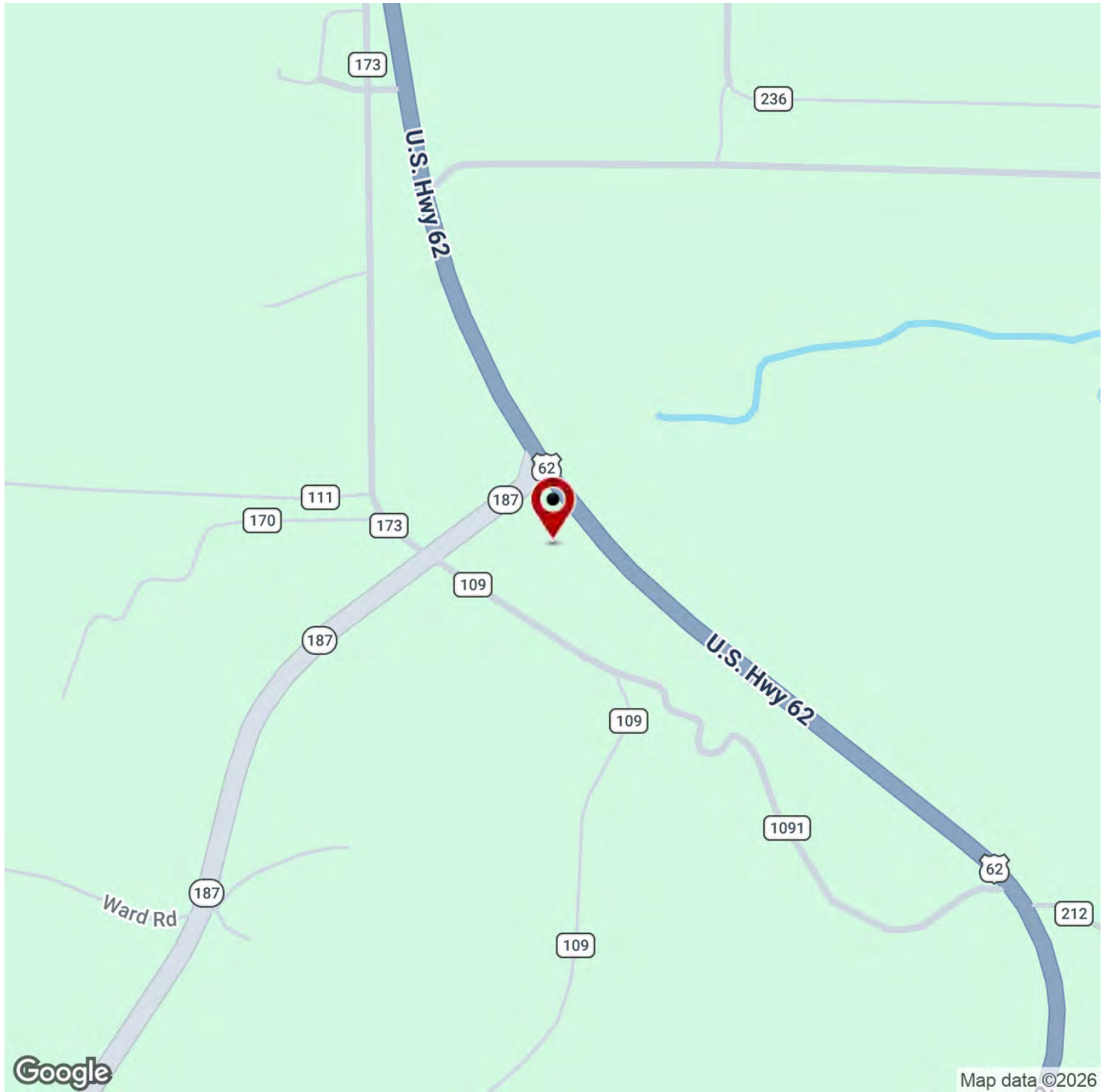
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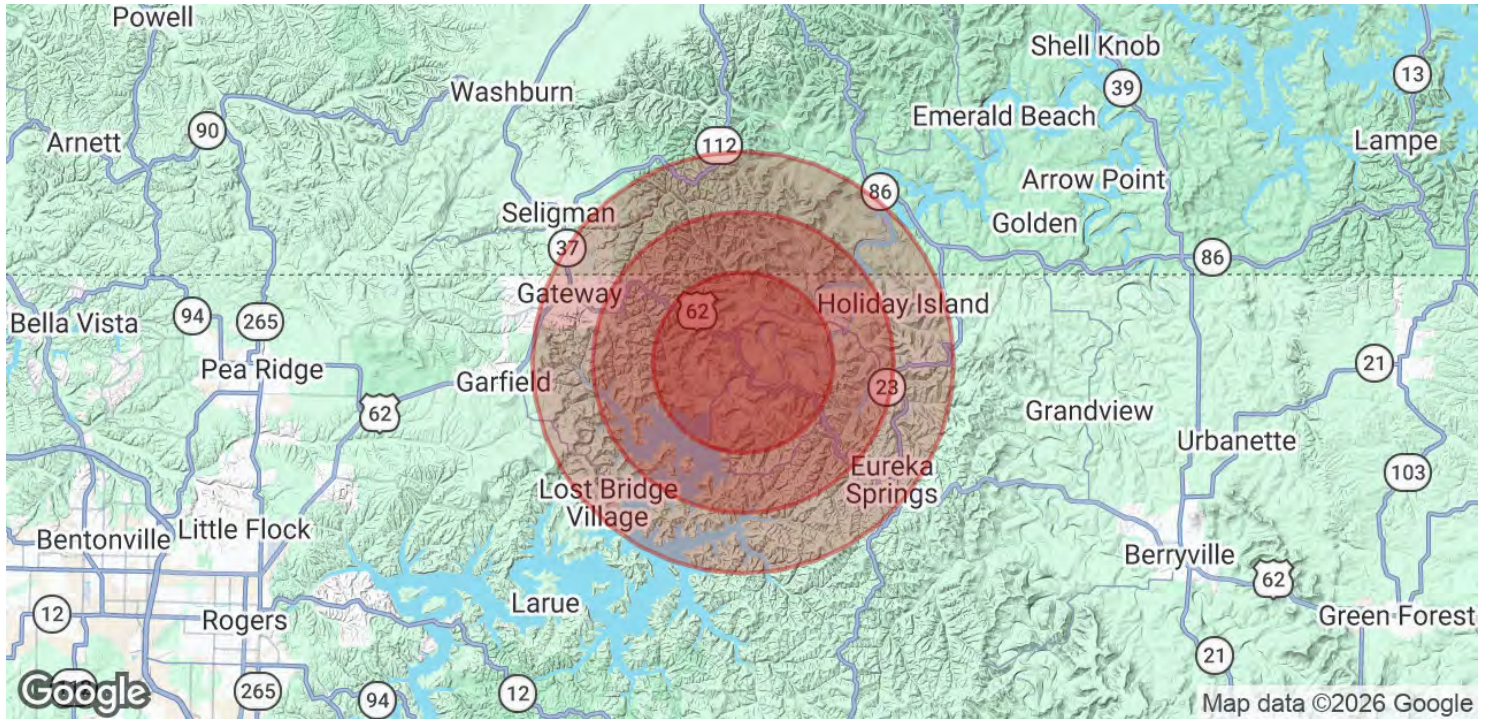
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	1,424	4,191	8,725
Average Age	58.6	55.4	54.0
Average Age (Male)	57.2	54.7	53.5
Average Age (Female)	61.2	57.0	55.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	687	1,958	3,981
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$91,050	\$82,116	\$76,021
Average House Value	\$302,844	\$277,039	\$255,797

2023 American Community Survey (ACS)

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