

# ±1.17 ACRES FOR SALE

1625 E Highway 412 | Siloam Springs, AR 72761



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### AVAILABLE

1.17 Acres

### PRICE

\$825,000

### COMMENTS

- Rare Available Drive Through
- .25 miles to Cherokee Casino
- Rare 1.17 Acre Parcel

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,710	21,098	25,373	38,659
AVERAGE HH INCOME	\$59,395	\$77,144	\$78,139	\$78,827
TOTAL HH	1,012	7,411	8,949	13,811

### TRAFFIC COUNTS

Hwy 412 - 80,000 VPD



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Siloam Springs Middle School

ARVEST

DOLLAR TREE

CATO

HIBBETT  
SPORT

HARBOR  
FREIGHT  
TOOLS

DOLLAR TREE

CATO

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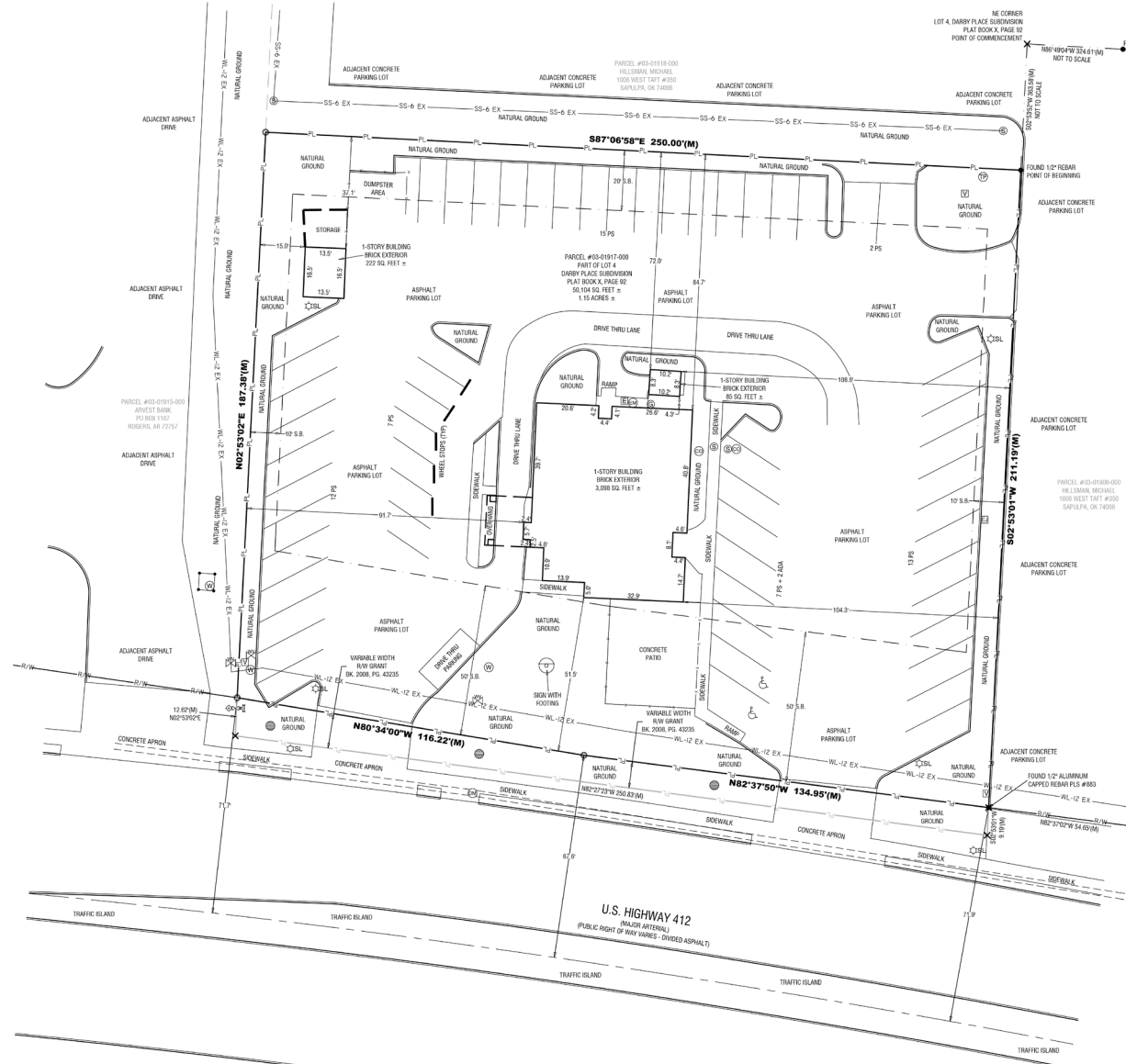
 **KELLEY COMMERCIAL PARTNERS**

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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

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002

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RETAIL ADVISORS

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