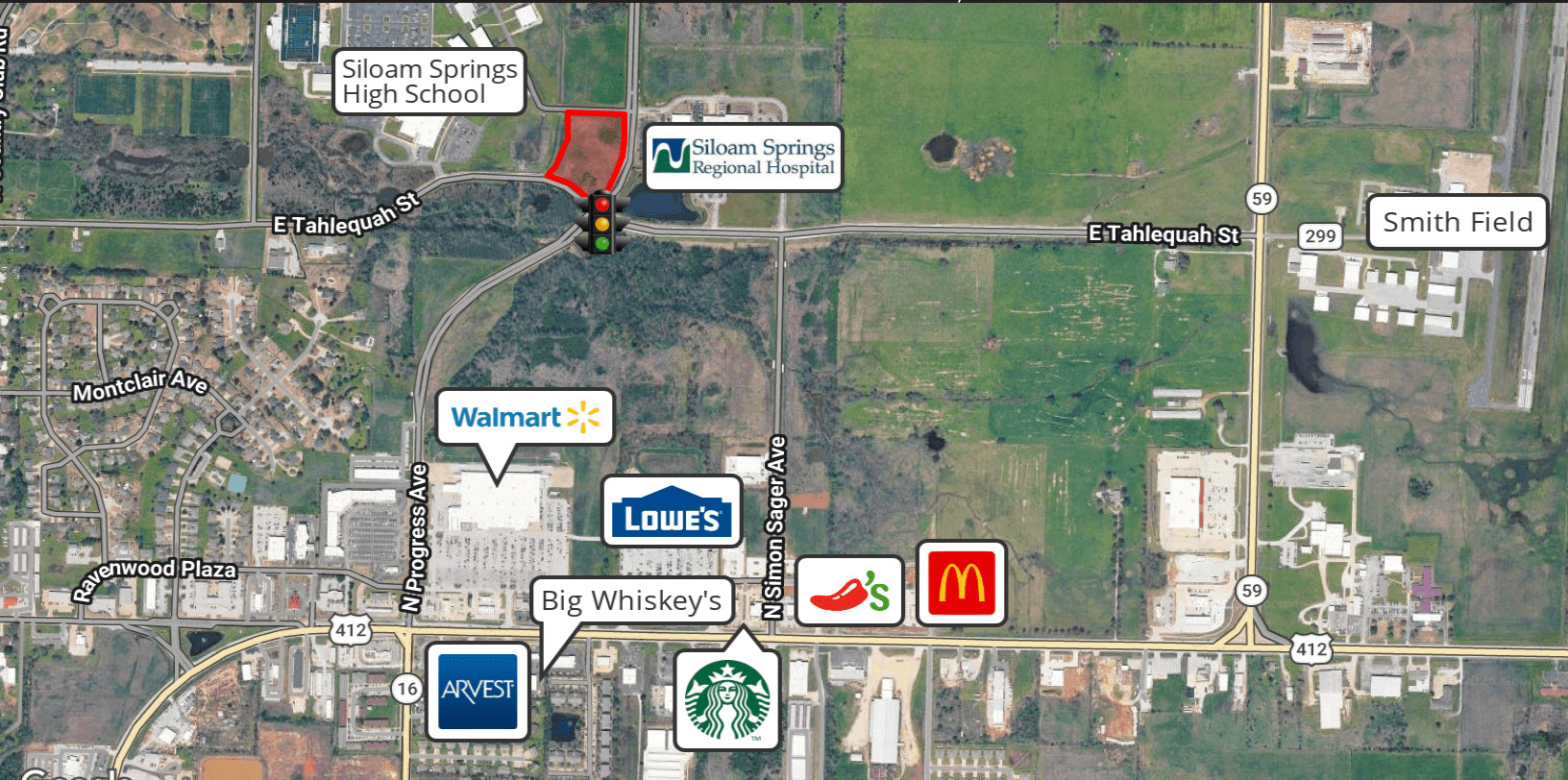




4.14 ACRES N PROGRESS AVE - SILOAM SPRINGS, AR 72761

OFFERING SUMMARY

Sale Price:	\$1,440,000
Lot Size:	4.14 Acres
Price / SF:	\$8
Zoning:	C-2

IN CLOSE PROXIMITY TO:

- Siloam Springs Regional Hospital (part of Northwest Health): 42-bed facility - outpatient and inpatient care - emergency, medical, intensive and surgical, 195 Physicians, 24-hour emergency room
- Siloam Springs High School: current campus opened in 2011, serves approximately 1,500 students

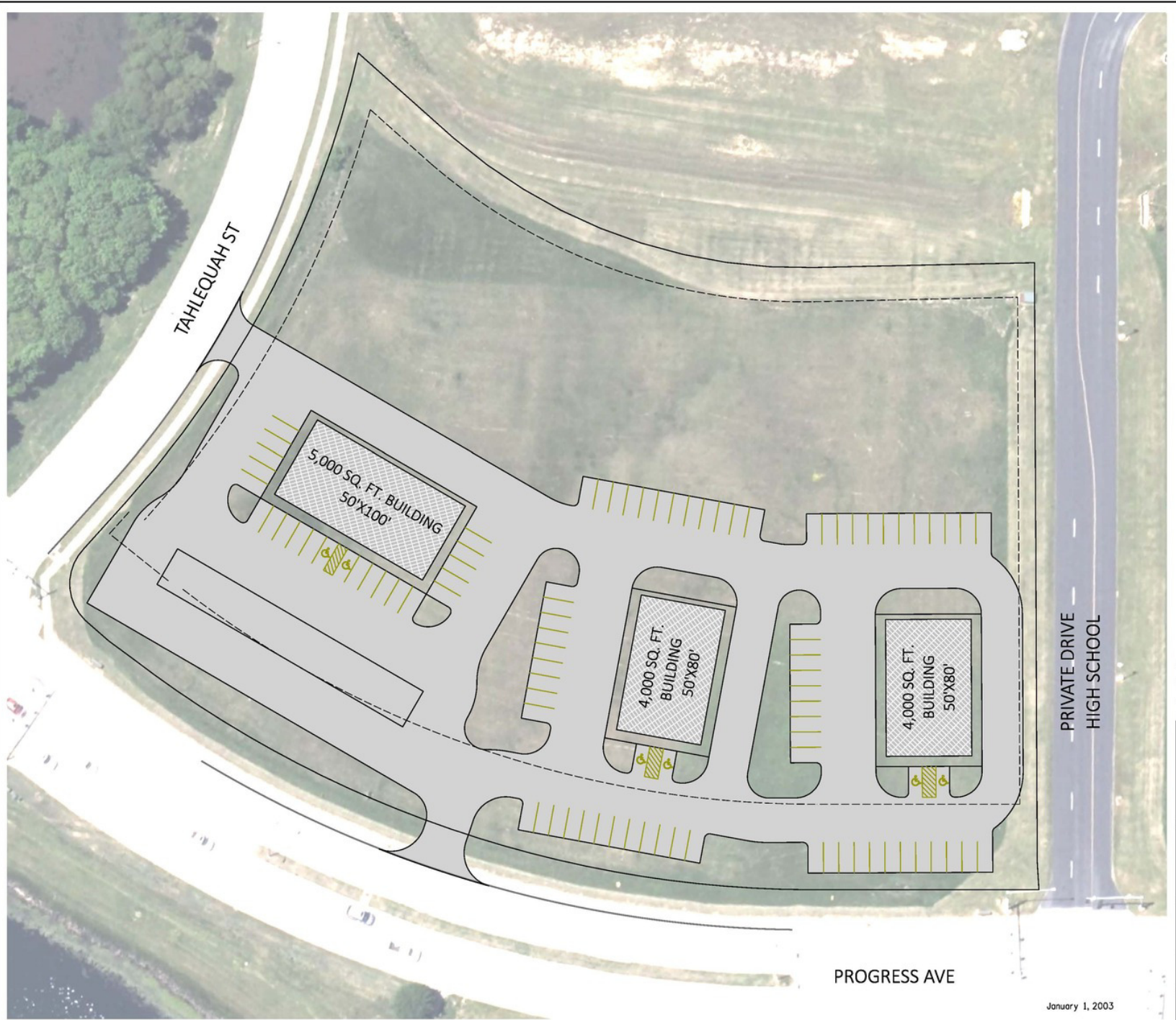
PROPERTY OVERVIEW

This 4-way lighted intersection is a whisper away from Siloam Springs Regional Hospital and Siloam Springs High School. Approximately 5 miles from Walmart Super Center, Lowe's, Chili's, Big Whiskey's, several fast-food chains, and shopping.

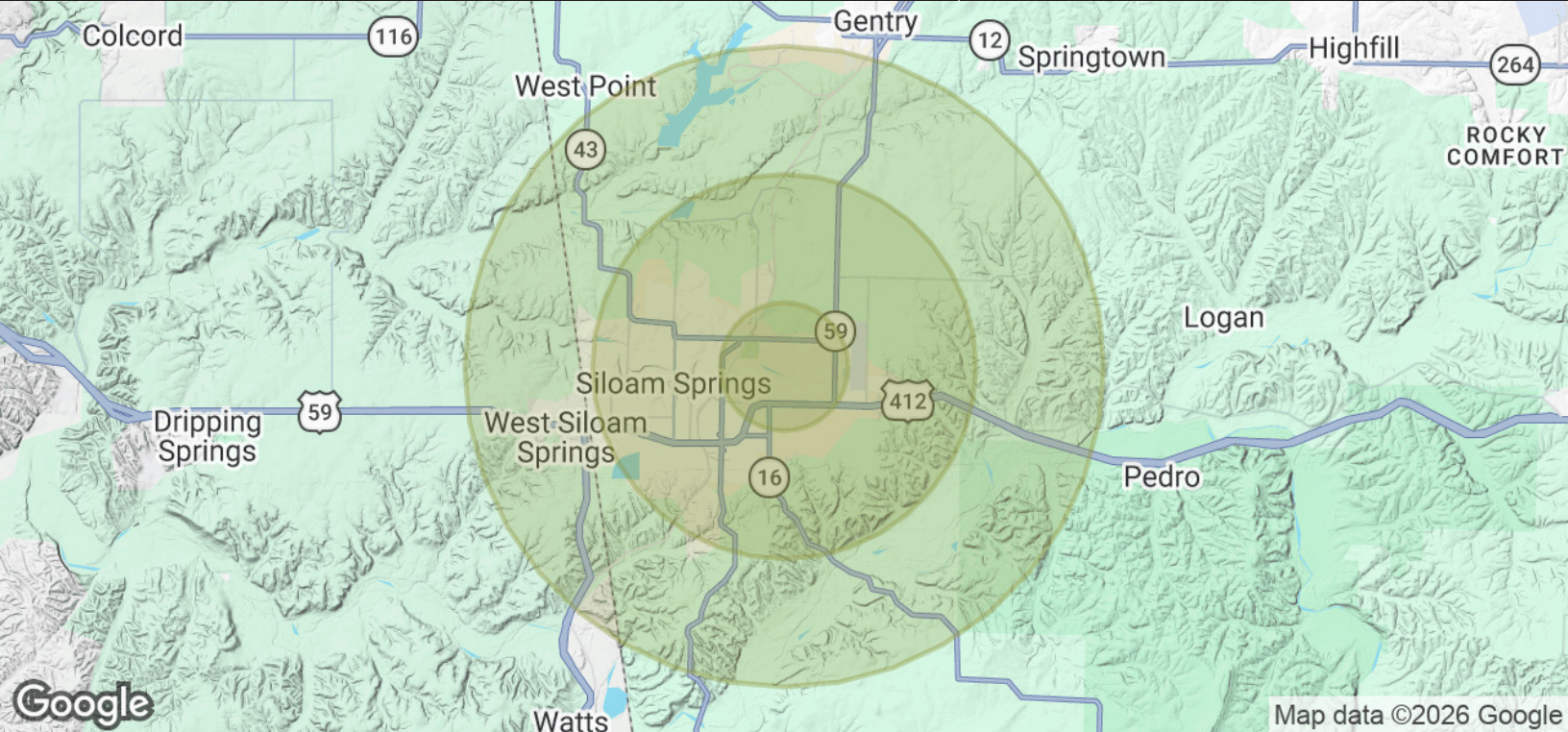


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Concept Plan for Development



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,748	17,767	24,298
Average Age	34.7	33.5	35.0
Average Age (Male)	34.9	33.1	35.1
Average Age (Female)	32.6	33.5	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	538	6,161	8,561
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$79,465	\$82,647	\$82,911
Average House Value	\$183,347	\$223,947	\$227,233

2023 American Community Survey (ACS)