

MULTI FAMILY READY FOR DEVELOPMENT

27.43 ACRES DECATUR, ARKANSAS

ZONED R-3 PRELIMINARY PLAT APPROVED BY CITY



**PRELIMINARY PLAT APPROVED
READY FOR MULTI-FAMILY**

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JENELLE MCMANN

Associate

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READY FOR MULTI-FAMILY DEVELOPMENT

27.43 ACRES ON FALLING SPRINGS RD, DECATUR, AR



OFFERING SUMMARY

| | |
|----------------------|------------------------------|
| PRICE: | \$1,645,800 |
| LOT SIZE: | 27.43 ACRES |
| PRICE / ACRE: | \$60,000 |
| ACCESS: | ROAD FRONTAGE |
| ZONING: | R-3 |
| FRONTAGE: | 1,260 FEET |
| UTILITIES: | AT STREET |
| APN: | 08-00020-000 08-00019-000 |

PROPERTY OVERVIEW

- * PRELIMINARY PLAT APPROVED
- * 63 LOTS
- * ZONED R-3
- * SEWER AVAILABLE
- * UTILITIES AT STREET
- * LEVEL TOPOGRAPHY
- * HIGH DEVELOPMENT AREA
- * CLOSE TO SCHOOLS
- * NEAR PUBLIC PARK

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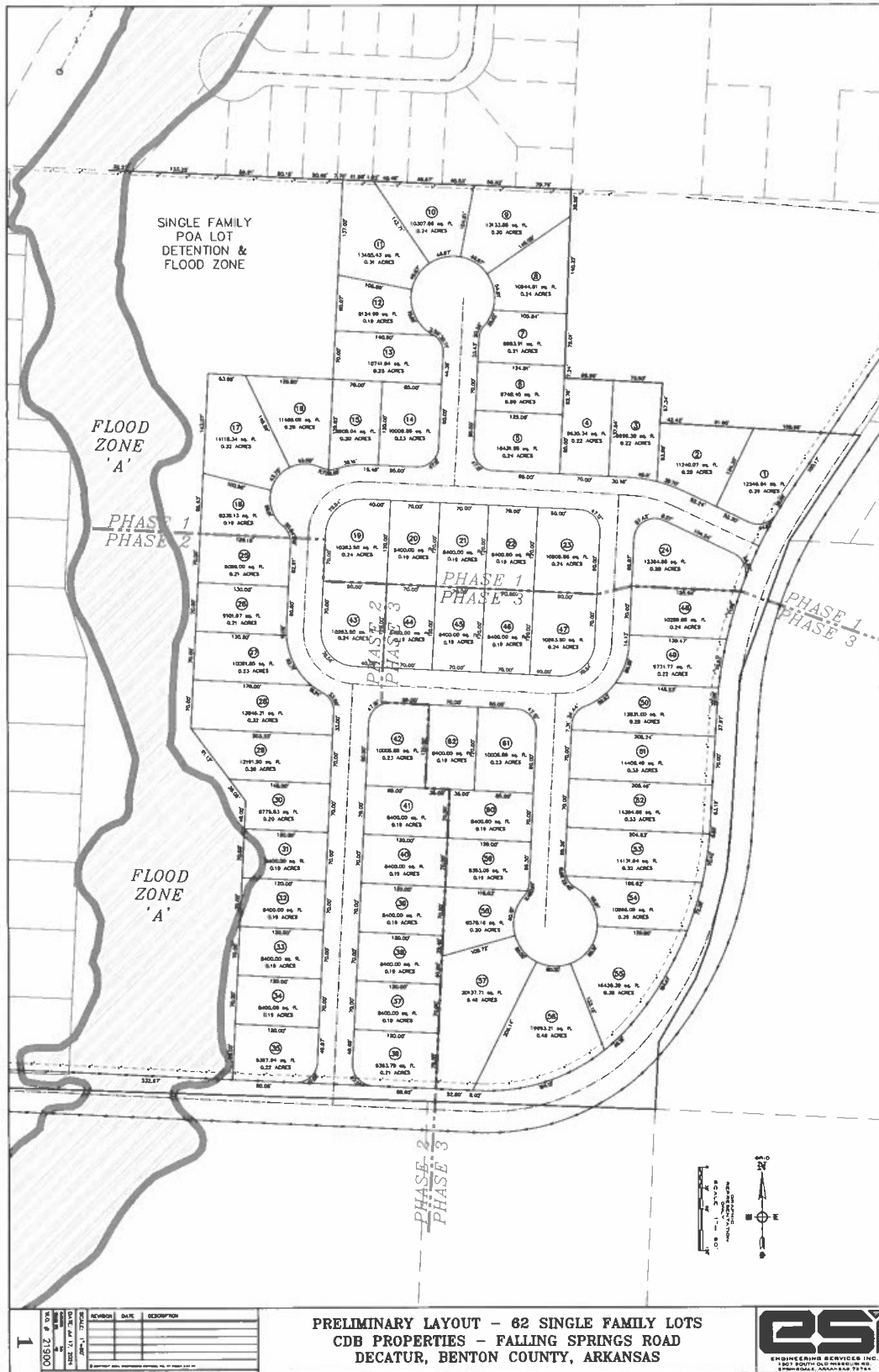
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PRELIMINARY PLAT APPROVED

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PRELIMINARY LAYOUT - 62 SINGLE FAMILY LOTS
CDB PROPERTIES - FALLING SPRINGS ROAD
DECATUR, BENTON COUNTY, ARKANSAS



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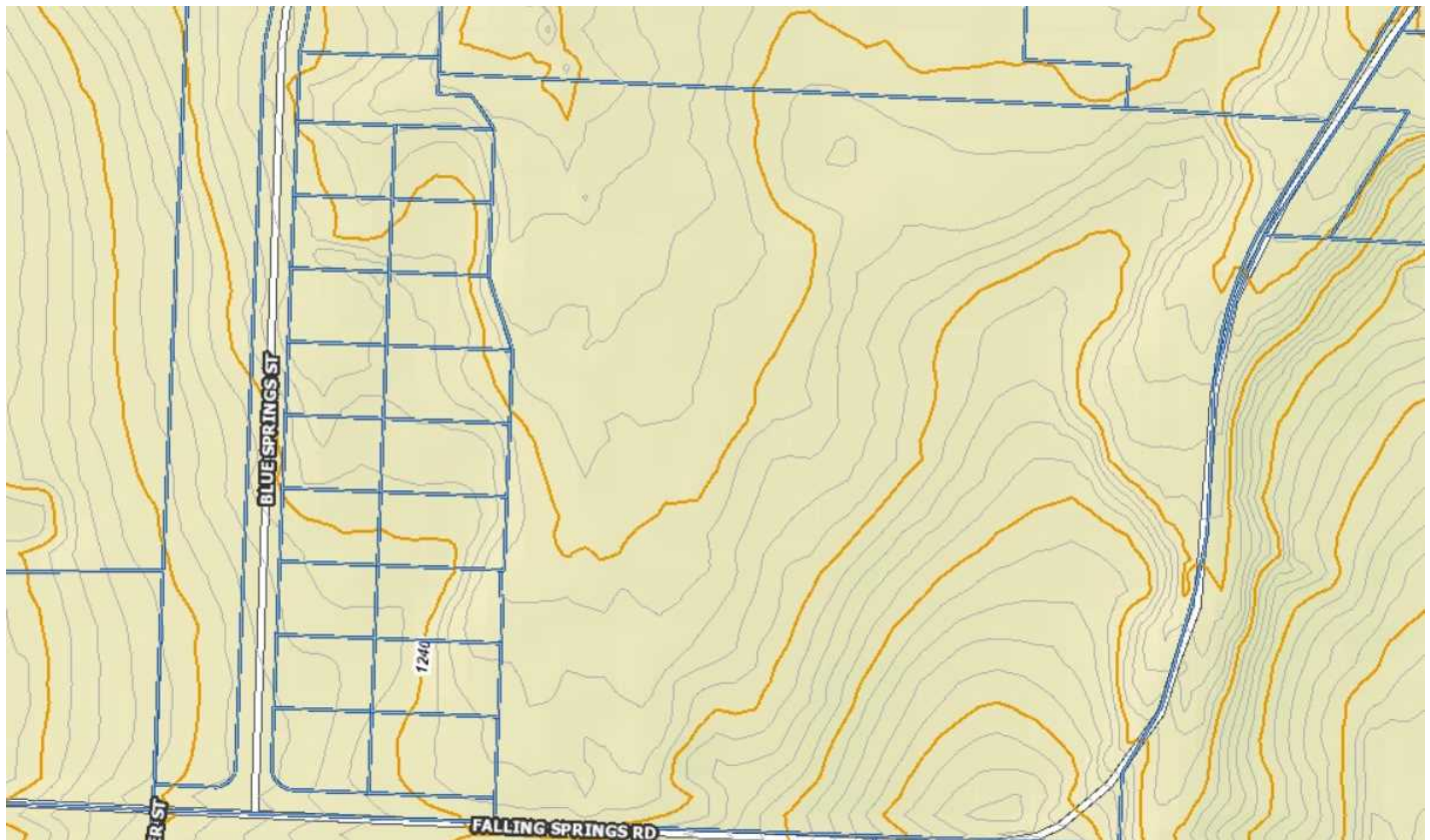
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PROPERTY PHOTOS

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R-3 ZONING CERTIFICATION

27.43 ACRES ON FALLING SPRINGS RD, DECATUR, AR



DECATUR CITY PLANNING & ZONING MEETING Tuesday, June 08, 2021 At 6:00pm

The Decatur Planning & Zoning Commission met at the Decatur Municipal Building.

Officers Present:

Secretary –Kim Wilkins

Members Present:

Brad Clayton
Lester Austin
Randy Boone
Brandon Parker

Absent:

Justin White
Bill Patton
Kirk Anderson

Vice Chairman Brad Clayton called the regular meeting to order at 6:03 p.m. The invocation was given by Randy Boone.

Motion was made by Lester Austin to approve the April 6th, 2021 minutes as presented. Motion seconded by Randy Boone. Motion passed 4-0.

Clayton Bradford & Lane Brando with Blue Dog Realty would like to request a public hearing for the following parcel #'s 08-00019-000, 08-00020-000, 08-00059-000 Edmiston Property and 08-00017-004, DARP Property. He would like to have the properties rezoned from R-E, Residential Estates property to a R-3, High Density Residential zoning, which would allow for single family homes, duplexes and quadplexes. Plans have been attached and they brought a larger scale plan to be reviewed and to answer any questions. Motion was made by Randy Boone to allow Clayton Bradford (Blue Dog Realty) to have a public hearing on July 6th, 2021 to look at rezoning the property at the following parcel #'s 08-00019-000, 08-00020-000, 08-00059-000 Edmiston Property from R-E, Residential Estates property to a R-3, High Density Residential zoning. Motion seconded by Lester Austin. Motion passed 4-0.

Motion was made by Lester Austin to allow Clayton Bradford (Blue Dog Realty) to have a public hearing on July 6th, 2021 to look at rezoning the property at the following parcel #'s 08-00017-004 DARP Property from R-E, Residential Estates property to a R-3, High Density Residential zoning. Motion seconded by Randy Boone. Motion passed 4-0.

The final plat was presented for R & R Construction, and will have to be signed by Chairmen Justin White later this week since he was absent from this meeting.

Motion was made by Lester Austin to adjourn. Motion seconded Brandon Parker. Motion passed 4-0. Meeting adjourned at 7:12 pm.


Justin White, Chairman


Kim Wilkins, Secretary

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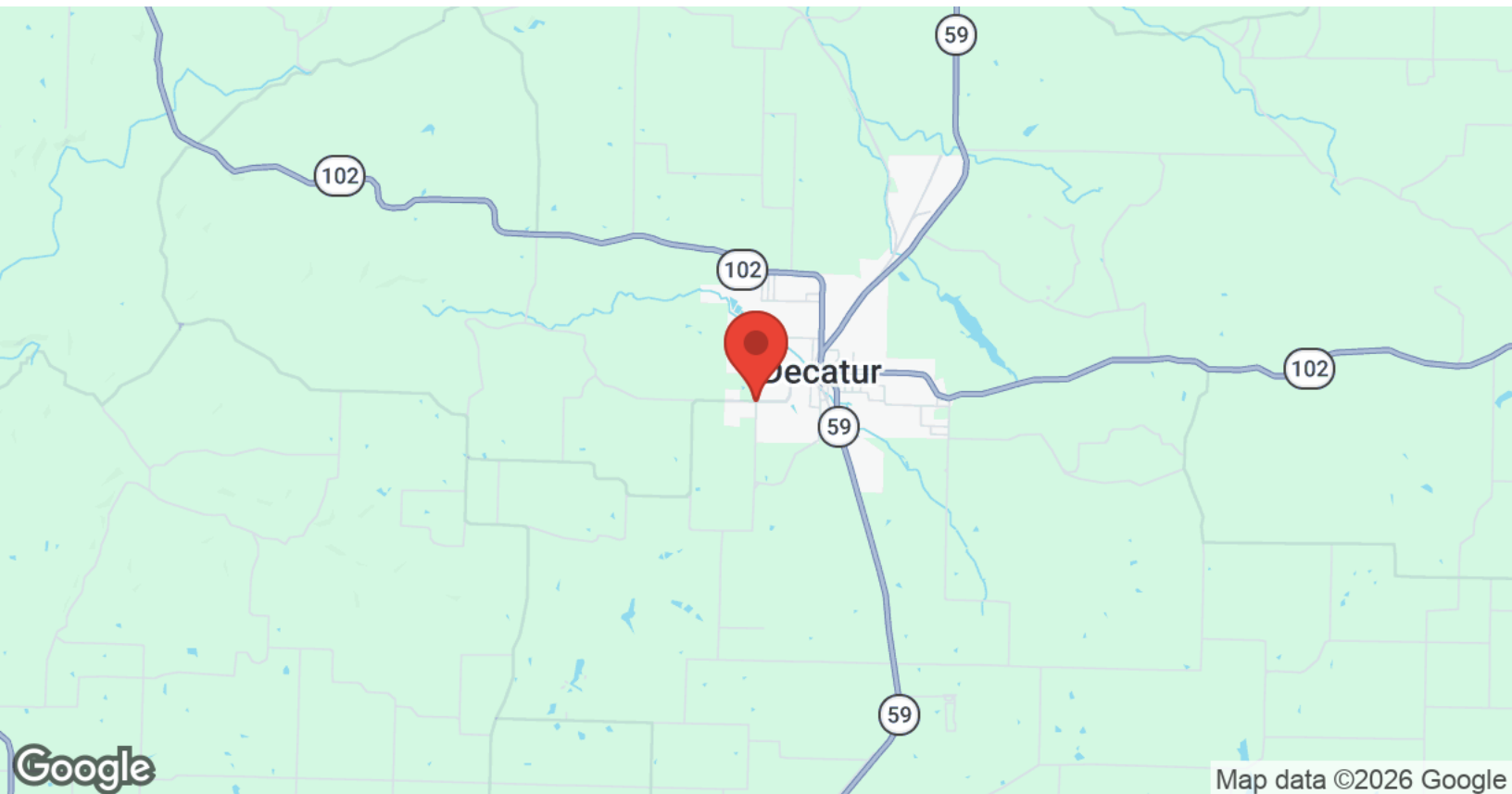
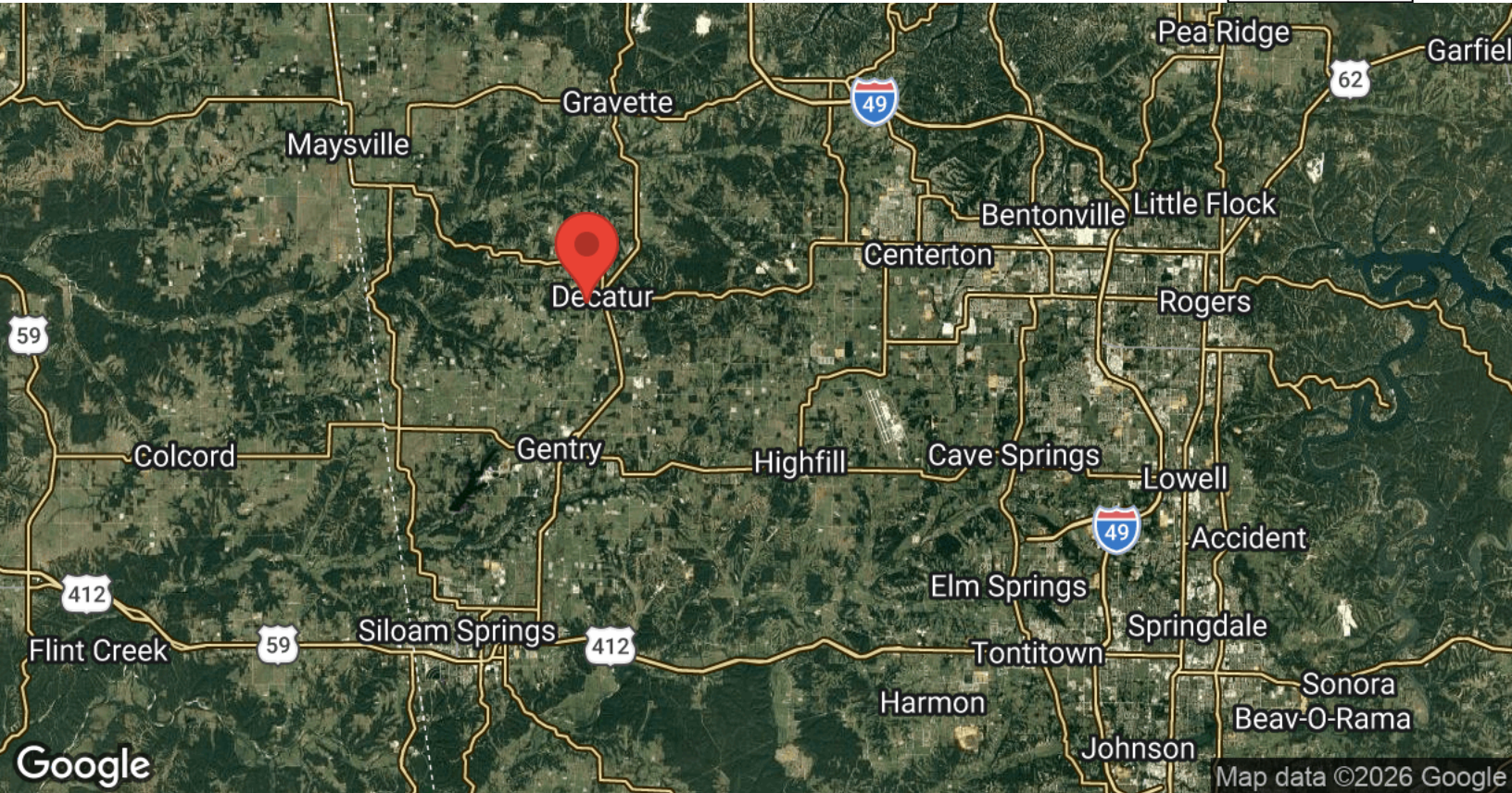
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LOCATION MAPS

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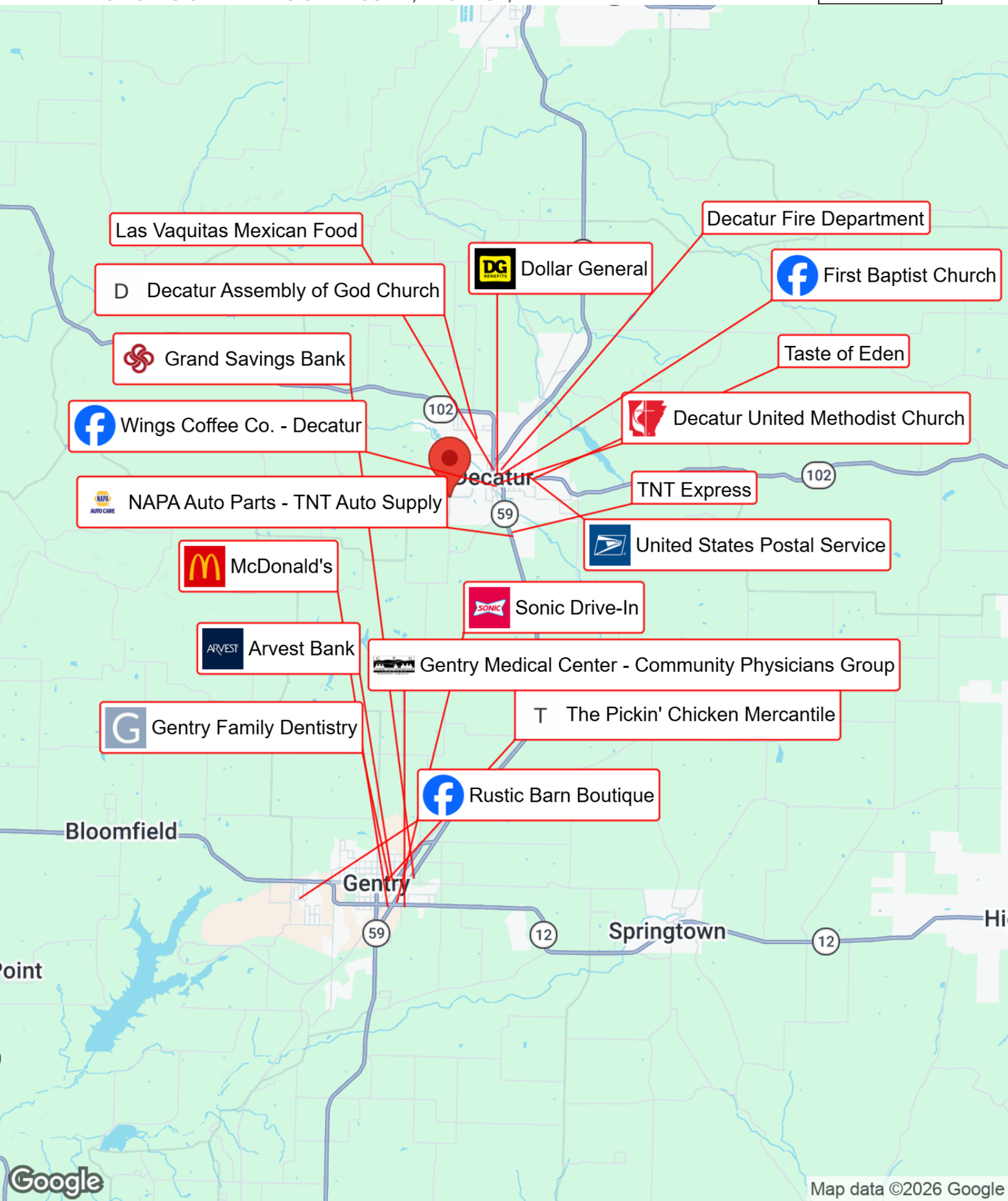
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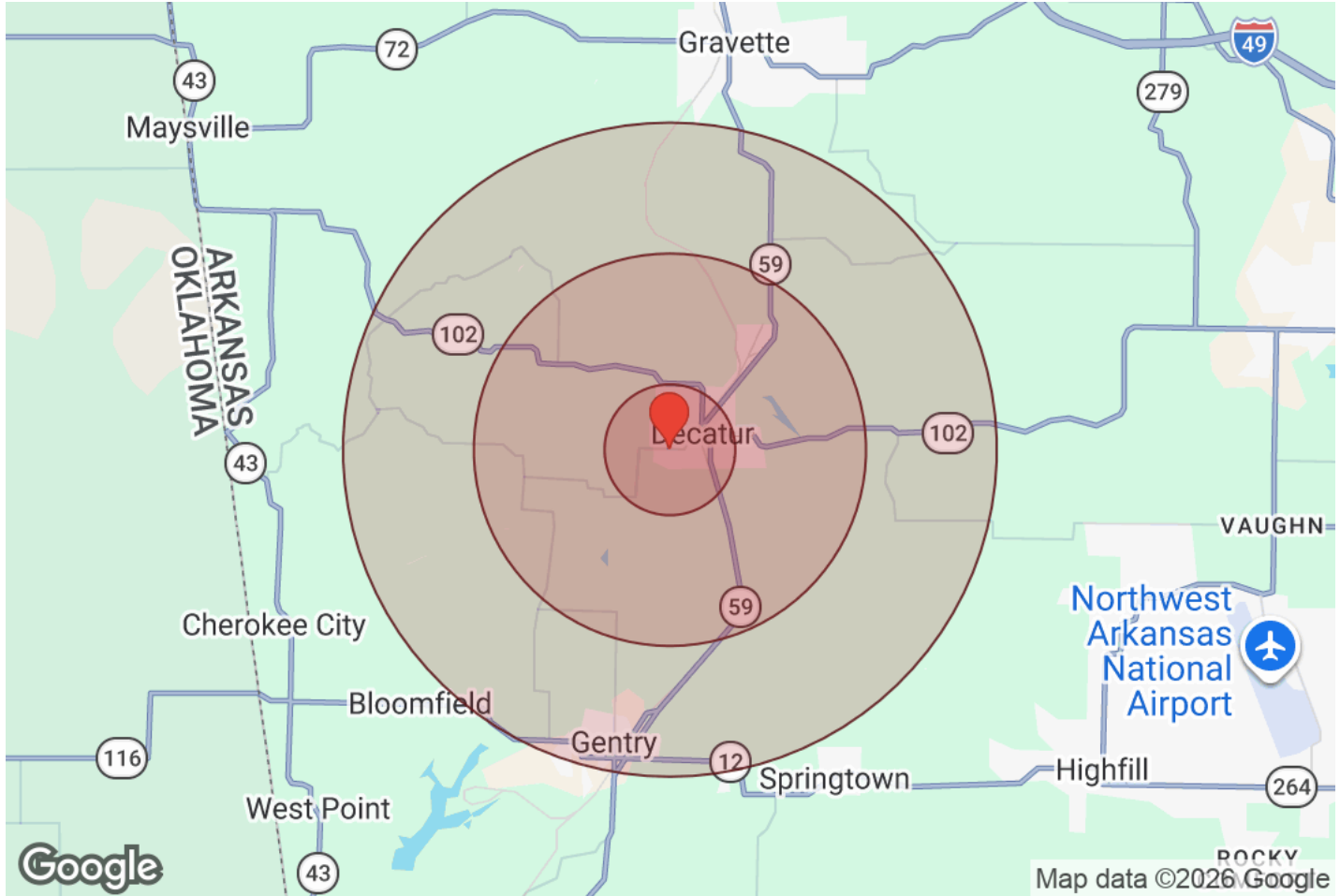
BUSINESS MAP

27.43 ACRES ON FALLING SPRINGS RD, DECATUR, AR



DEMOGRAPHICS

27.43 ACRES ON FALLING SPRINGS RD, DECATUR, AR



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 755 | 1,429 | 3,571 |
| Female | 707 | 1,345 | 3,564 |
| Total Population | 1,462 | 2,774 | 7,135 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 976 | 1,879 | 5,041 |
| Black | 12 | 22 | 45 |
| Am In/AK Nat | 20 | 36 | 98 |
| Hawaiian | 11 | 17 | 21 |
| Hispanic | 304 | 561 | 1,273 |
| Asian | 76 | 138 | 359 |
| Multiracial | 62 | 120 | 298 |
| Other | N/A | N/A | N/A |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 597 | 1,149 | 2,993 |
| Occupied | 524 | 1,008 | 2,644 |
| Owner Occupied | 331 | 665 | 1,765 |
| Renter Occupied | 193 | 343 | 879 |
| Vacant | 73 | 141 | 349 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 302 | 567 | 1,443 |
| Ages 15 - 24 | 212 | 386 | 950 |
| Ages 25 - 54 | 588 | 1,110 | 2,809 |
| Ages 55 - 64 | 170 | 336 | 890 |
| Ages 65+ | 191 | 374 | 1,041 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$70,073 | \$70,785 | \$66,027 |
| Under \$15k | 47 | 115 | 283 |
| \$15k - \$25k | 33 | 59 | 132 |
| \$25k - \$35k | 41 | 77 | 157 |
| \$35k - \$50k | 63 | 113 | 331 |
| \$50k - \$75k | 96 | 173 | 663 |
| \$75k - \$100k | 63 | 120 | 302 |
| \$100k - \$150k | 89 | 191 | 450 |
| \$150k - \$200k | 72 | 111 | 184 |
| Over \$200k | 20 | 52 | 144 |

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PROFESSIONAL BIO

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With a background in lending, loan servicing, title insurance, closing and the foreclosure and bank owned property negation, I provide a well-balanced insight into the real estate market. I have been involved in the real estate for over 40 years, 25 of those in Northwest Arkansas, developing many relationships in the industry through the years.

As a commercial real estate broker, I appreciate representing clients in the local market in advertising, marketing, and promoting commercial real estate on the sale, purchase, and leasing aspects of the commercial real estate business. I provide clients outstanding service to help in the purchase new of any type of property, sale of existing property, or to lease any property in the area. My previous research experience helps clients locate, negotiate and close the perfect transaction.

The real estate profession is a great opportunity to do what I do best – communicate.

DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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