

OWNER FINANCEREADY 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:

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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

- *OWNER FINANCE OPTION
- * 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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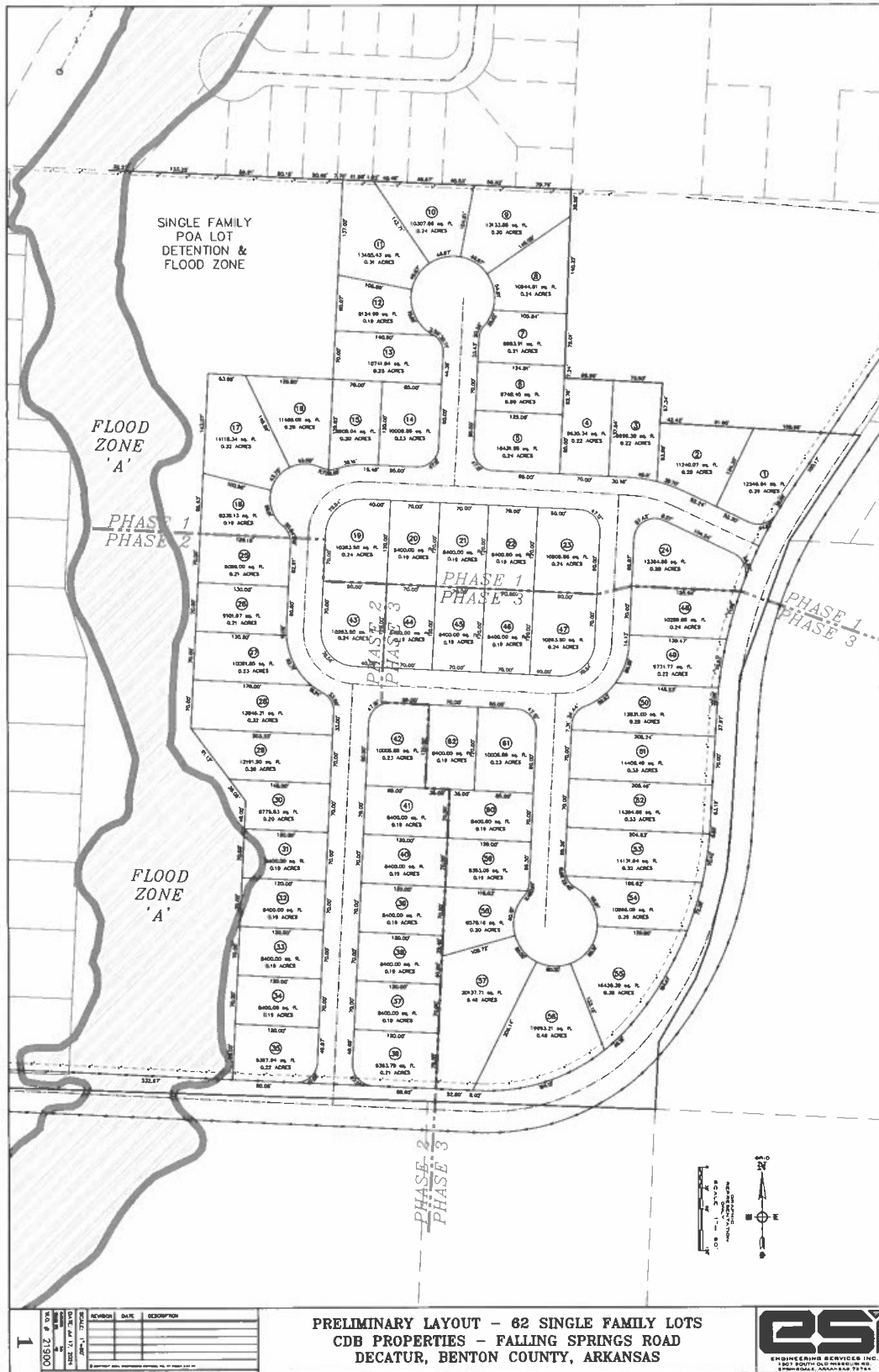
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PRELIMINARY PLAT APPROVED

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



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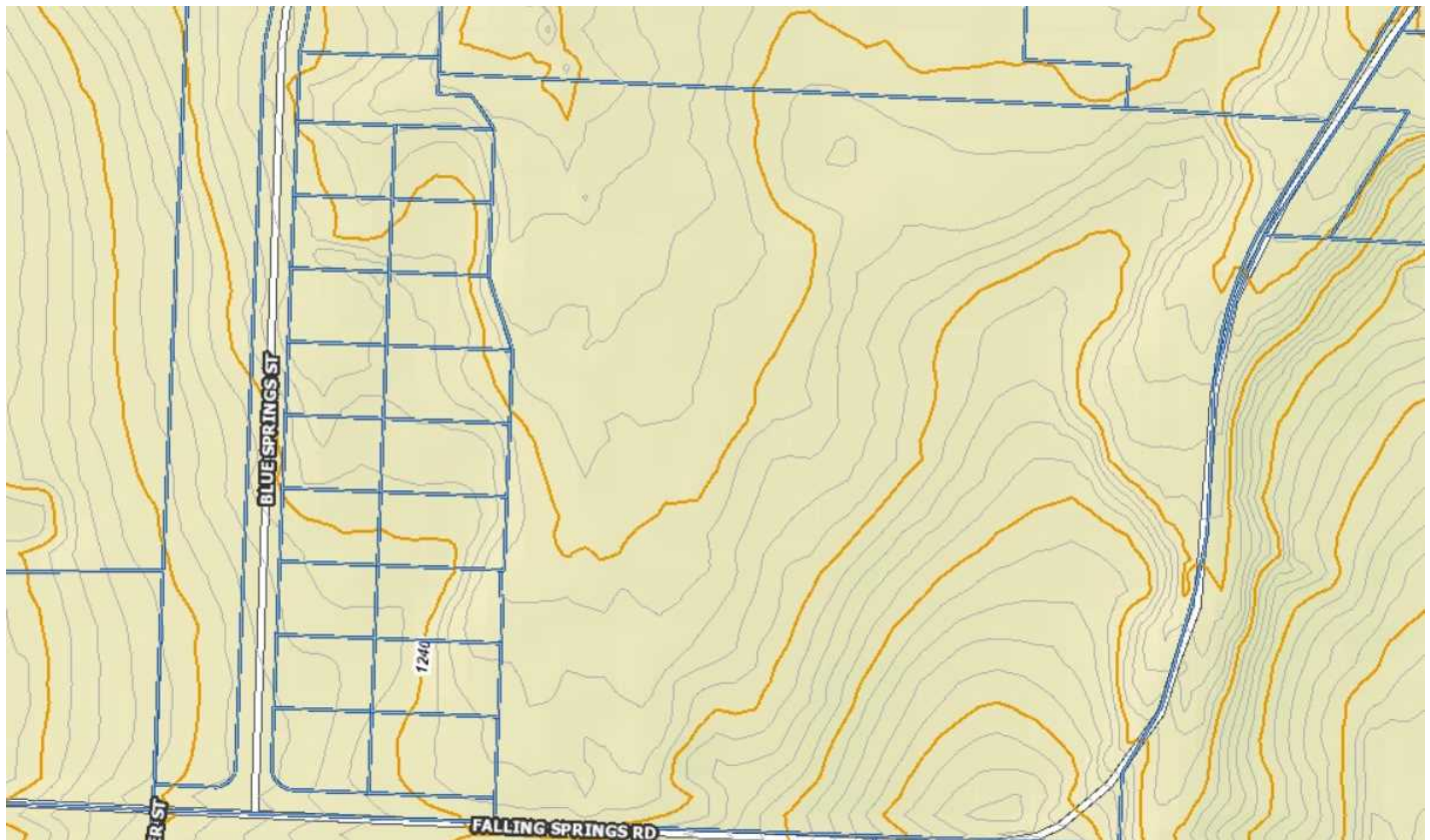
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PROPERTY PHOTOS

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R-3 ZONING CERTIFICATION

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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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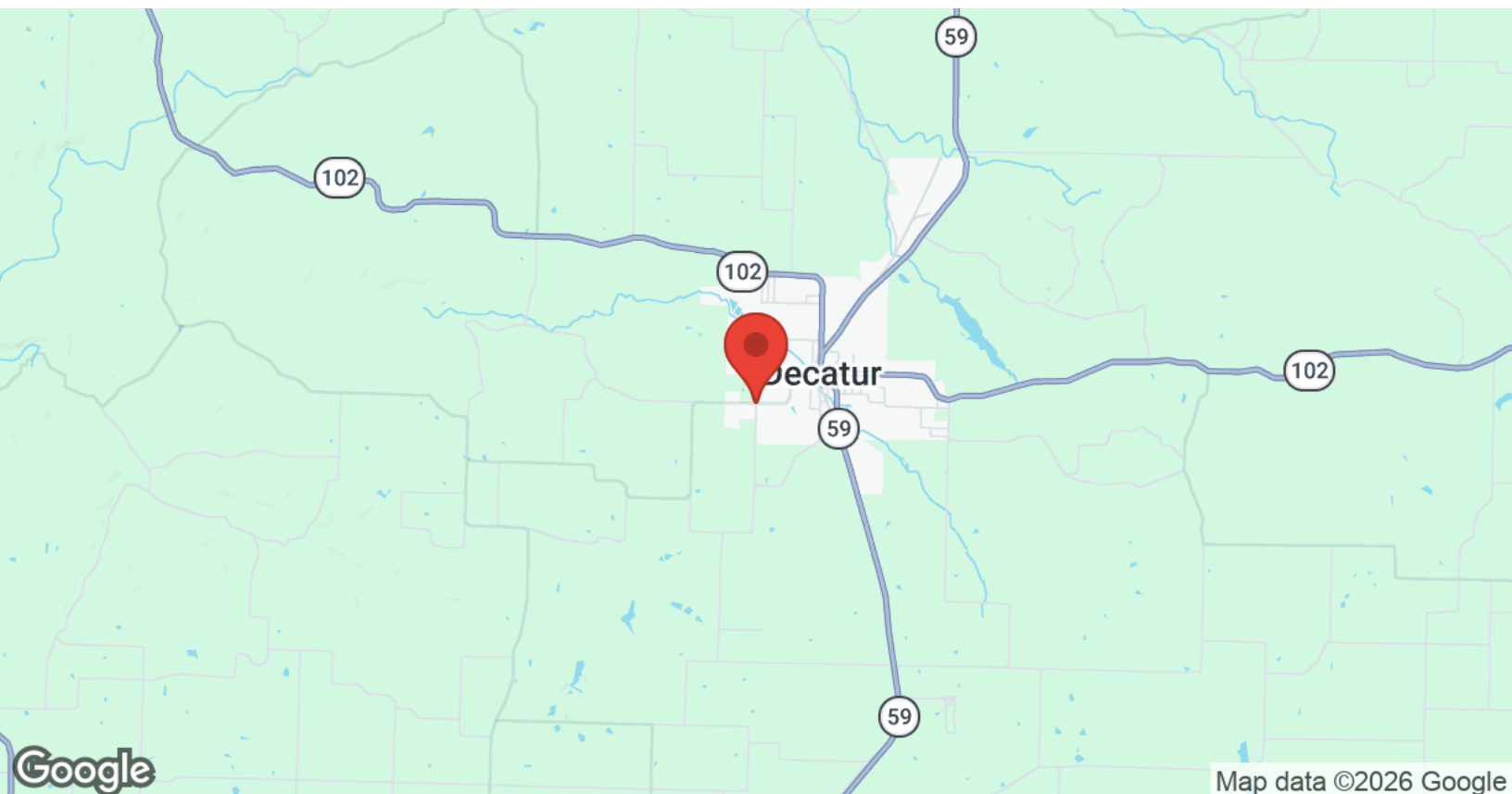
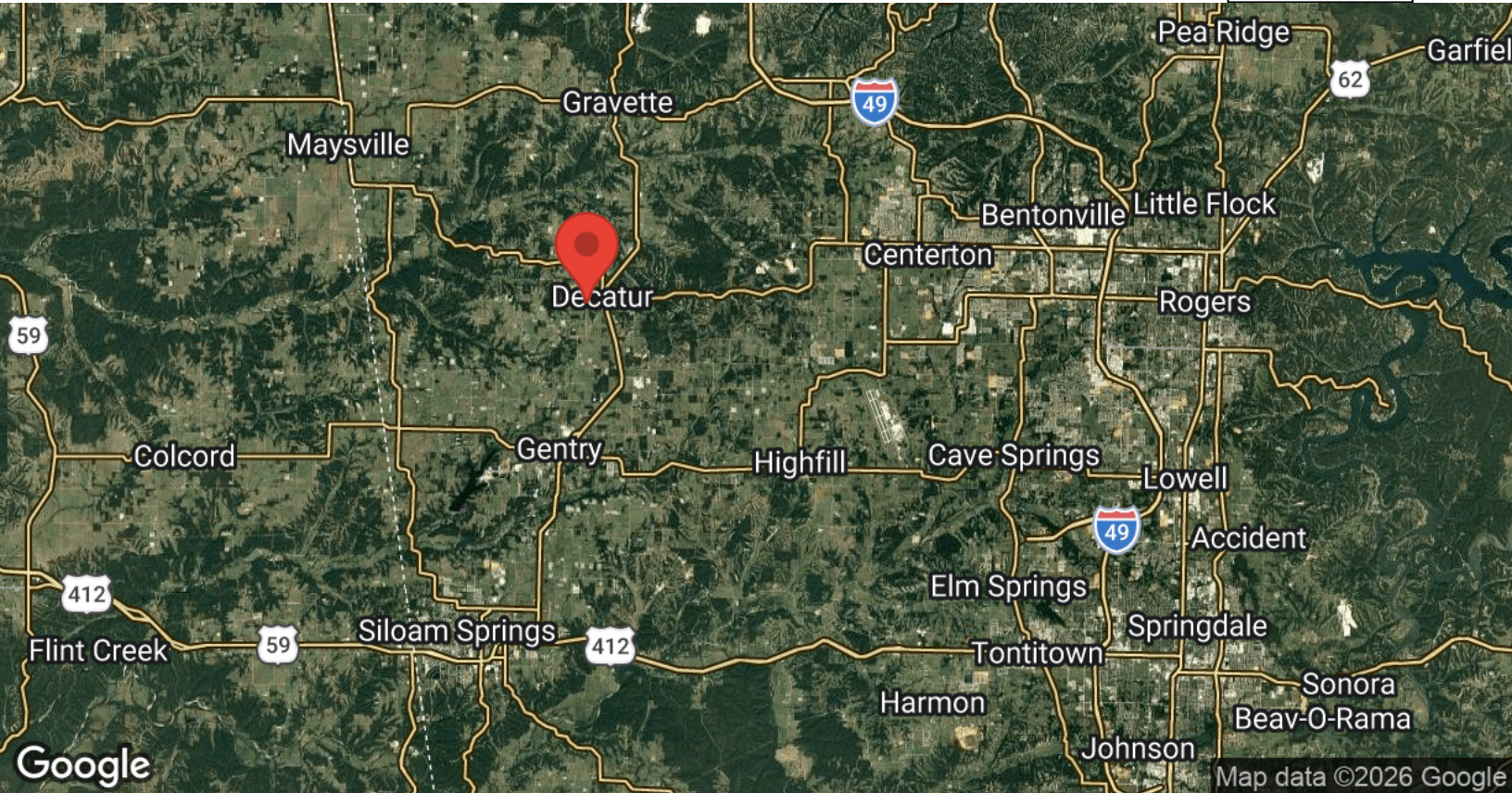
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LOCATION MAPS

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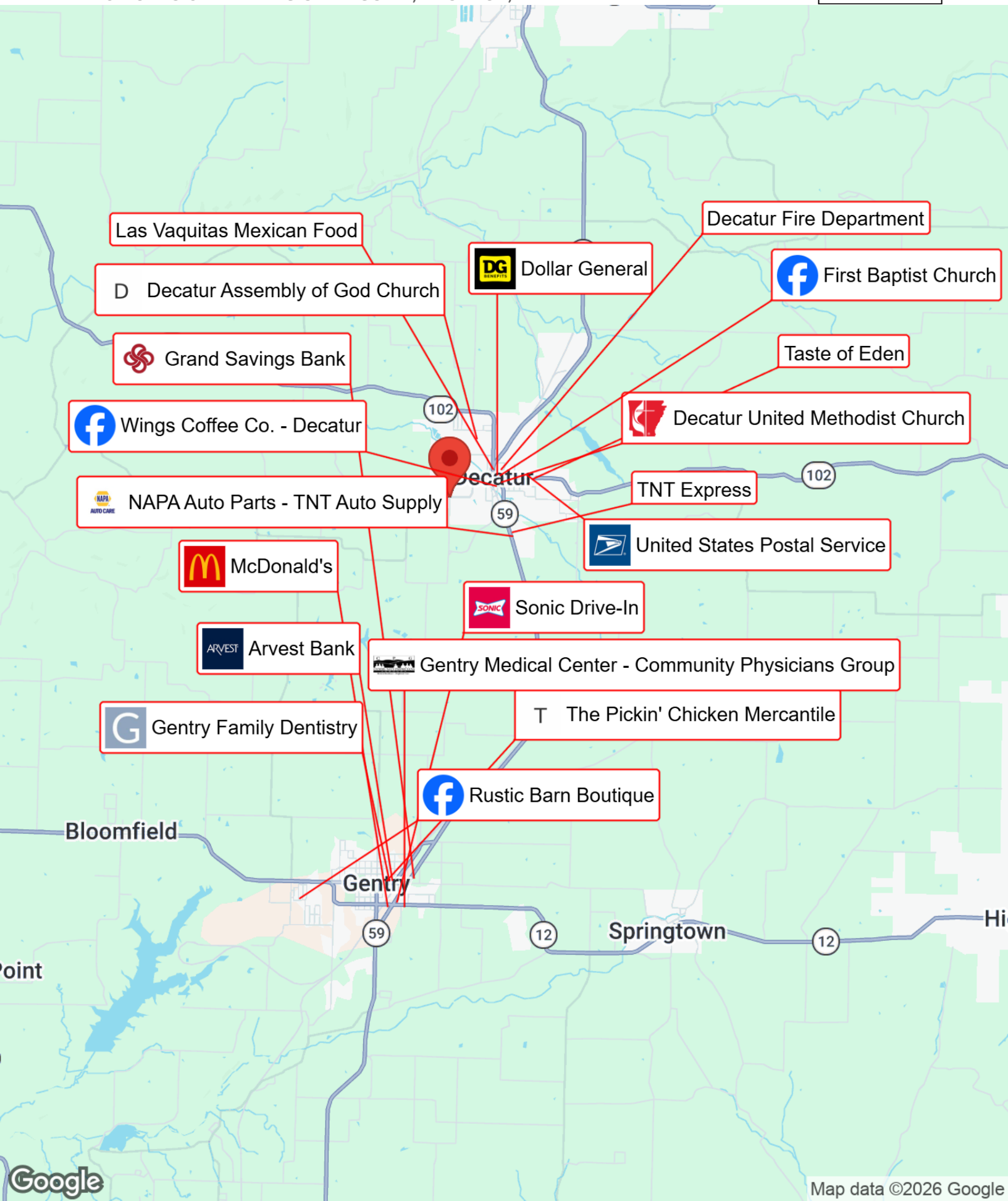
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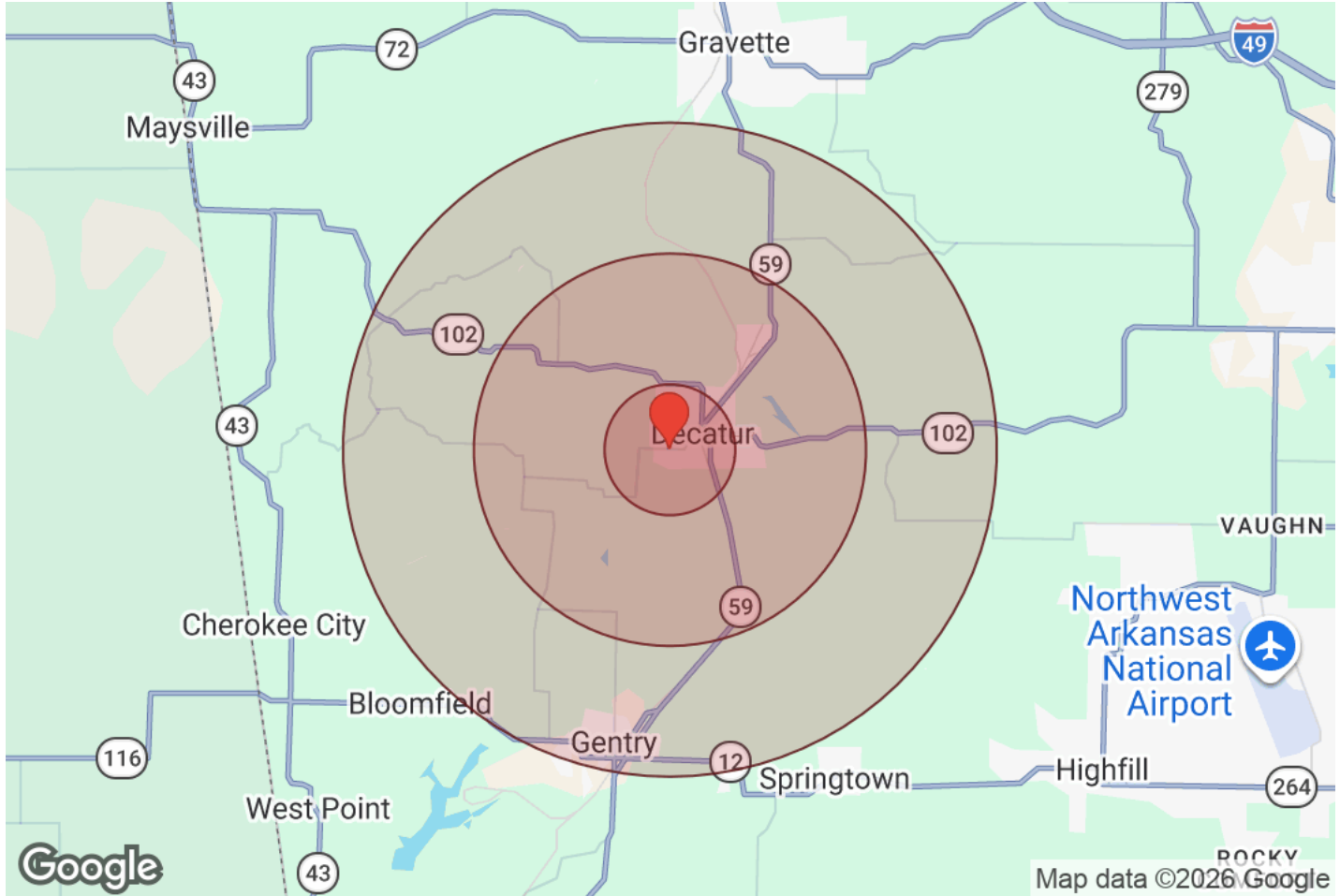
BUSINESS MAP

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	790	1,470	3,665
Female	745	1,392	3,647
Total Population	1,535	2,862	7,312

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,014	1,925	5,137
Black	14	25	50
Am In/AK Nat	20	35	99
Hawaiian	11	17	23
Hispanic	332	596	1,336
Asian	81	143	371
Multiracial	63	120	298
Other	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	636	1,202	3,105
Occupied	555	1,048	2,729
Owner Occupied	346	685	1,818
Renter Occupied	209	363	911
Vacant	81	154	375

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	321	591	1,485
Ages 15 - 24	224	397	966
Ages 25 - 54	615	1,142	2,882
Ages 55 - 64	180	353	921
Ages 65+	195	379	1,058

Income	1 Mile	3 Miles	5 Miles
Median	\$83,430	\$81,626	\$73,040
Under \$15k	37	92	250
\$15k - \$25k	26	54	126
\$25k - \$35k	56	91	129
\$35k - \$50k	63	120	326
\$50k - \$75k	73	135	582
\$75k - \$100k	65	120	277
\$100k - \$150k	114	232	608
\$150k - \$200k	78	121	218
Over \$200k	43	82	212

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PROFESSIONAL BIO

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Brenda Lee is an experienced Executive Broker with a long-standing presence in Northwest Arkansas, advising clients across both commercial and residential real estate. She is known for her thoughtful, analytical approach and her ability to guide clients through complex decisions with clarity, discretion, and confidence. Her commercial focus includes warehouses, office, and investment properties, where she brings a strong understanding of lease structures, property positioning, and market dynamics. Brenda works with investors, business owners, and owner users to align real estate decisions with long-term operational and financial goals.

Professional Experience

- . Extensive background in commercial and residential transactions
- . Trusted resource for investors, business owners, and owner-users
- . Skilled in negotiation, asset positioning, and market analysis

As a Northwest Arkansas native, Brenda offers a deep understanding of the region's growth, infrastructure, and evolving submarkets. She actively represents clients across:

Bentonville
Rogers
Springdale
Fayetteville
Bella Vista

Surrounding and emerging communities throughout Northwest Arkansas

Her insight into both established corridors and smaller outlying markets allows her to identify opportunity early and position properties strategically.

Credentials & Professional Development

Graduate, REALTOR Institute (GRI)
Certified Residential Specialist (CRS)
Real Estate Negotiation Expert (RENE)
Completed all coursework toward the Certified Commercial Investment Member (CCIM) designation

Brenda's business is built on long-term relationships and a strong professional network of lenders, attorneys, contractors, inspectors, and industry specialists -providing clients with access to trusted resources throughout every phase of a transaction. With a steady, client-focused approach, Brenda delivers a polished and professional experience. Whether representing a lease, acquisition,

DISCLAIMER

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