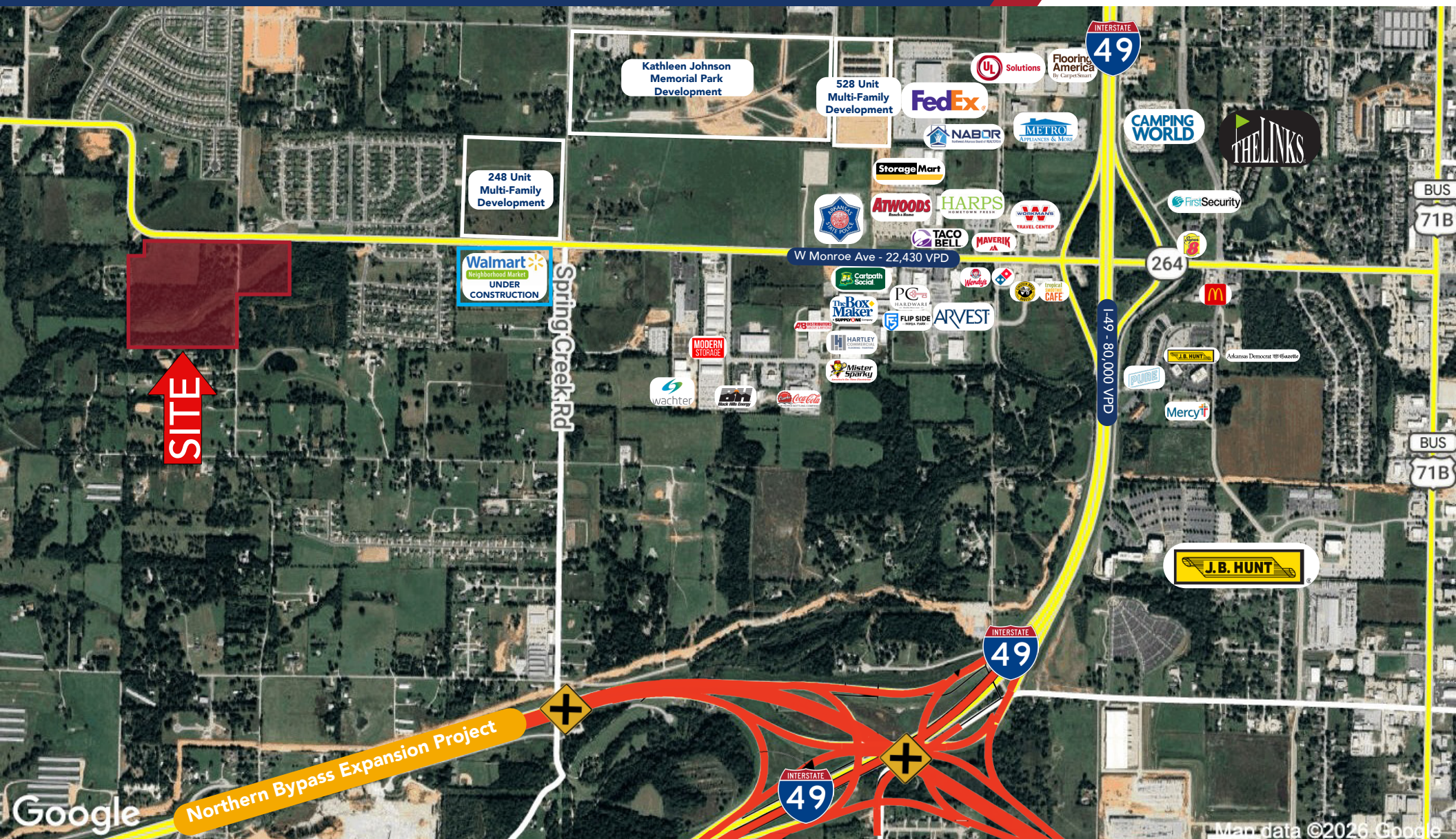


PRIME DEVELOPMENT LAND OPPORTUNITY

Zion St & W Monroe Ave | Lowell, AR 72745



JACKSON MOORE
AGENT
O 479.695.8268 | C 501.951.6300
jmoore@kelleycp.com

JORDAN JETER, CCIM
PARTNER | AGENT
O 479.695.8265 | C 501.350.7388
jjeter@kelleycp.com

Map data ©2026 Google

PRIME DEVELOPMENT LAND OPPORTUNITY

Zion St & W Monroe Ave | Lowell, AR 72745

| | |
|------------------------|----------------------------------|
| Available: | +/- 50 AC (Owner will Subdivide) |
| Price: | \$6,000,000 |
| Price Per Acre: | \$120,000 |
| Zoning | R-3 (HDR Urban Neighborhood) |
| Frontage | 1,700 Ft |
| Traffic Counts | ±22,430 VPD (W Monroe Ave) |

This ±50-acre tract at the corner of Zion Street and W. Monroe Avenue in Lowell, Arkansas offers a rare large-scale residential development opportunity in one of the nation’s fastest-growing corridors. Priced at \$6,000,000 (~\$120,000 per acre) and zoned R-3 (Urban Neighborhood), the site supports townhome, single-family, multifamily, or mixed-use development.

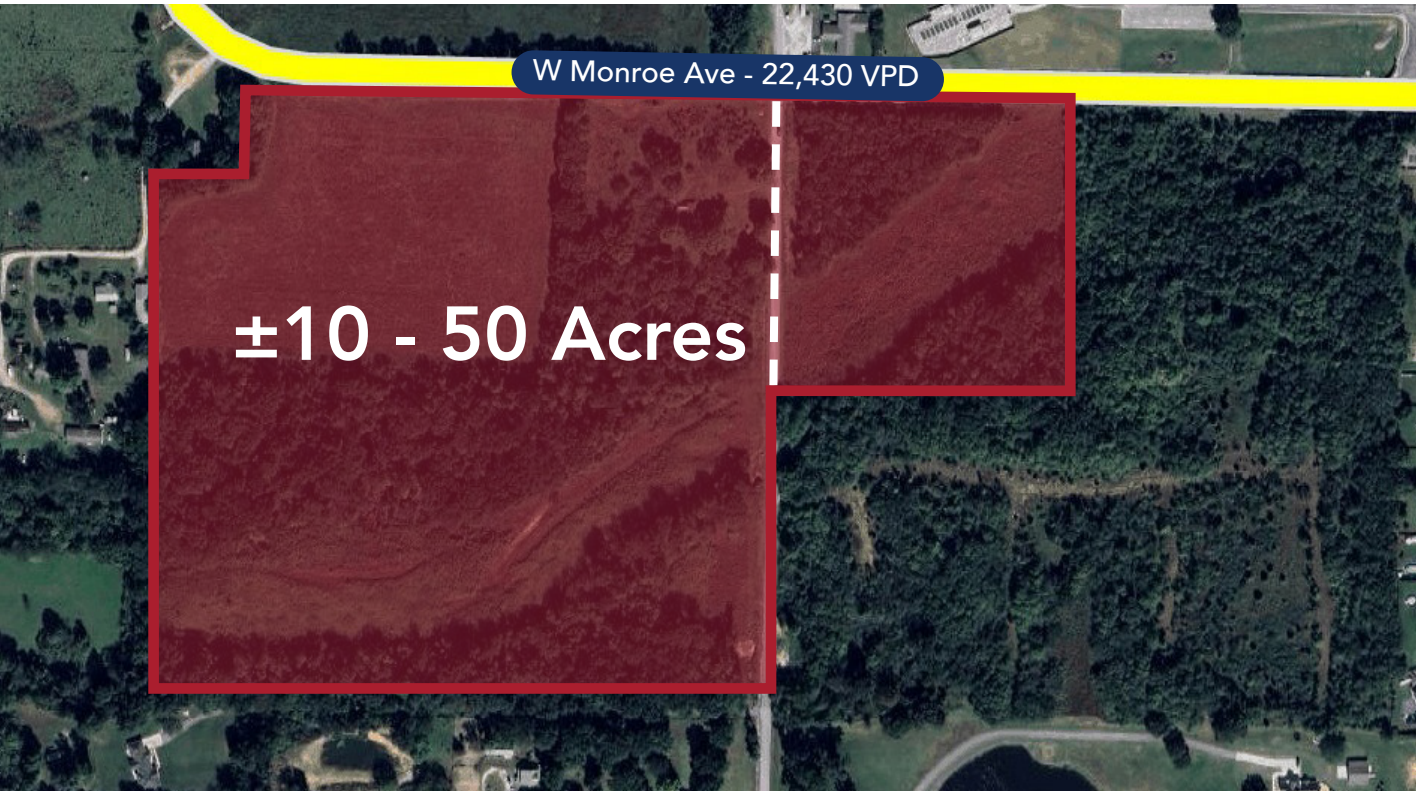
Located in the Central Benton County submarket, the largest and most active submarket in Northwest Arkansas, the property features approximately 1,700 feet of frontage on W. Monroe Avenue (22,430 VPD) and sits less than one mile from Interstate 49 (Exit 78, 80,000 VPD).

Nearby growth drivers include a Walmart Neighborhood Market under construction, surrounding multifamily development, and the Northern Bypass Expansion Project—all reinforcing strong, sustained residential demand.

PROPERTY HIGHLIGHTS

- Located at the corner of Zion and W Monroe Ave
- R-3 Zoning allows higher-density
- Immediately well-suited for Commercial development or low-density residential as the city of Lowell develops its sewer capacity
- 1,700 ft of major road frontage on W Monroe Ave (22,430 VPD)
- Direct Access to I-49 and Bellview Rd (providing direct access to the heart of Rogers/Pinnacle)
- Surrounded by Multi-family and Commercial Developments
- Less than 1 mile from the newly announced Walmart Neighborhood Market, Harps, Atwoods, and various national retailers
- Proximity to Major Employers: JB Hunt, Walmart, Tyson Foods

Multiple concept plans available for review including townhome, single-family, multi-family, and mixed-use configurations — contact agents for full package



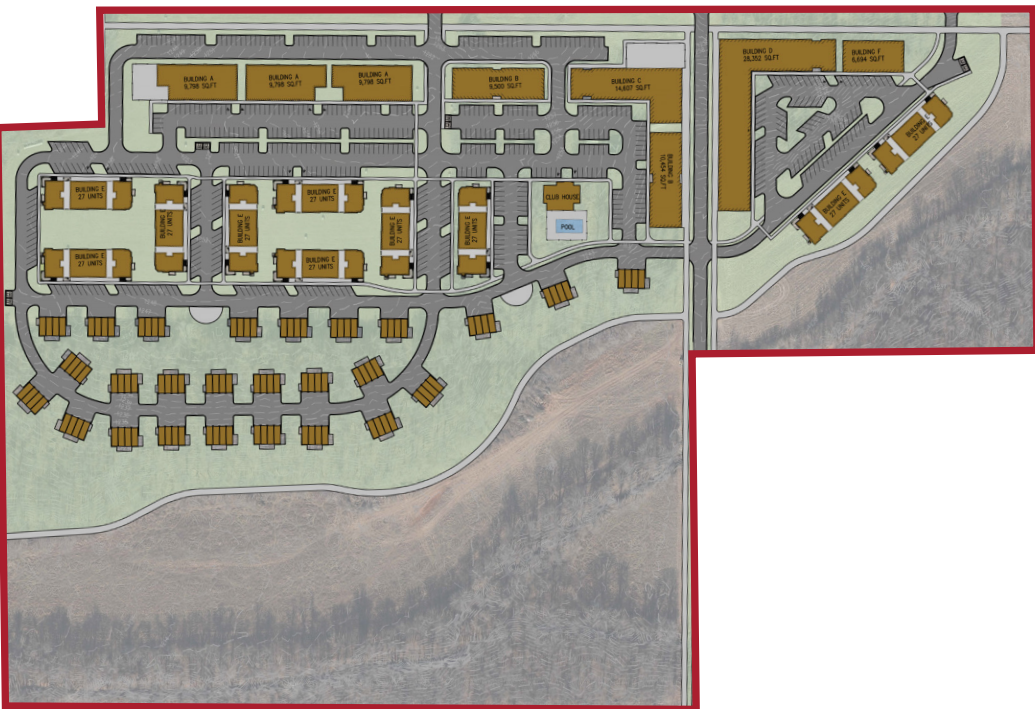
JACKSON MOORE
AGENT
O 479.695.8268 | C 501.951.6300
jmoore@kelleycp.com

JORDAN JETER, CCIM
PARTNER | AGENT
O 479.695.8265 | C 501.350.7388
jjeter@kelleycp.com

PRIME DEVELOPMENT LAND OPPORTUNITY

Zion St & W Monroe Ave | Lowell, AR 72745

SITE PLAN CONCEPTS



JACKSON MOORE
AGENT
O 479.695.8268 | C 501.951.6300
jmoore@kelleycp.com

JORDAN JETER, CCIM
PARTNER | AGENT
O 479.695.8265 | C 501.350.7388
jjeter@kelleycp.com

PRIME DEVELOPMENT LAND OPPORTUNITY

Zion St & W Monroe Ave | Lowell, AR 72745



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE
AGENT
O 479.695.8268 | C 501.951.6300
jmoore@kelleycp.com

JORDAN JETER, CCIM
PARTNER | AGENT
O 479.695.8265 | C 501.350.7388
jjeter@kelleycp.com

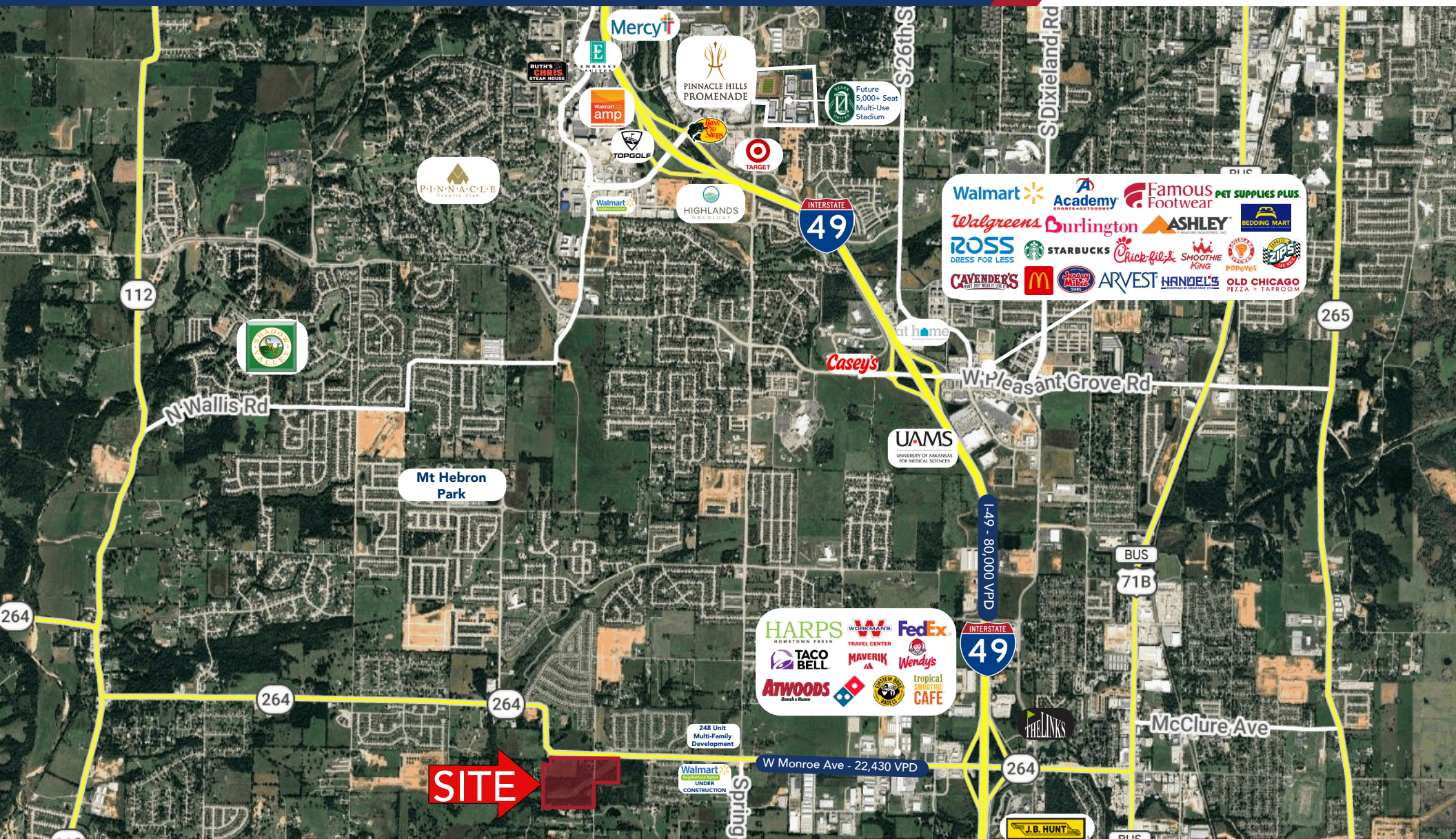
PRIME DEVELOPMENT LAND OPPORTUNITY

Zion St & W Monroe Ave | Lowell, AR 72745



PRIME DEVELOPMENT LAND OPPORTUNITY

Zion St & W Monroe Ave | Lowell, AR 72745



JACKSON MOORE
 AGENT
 ☎ 479.695.8268 | ☎ 501.951.6300
 jmoore@kelleycp.com

JORDAN JETER, CCIM
 PARTNER | AGENT
 ☎ 479.695.8265 | ☎ 501.350.7388
 jjeter@kelleycp.com

PRIME DEVELOPMENT LAND OPPORTUNITY

Zion St & W Monroe Ave | Lowell, AR 72745

NORTHWEST ARKANSAS RANKS AS NATION'S BEST PERFORMING LARGE METRO AREA

Source: Milken Institute

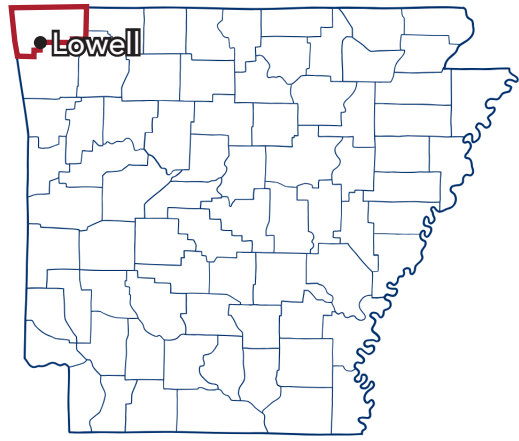
MARKET OVERVIEW

Lowell, Arkansas, is a strategically positioned city in the heart of Northwest Arkansas, known for its strong logistics presence and steady commercial growth. Located along the I-49 corridor between Springdale and Rogers, Lowell benefits from immediate access to the region's primary transportation artery, making it a key hub for distribution and corporate operations. The city is home to the corporate headquarters of J.B. Hunt Transport Services, one of the largest transportation and logistics companies in North America, which anchors the local economy. Additional major employers in and around Lowell include Unilever, Honeywell, and Central States Manufacturing, along with a wide range of supporting industrial and service businesses.

As part of the rapidly expanding Northwest Arkansas metro, Lowell continues to see growth in population, retail, and industrial development, supported by regional investments in infrastructure and its proximity to major economic drivers such as Walmart in nearby Bentonville. With its business-friendly environment, central location, and access to a skilled workforce, Lowell remains an attractive destination for companies seeking to establish or expand operations in the region.

| LOWELL MAJOR EMPLOYERS | |
|------------------------|------------------------------|
| Rank | Company |
| 1 | J.B. Hunt Transport Services |
| 2 | Unilever |
| 3 | Honeywell |
| 4 | Central States Manufacturing |
| 5 | Walmart |
| 6 | Tyson Foods |
| 7 | Lowell Public Schools |
| 8 | Mercy Health |
| 9 | Northwest Health System |
| 10 | PAM Transport |

Source: Rogers Lowell Chamber



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|--------------------|-----------|-----------|-----------|-----------|
| DAYTIME POPULATION | 3,758 | 31,152 | 87,416 | 302,467 |
| AVERAGE HH INCOME | \$165,638 | \$175,285 | \$139,376 | \$127,143 |
| TOTAL HH | 1,276 | 11,535 | 31,032 | 111,260 |
| AVERAGE AGE | 34 | 34 | 34 | 33 |
| BUSINESSES | 33 | 715 | 2,366 | 9,867 |
| EMPLOYEES | 226 | 8,589 | 28,751 | 113,481 |

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property

| | | | | | |
|----------------|-----------------------|----------------|-----------|--------------|----------------|
| | | | | | |
| 302,467 | \$127,143 | 111,260 | 33 | 9,867 | 113,481 |
| Population | Avg. Household Income | Households | Avg. Age | Businesses | Employees |



JACKSON MOORE
AGENT
O 479.695.8268 | C 501.951.6300
jmoore@kelleycp.com

JORDAN JETER, CCIM
PARTNER | AGENT
O 479.695.8265 | C 501.350.7388
jjeter@kelleycp.com

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.



JACKSON MOORE
AGENT
📞 479.695.8268 | 📠 501.951.6300
jmoore@kelleycp.com



JORDAN JETER, CCIM
PARTNER | AGENT
📞 479.695.8265 | 📠 501.350.7388
jjeter@kelleycp.com

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.