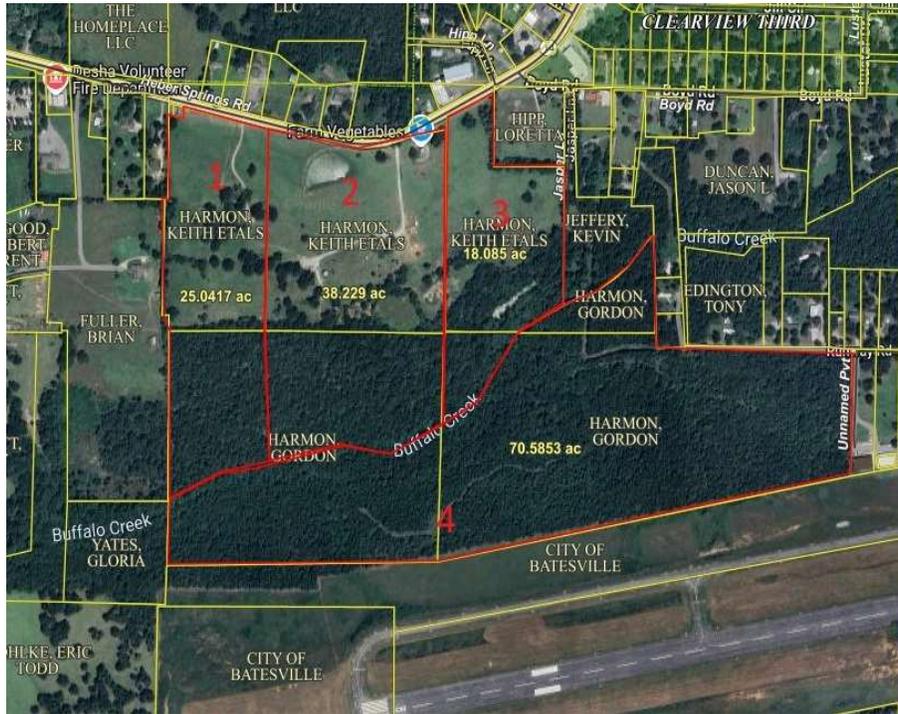


152+/- ACRES MIXED USE DEVELOPMENT LAND!



HARMON ESTATE

825, 909 Heber Springs Road, Batesville, AR 72501



PROPERTY DESCRIPTION

Selling ALL or in separate parcels. All in Price \$1,906,255
 Individually: Parcel 1 includes 25.04+/- acres and 1826 sq.ft. house \$404,300, Parcel 2 includes 38.3+/- acres and 2033 sq.ft. house \$675,730, Parcel 3 includes 18.09+/- acres \$226,125, Parcel 4 includes 70.6+/- acres of beautiful timberland with creek \$600,100. All of the parcels are served by municipal water and electricity and are strategically located for personal use or for development. GO TO WWW.HARMONMEADOWS.COM FOR ADDL. PICTURES AND INFO!

PROPERTY HIGHLIGHTS

- 152+/- acres
- 1850+/- feet of frontage on Hwy 25
- 10" city water to site
- sewer to site
- potential for 10 or more two-acre commercial sites and 544+/- quarter-acre residential lots
- Zoned Residential. Will need rezoning for high density Residential and Commercial
- Located in the desirable Batesville area
- Ample space for mixed use development
- Potential for a variety of land use options
- Convenient access to major transportation routes
- Prime location for commercial development

OFFERING SUMMARY

Sale Price:	\$1,906,255
Lot Size:	152 Acres

DEMOGRAPHICS

	5 MILES	25 MILES	50 MILES
Total Households	7,122	30,753	107,419
Total Population	18,051	75,599	265,047
Average HH Income	\$71,391	\$69,824	\$71,187

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

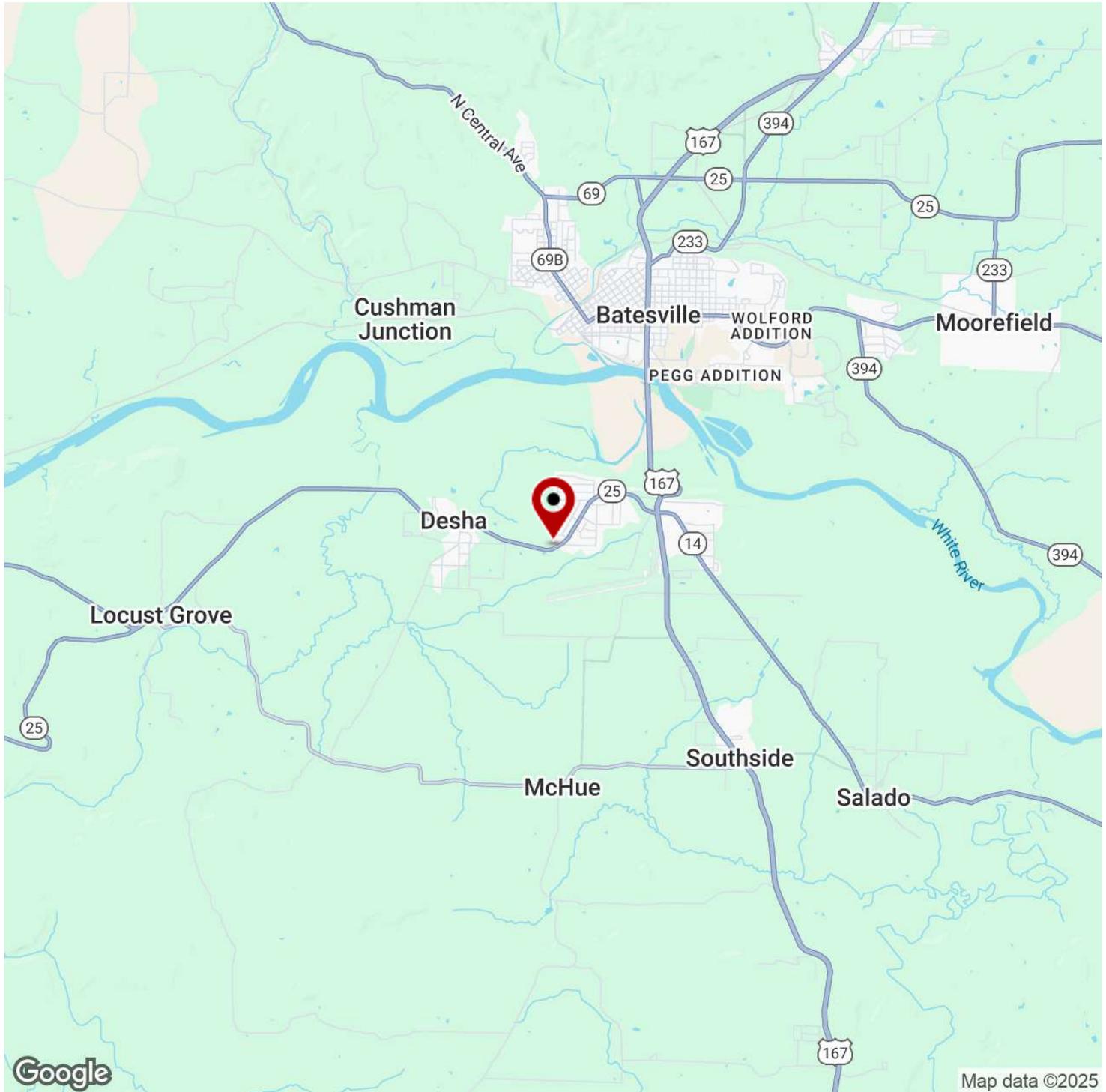
JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
 Commercial Broker And Prin. Auctioneer (Aalb 1787)
 O: 501.940.3231
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 jmitchum@kw.com
 AR #EB00043654

KELLER WILLIAMS REALTY--LITTLE ROCK
 12814 Cantrell Road
 Little Rock, AR 72223



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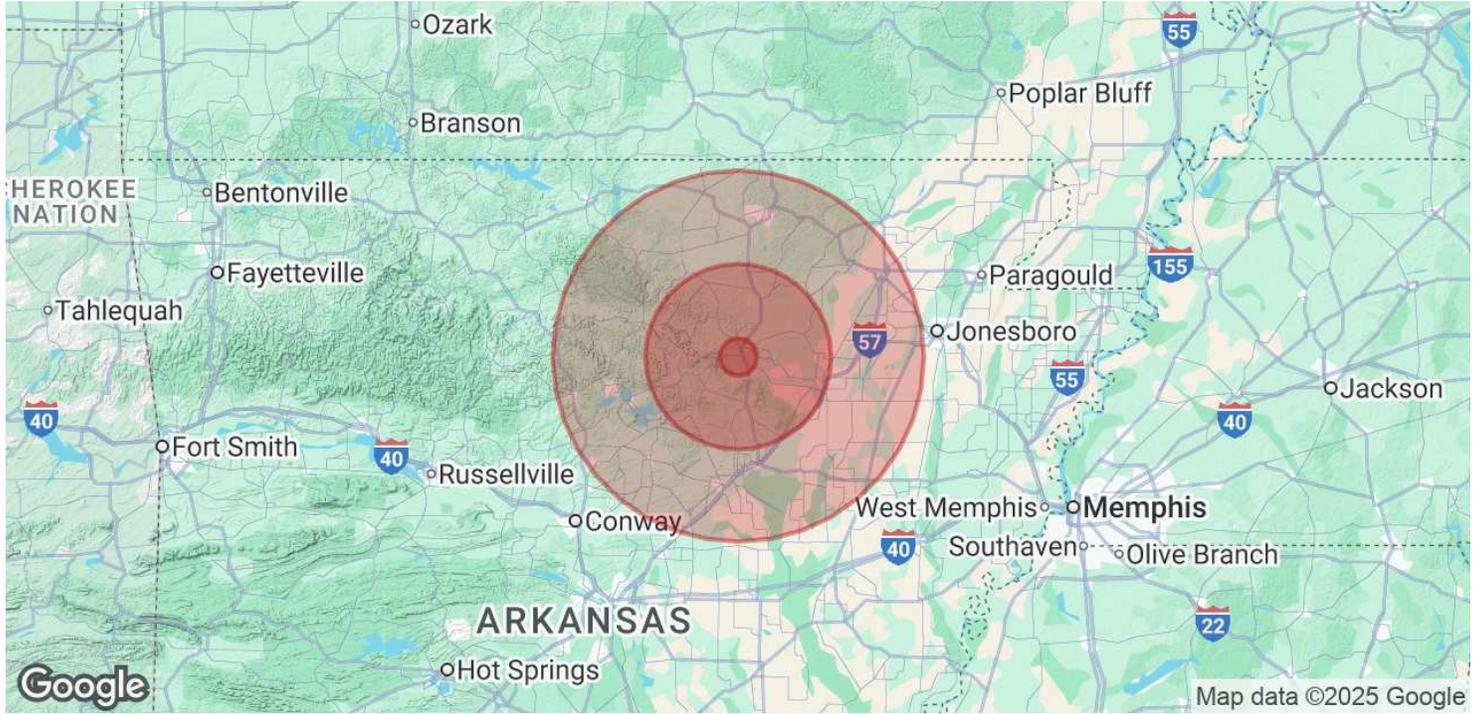
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POPULATION	5 MILES	25 MILES	50 MILES
Total Population	18,051	75,599	265,047
Average Age	39	42	43
Average Age (Male)	38	41	42
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	7,122	30,753	107,419
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$71,391	\$69,824	\$71,187
Average House Value	\$168,220	\$177,611	\$197,400

Demographics data derived from AlphaMap

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