

**FOR  
SALE**

**4.98 +/- AC, Lincoln St.  
Lowell, AR**

**\$436,000**

**FEATURES**

- **4.98 +/- ACRES**
- **Zoned Commercial**
- **\$ 2.01 per SF (approx)**
- **All city utilities**
- **600' +/- frontage/Lincoln**
- **Electric / gas at street**
- **Water/sewer at street**
- **Acreage flat & cleared**
- **2006 traffic ct: 23,000**  
(at 71B/Monroe)
- **Booming area**
- **Only 1 ½ mile to I-540**
- **READY TO DEVELOP**



**CENTRALLY LOCATED COMMERCIAL TRACT**



**Bill McClard, CCIM, SIOR**

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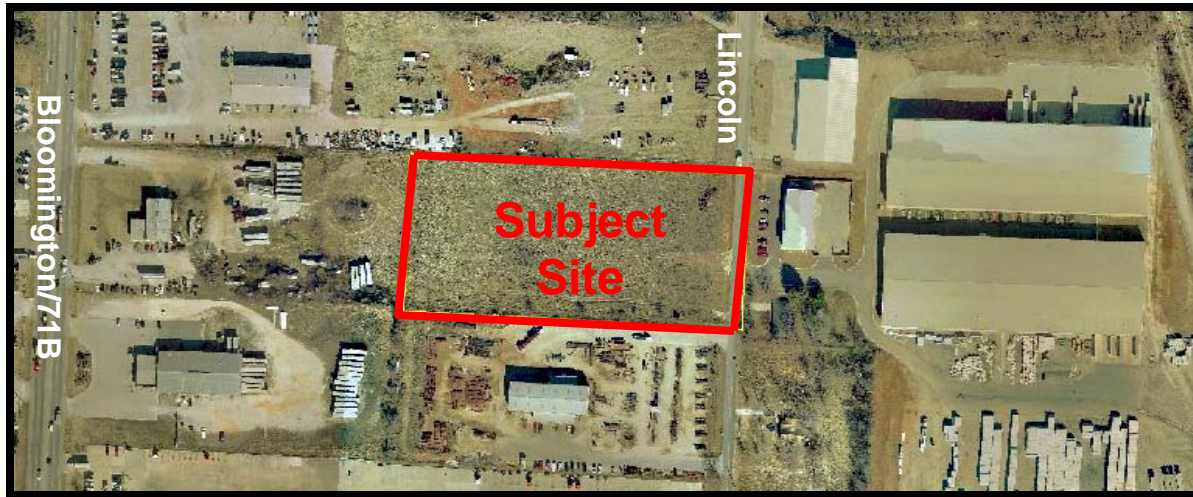


**DIRECTIONS: From I-540, exit 78, east on  
Monroe 1.1 miles, (through stoplight), turn  
south onto Lincoln, property on west side.**

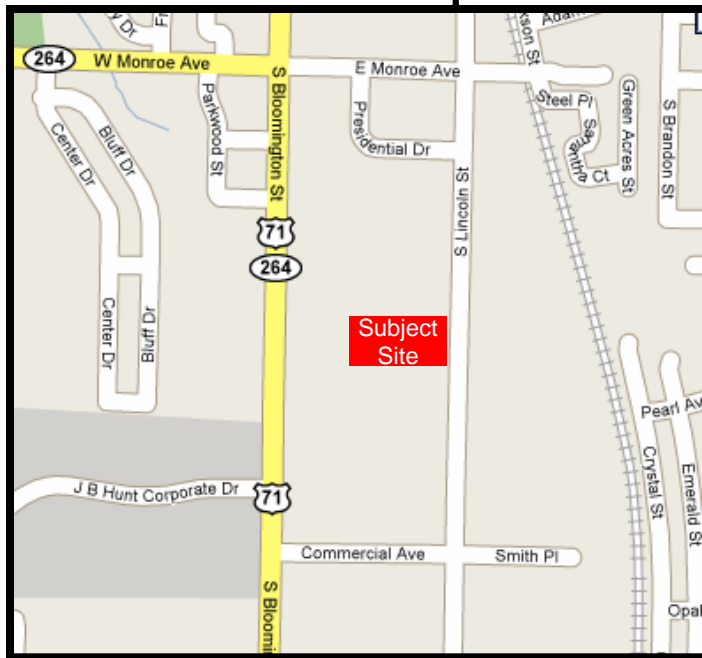
**ML# 517364**

All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

# Aerial View



# Area Map



# Parcel Map

