

±2.45 ACRES FOR SALE | REZONED TO C-5

# 696 E ROBINSON AVE

SPRINGDALE, ARKANSAS 72762

412

412

412

E ROBINSON AVE - 25,000 VPD



GEORGE'S

FedEx



POPEYES

Premier Motor Company

POWELL ST

HUCKLEBERRY LN

**SITE**  
±2.45 AC

**SOLD**  
1.313 ACRES

KIMLORMEDICAL



**PALMER HAYS**, SIOR MEMBER ASSOCIATE  
INDUSTRIAL & LAND SPECIALIST  
479.466.8499  
PALMER@BENNETTCRE.COM

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

### SITE OVERVIEW

**AVAILABLE:** ±2.45 ACRES

**ASKING PRICE:** **\$797,500**

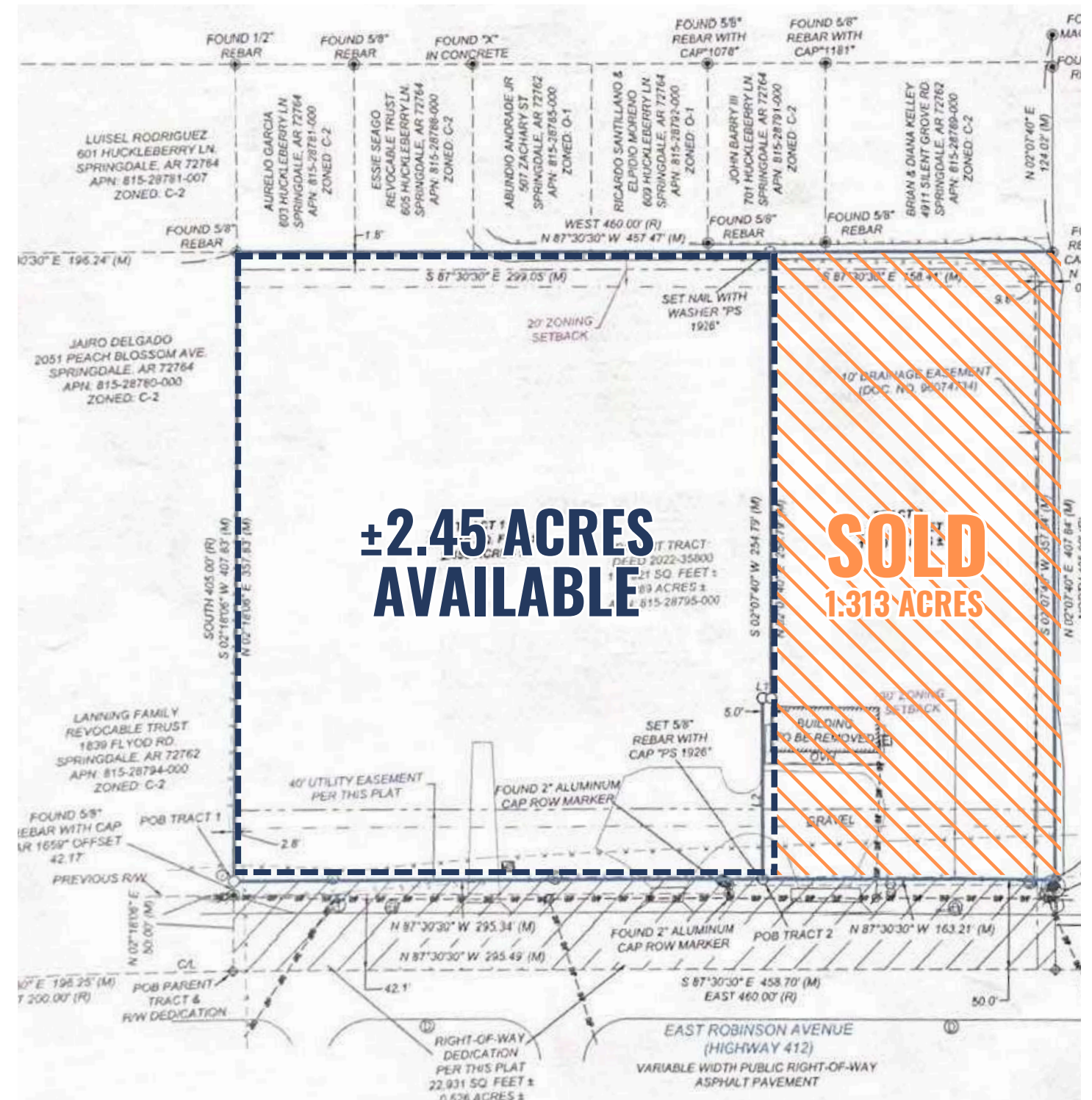
**COST PER ACRE:** \$325,510/AC

**ZONING:** C-5

### PROPERTY HIGHLIGHTS

- + ±260' OF HIGHWAY 412 FRONTAGE
- + WATER / SEWER & OTHER UTILITIES LOCATED ON SITE
- + 25,000 VEHICLES PER DAY ON E ROBINSON / HIGHWAY 412
- + ZONING ALLOWS FOR HEAVY COMMERCIAL APPLICATIONS
- + 3-MINUTE DRIVE FROM 71-B
- + 10-MINUTE DRIVE FROM I-49

**GOOGLE EARTH VIEW LINK**



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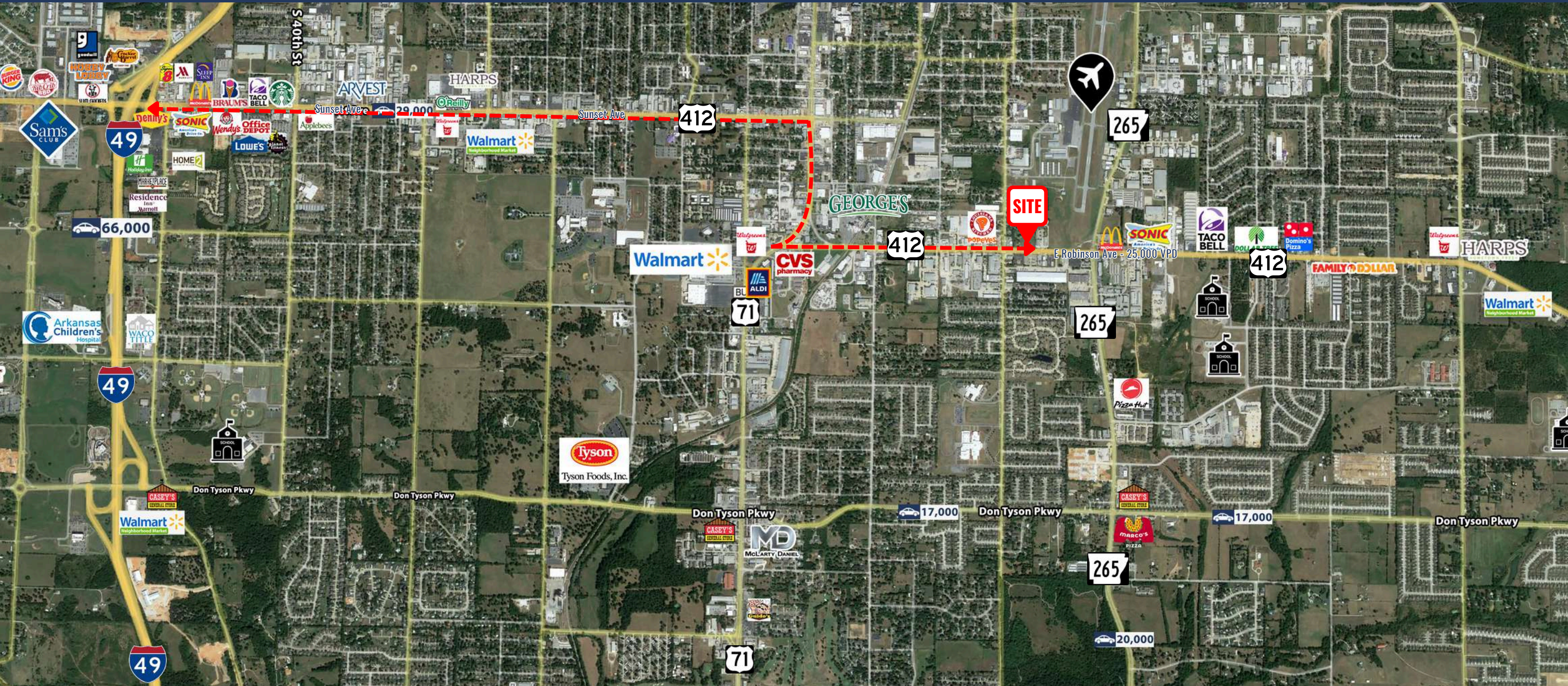
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# 696 E ROBINSON AVE, SPRINGDALE, AR

AERIAL VIEW



### INTERSTATE-49

3.5 MILES 13 MIN

### HWY 71B

1 MILES 3 MIN

### HWY 265

0.2 MILES 1 MIN

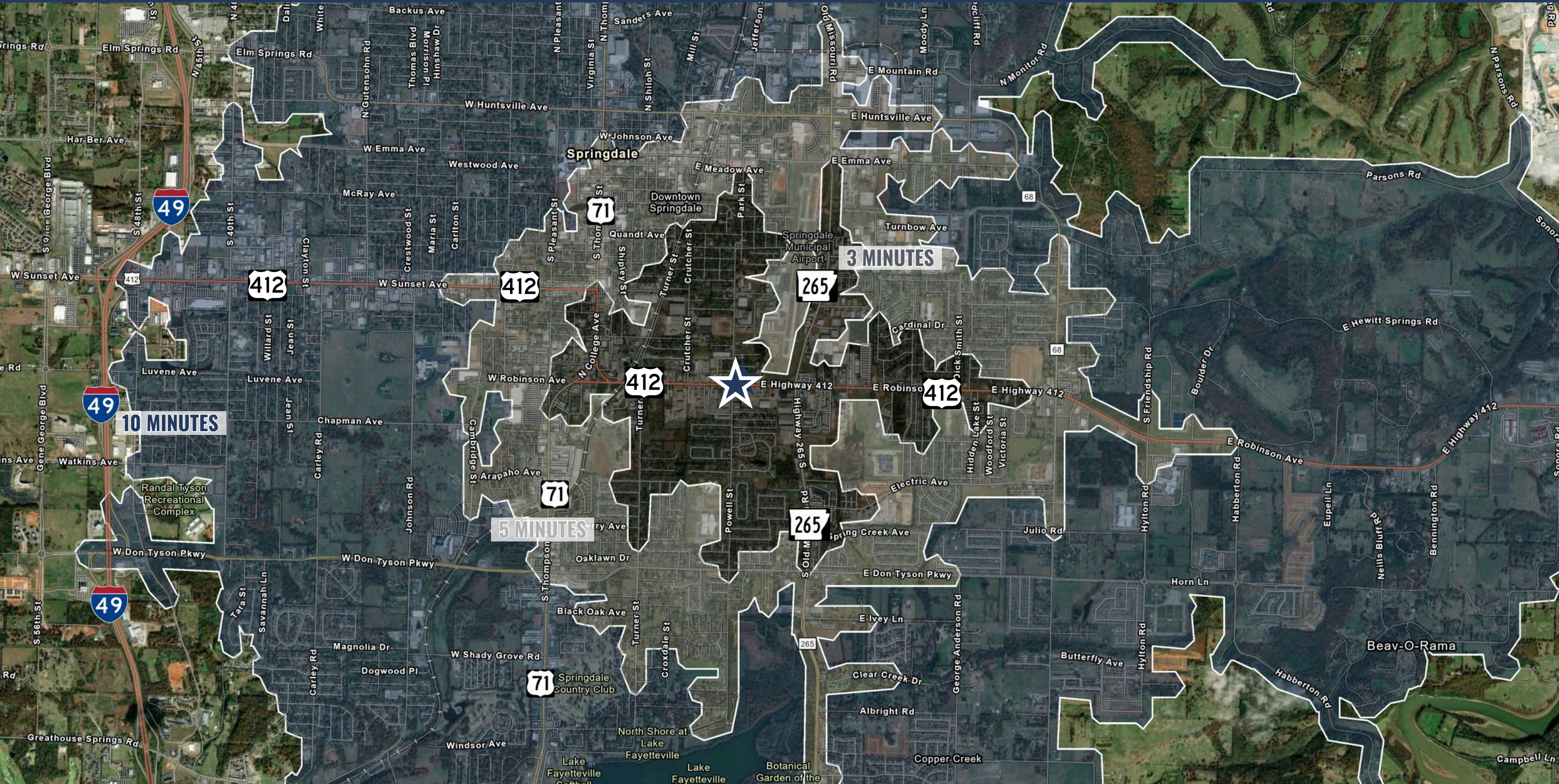


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DRIVE TIME MAP



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# BENNETT

COMMERCIAL REAL ESTATE

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