

Commercial Land For Sale

West Fork, Arkansas

475 Phillips St
West Fork, AR 72774
www.cbre.com/fayetteville

Entire Property: \$495,000



Commercial Land

475 Phillips St | West Fork, AR 72774

For Sale

Property Information

Highlights

- + Zoning: General Commercial
- + Existing Water Tap
- + Sewer Available
- + Two Lane Access to I-49
- + 252' Frontage on Phillips St

Pricing

- + Entire Property: ±3.84 AC
- \$495,000
- + Tracts 1 & 2: ±1.36 AC
- \$365,000
- + Tract 3: ±2.47 AC
- \$247,500

Overview

Desirable commercial tract adjacent to Harp's Food Store, which is one of the only grocery stores in West Fork. Property is located 0.1 Miles from I-49 with significant frontage on Phillips St.

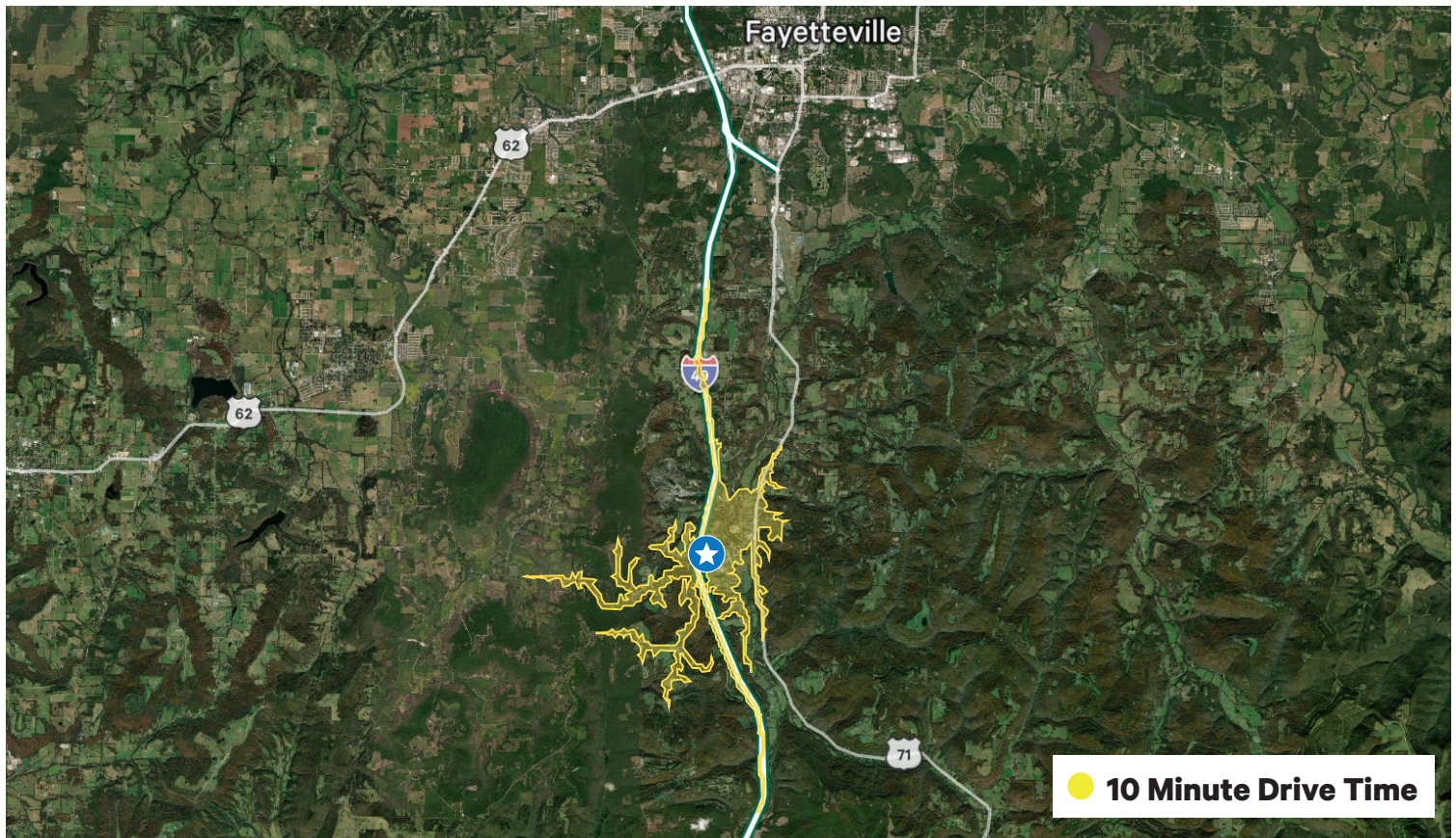


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Demographics	10 Minute Drive Time
Population	
2022 Population - Current Year Estimate	2,214
2027 Population - Five Year Projection	2,340
Households	
2022 Households - Current Year Estimate	899
2027 Households - Five Year Projection	949
Average Income	
2022 Average Household Income	\$78,778
2027 Average Household Income	\$93,099
Place of Work	
2022 Employees	628



Contact Us

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