

N Oak St, Springdale AR

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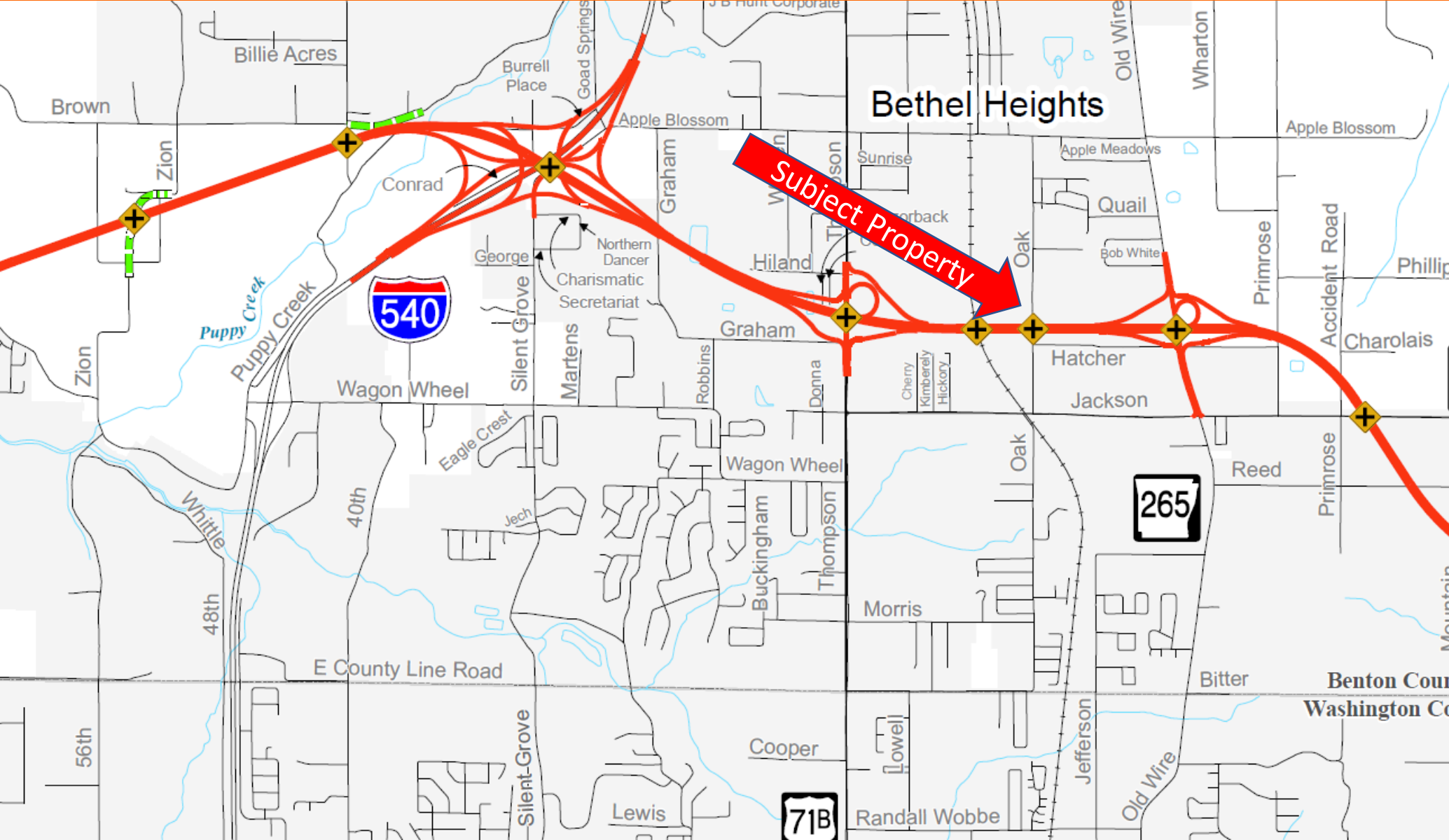
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1800 S 52nd St, Suite 106, Rogers, AR 72758

Amazing Opportunity for Development of High Demand Flex Space Warehousing, Storage Buildings, or other commercial with Easy Access to Main Interstate Interchange



Proposed expansion of the Hwy 612 Bypass makes this location very accessible





C-2

5274

N OAK ST

5184



5168 A

5421

655

749

777

839

825

SF-1

5325 P102

5325 P101

5325 O101

5325 N101

5325 M104

5325 M101

5325 L101

5325 K103

5325 J103

Multi Family

5325 A

5325 B103

5325 C103

5325 C101

5325 D103

5325 D301

5325 D101

5325 E102

5325 F101

5325 G103

5325 G301

5325 G101

5325 H101

5325 H302

5325 H103

5325 I101

5325 J101

5325 K101

5325 L102

5325 M108

5325 M105

5325 M106

5325 M107

5325 M104

5275

Easment to Tract C

Tract B

5225 I-1



Tract C

C-2

Tract A - Approximate Boundary +/- 7.99 acres



5191

I-2

A-1

Property Highlights

- **Commercial opportunity – Zone C-2**
- **Excellent Opportunity for high demand flex warehouse and storage, or other commercial**
- **Centrally located in NWA with close proximity to I49, Hwy 71 and the proposed Hwy 612 bypass**
- **All utilities available**