

+/- 2.4 ACRES OF PRIME LAND FOR SALE

657 OAK GROVE ROAD

Springdale, AR 72762



PROPERTY DESCRIPTION

Prime development opportunity on +/- 2.4 Acres of level/partially wooded land near I-49! This piece of land is strategically located near one of the busiest Walmart Supercenters, considered a "Test Store" and surrounded by excellent neighboring businesses, including Aldi, Arvest Bank, and a Shell Gas Station. These businesses help provide a solid local demographic and potential customer base. Currently zoned A1, offering flexibility for various development possibilities. Don't miss out on this ideal site for your next project!

PROPERTY HIGHLIGHTS

- +/- 2.4 Acres of land Zoned A-1
- Prime Location in Springdale, just a half mile from I-49
- 160' Road Frontage on Oak Grove Rd
- Suitable for a variety of investment opportunities

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	2.399 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	287	1,322
Total Population	308	846	4,098
Average HH Income	\$123,116	\$119,837	\$108,309

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.

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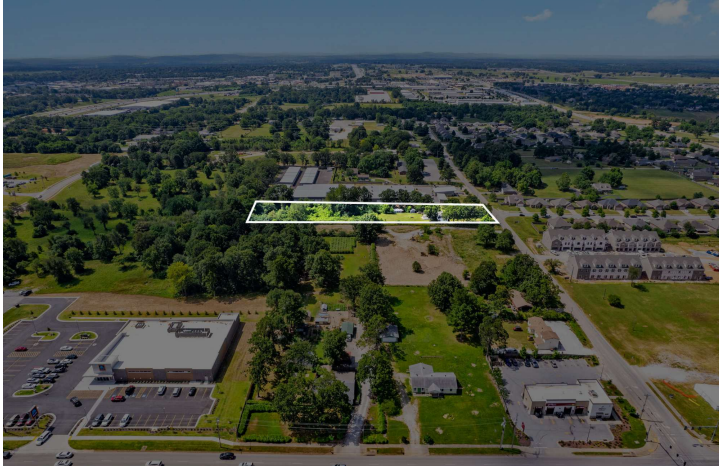
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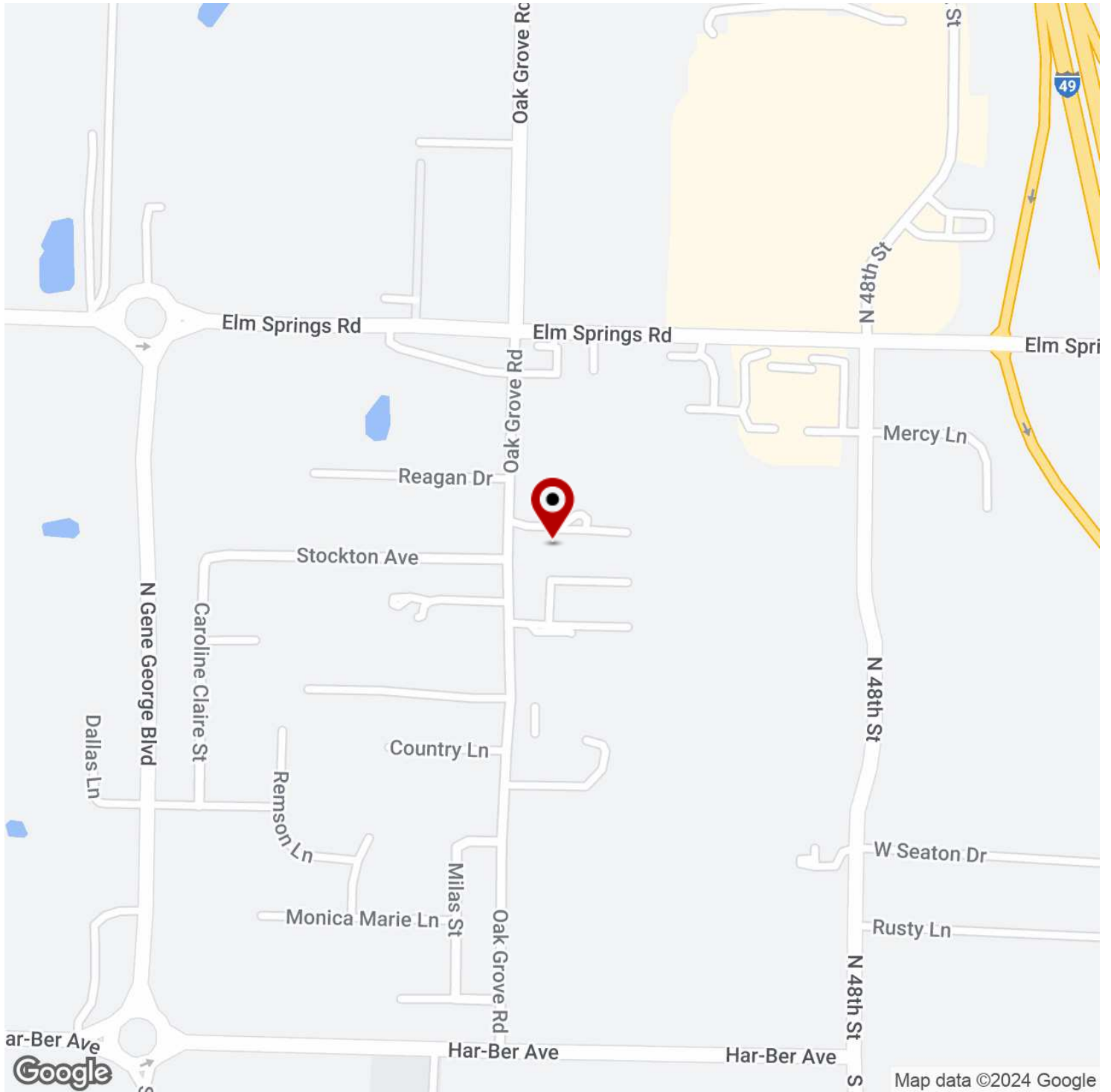
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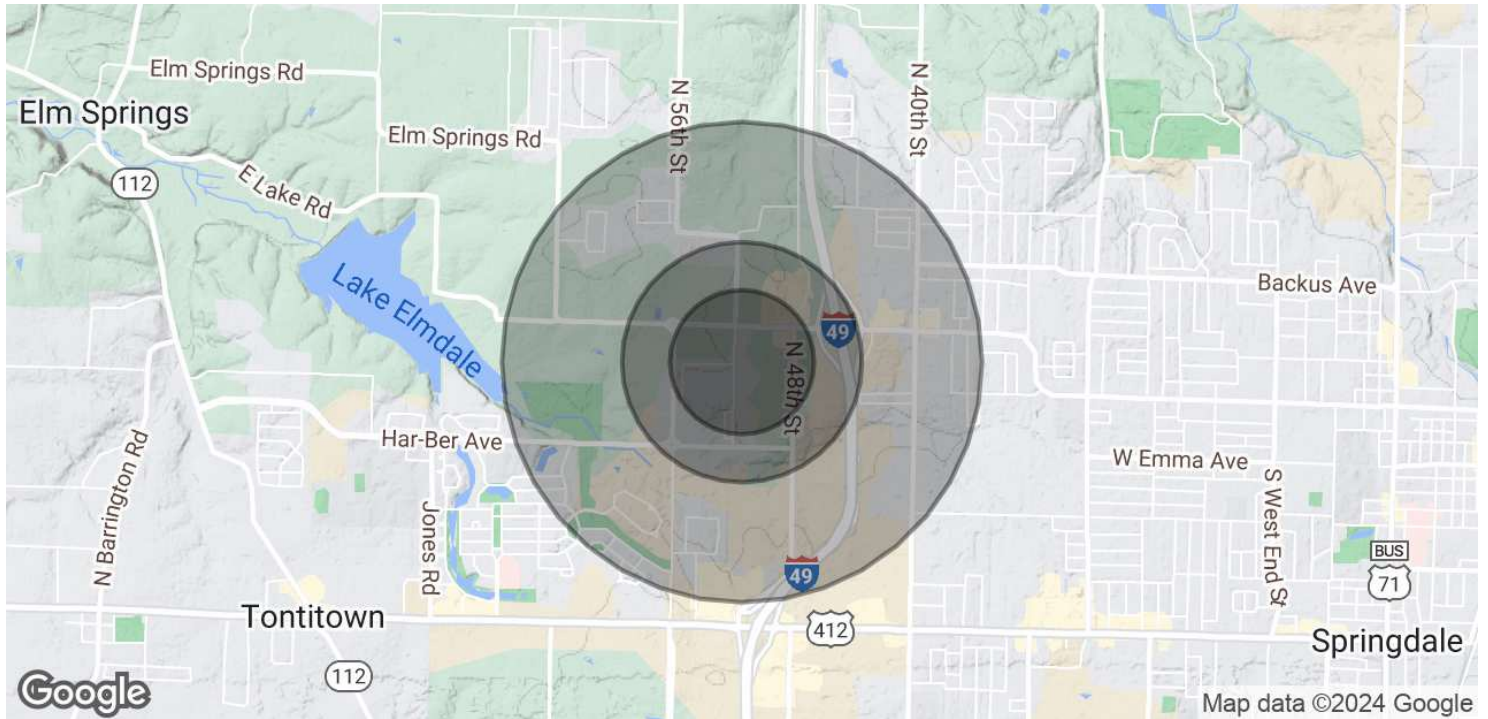
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	308	846	4,098
Average Age	39	39	38
Average Age (Male)	38	38	36
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	287	1,322
# of Persons per HH	2.9	2.9	3.1
Average HH Income	\$123,116	\$119,837	\$108,309
Average House Value	\$371,595	\$368,910	\$332,395

Demographics data derived from AlphaMap

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