

LAND FOR SALE

S 48th Street | Springdale, AR



**KELLEY COMMERCIAL
PARTNERS**

MATT STROM, CCIM

PARTNER | AGENT
C 479.650.8980 | O 479.695.8262
mstrom@kelleycp.com

LAND FOR SALE

S 48th Street | Springdale, AR

AVAILABLE

±1.73 Acres

PRICE

\$700,000

COMMENTS

- Zoned C-4
- Great location for Office, Medical, and related uses
- Easily accessible from two I-49 exits – Sunset Ave & Don Tyson Parkway
- Close proximity to Arkansas Children’s NW Hospital, Tyson World Headquarters, Arvest Ballpark, Arkansas BCBS Corporate, Highlands Oncology, 7 Brew Corporate, and the new UAMS Orthopaedics & Sports Performance Center

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,609	64,507	112,164	282,574
AVERAGE HH INCOME	\$79,794	\$92,738	\$101,034	\$108,091
TOTAL HH	3,293	22,087	39,477	107,091

TRAFFIC COUNTS

I-49: 80,000 VPD

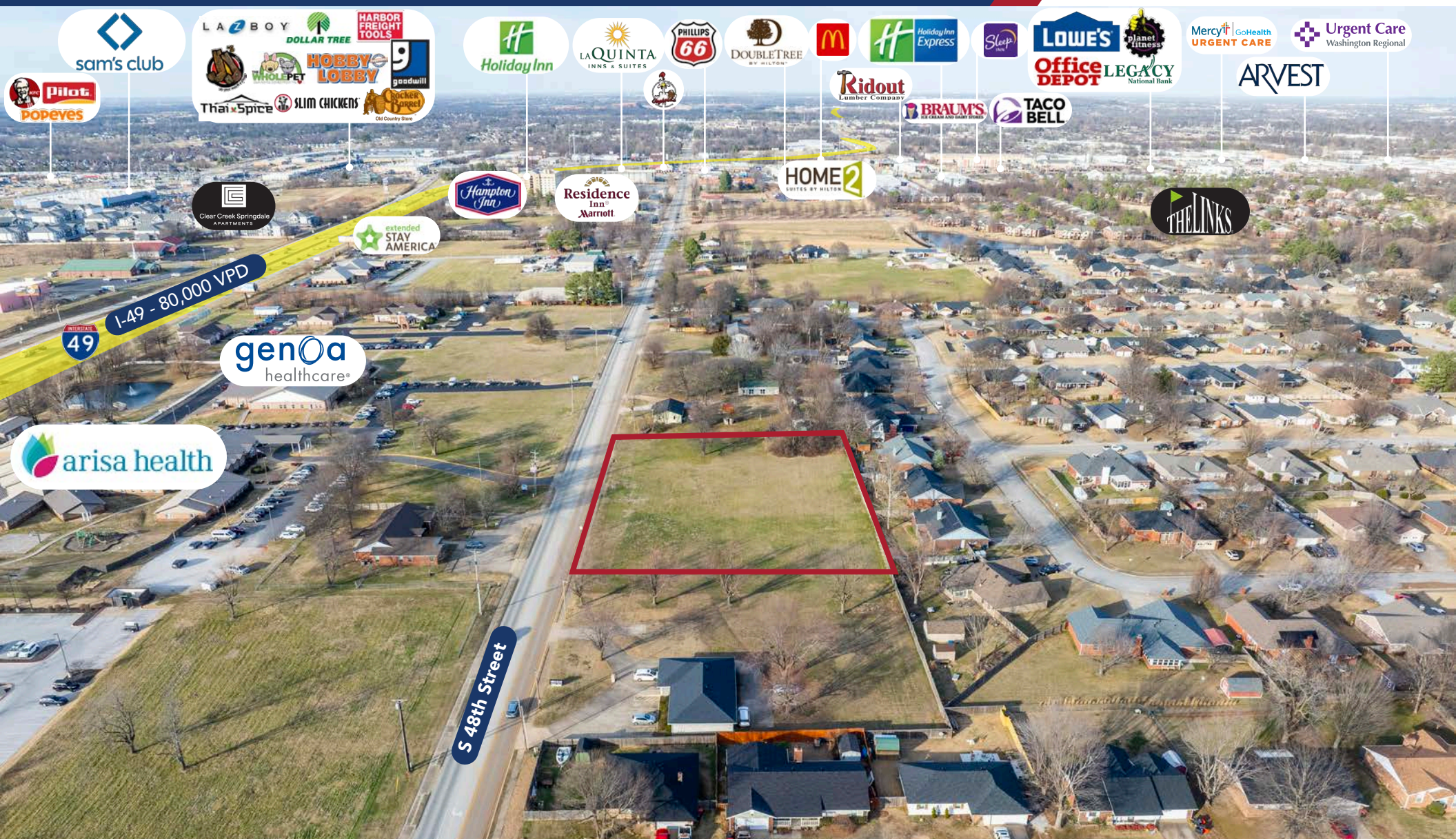
W Sunset Ave: 34,375 VPD



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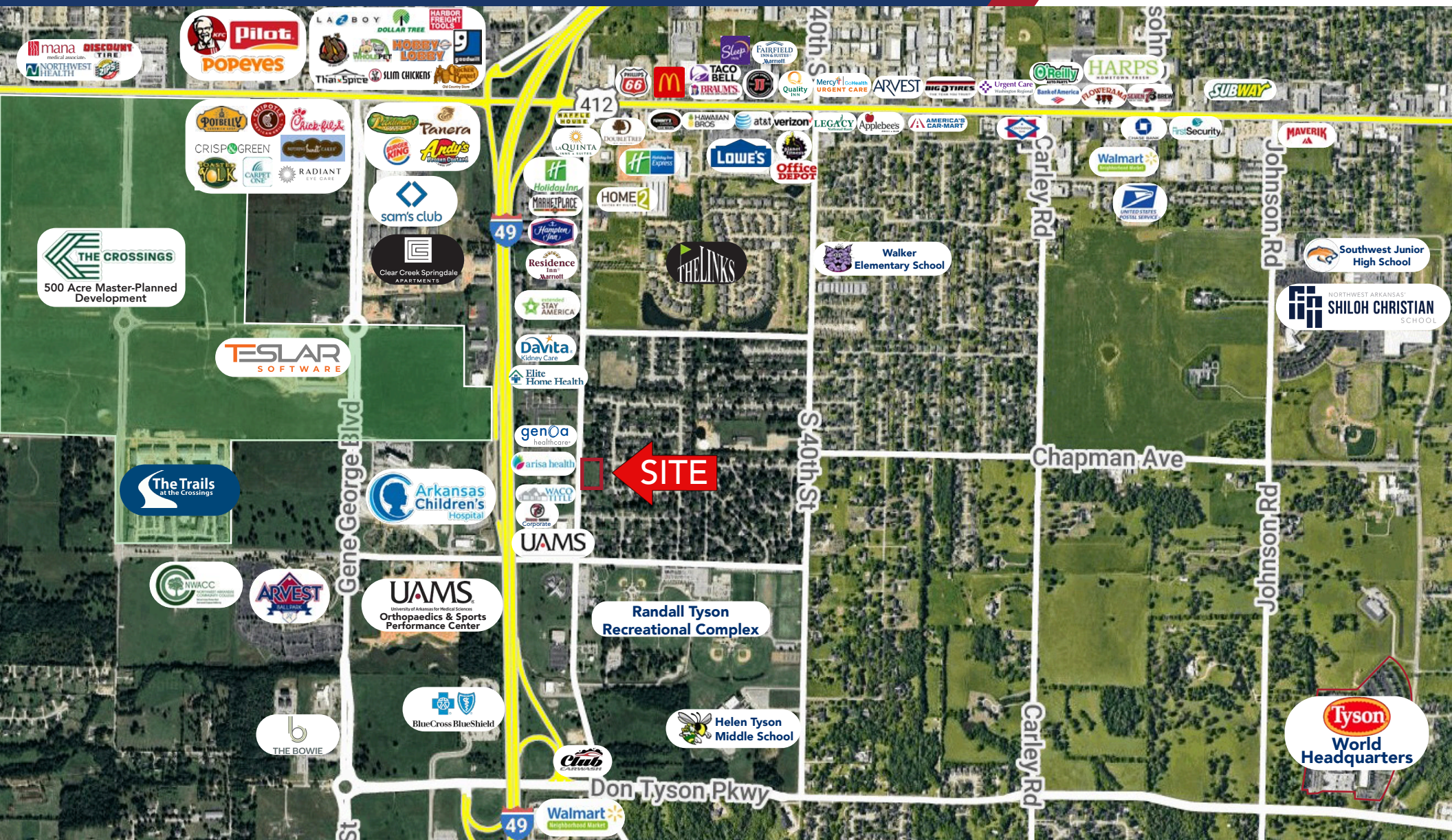
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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