

# LAND FOR SALE

S 48th Street | Springdale, AR



KELLEY COMMERCIAL  
PARTNERS

MATT STROM, CCIM  
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## 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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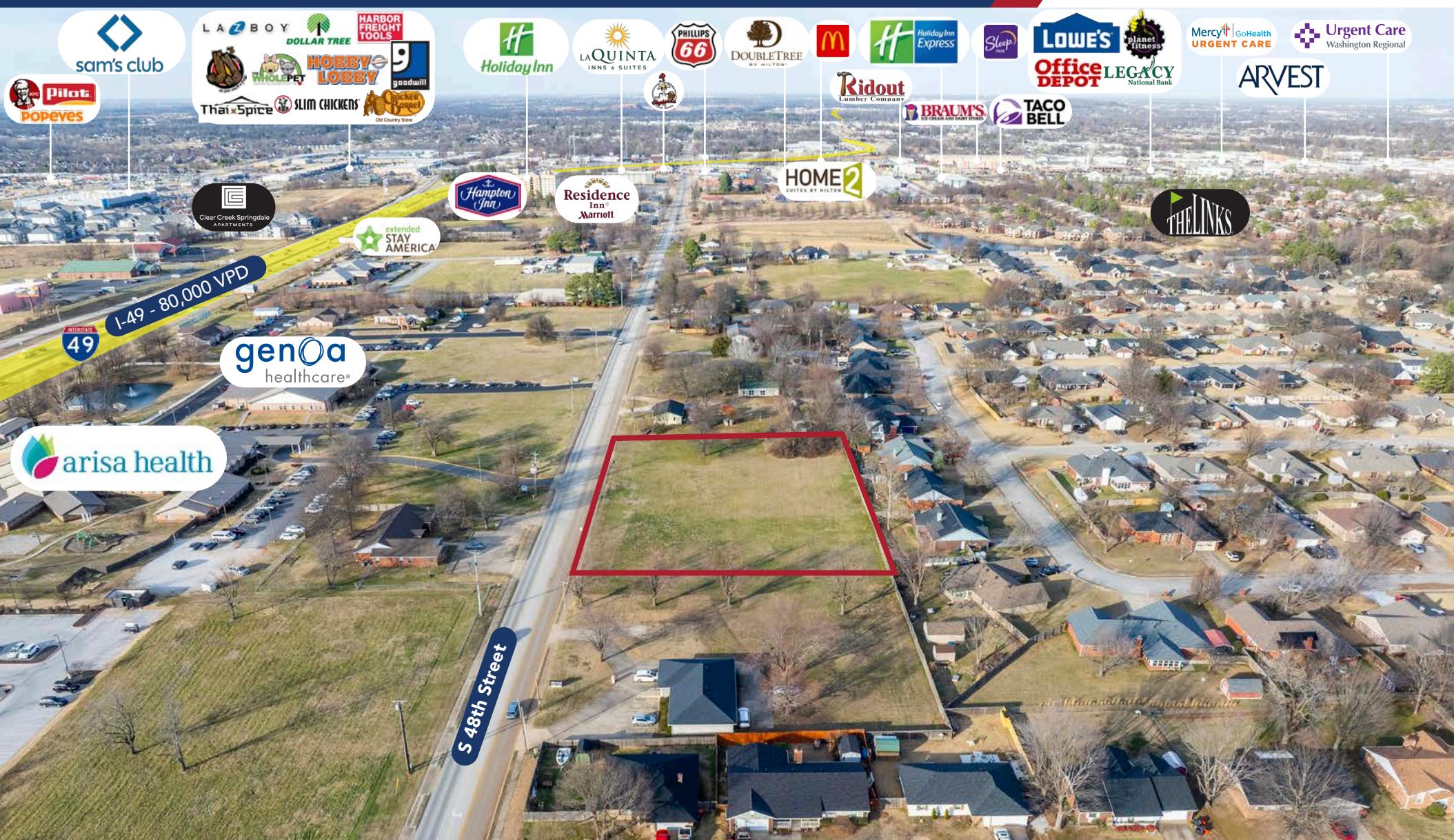
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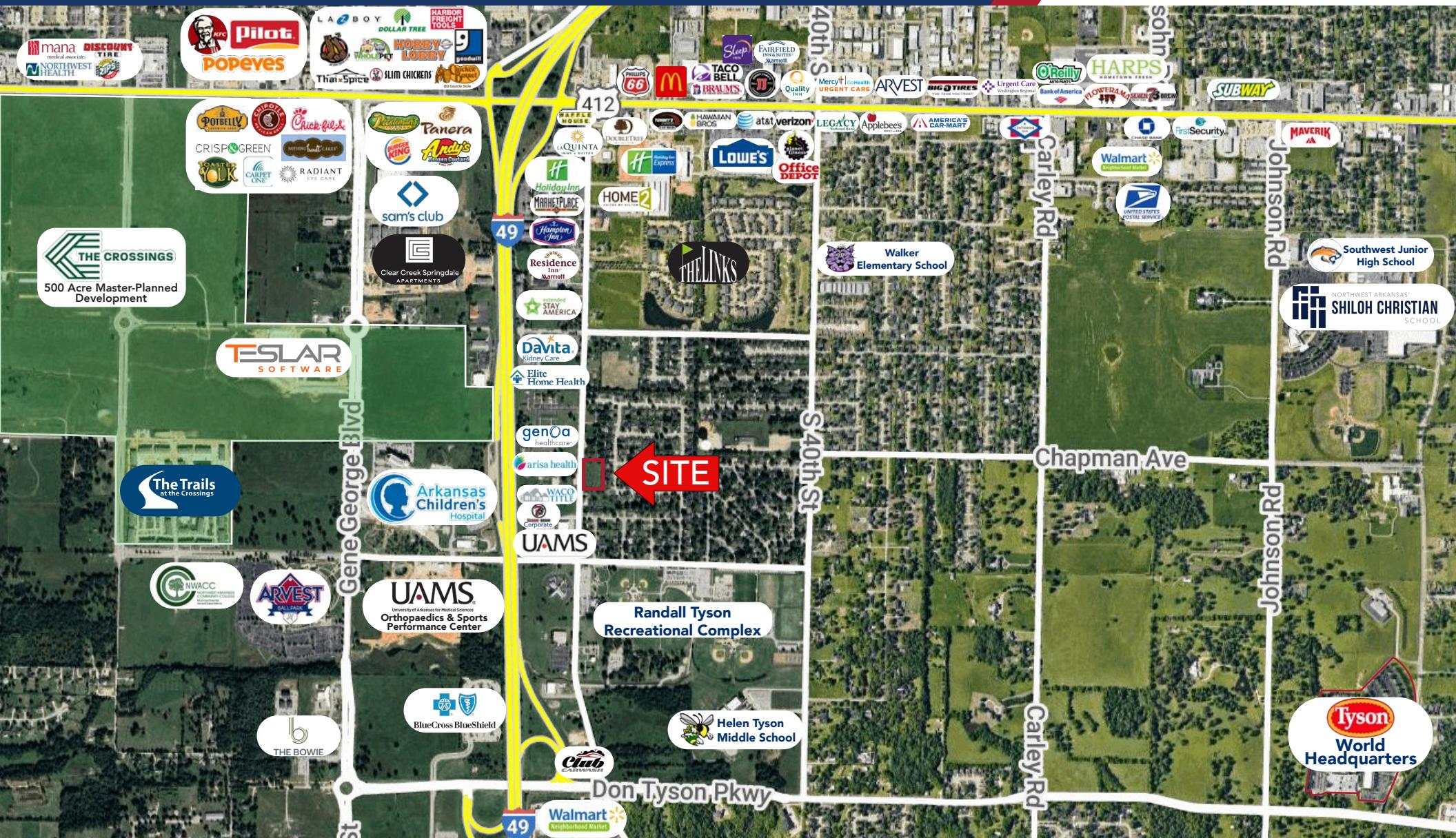
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## ABOUT KELLEY COMMERCIAL PARTNERS

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**

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