

PAD-READY INDUSTRIAL LAND FOR SALE

2075 TURNBOW AVE, SPRINGDALE, AR

ati
American Tubing
International

SIGMA SUPPLY
OF NORTH AMERICA
PROUDLY PART OF BRADY PLUS
MEDLEY
EQUIPMENT COMPANY

PM Industries, Inc.
Quality Metal Finishing

CRC
EVAPOR-RUST
Heavy-Duty Rust Remover

IMPRESSIONS

PRO-Link
Hayspears

PRO
FAB

Turnbow Ave


FOCUS
COMMERCIAL REAL ESTATE

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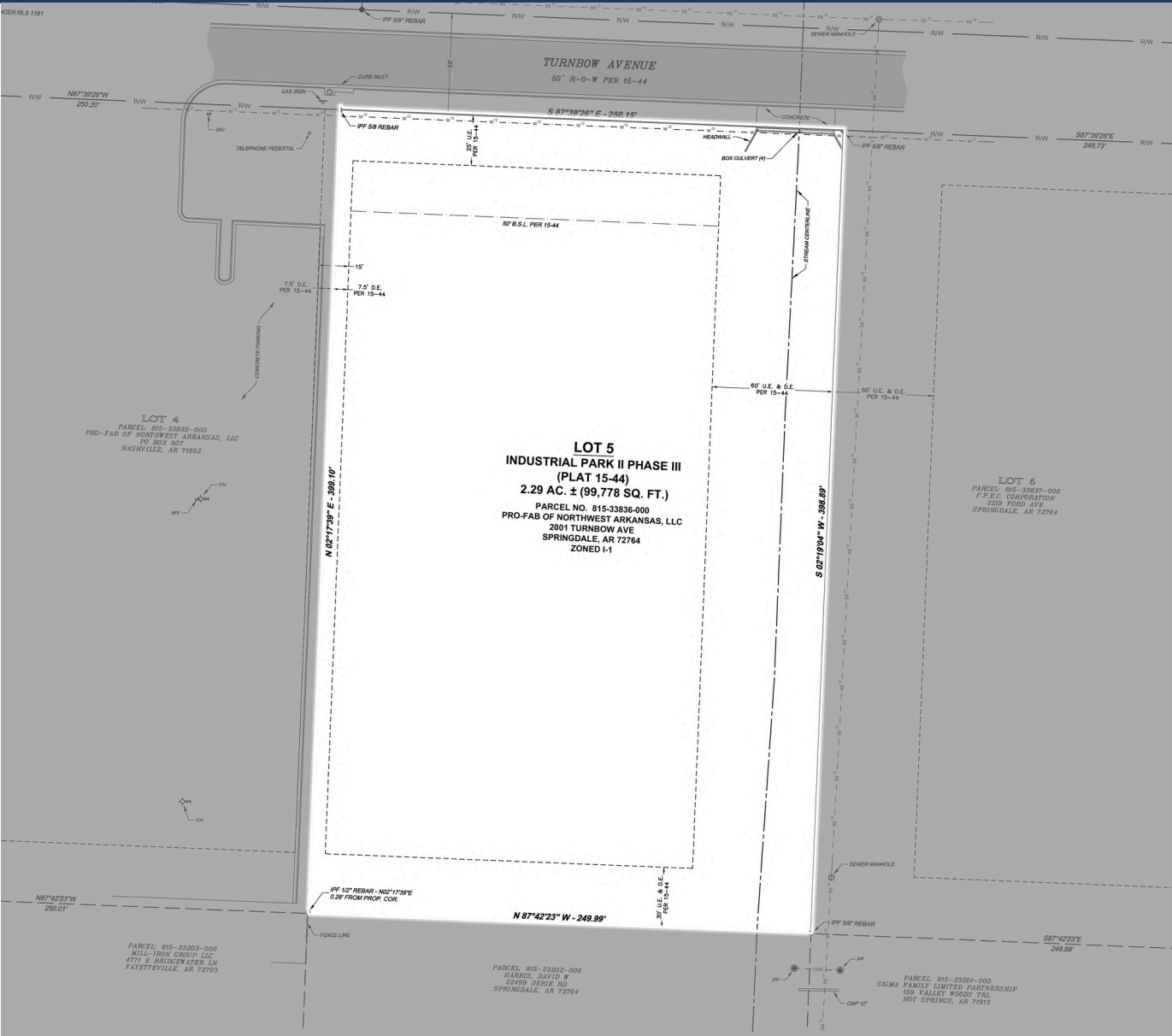
5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SALE OVERVIEW

AVAILABLE:	±2.29 ACRES
ASKING PRICE:	\$405,000
PRICE PER ACRE:	\$176,855
ZONING:	I-1
PARCEL:	815-33836-000
SEWER PROXIMITY:	23' FROM EAST PROPERTY LINE
WATER PROXIMITY:	LOCATED INSIDE PROPERTY LINE ON TURNBOW AVE
CONDITION:	PAD-READY

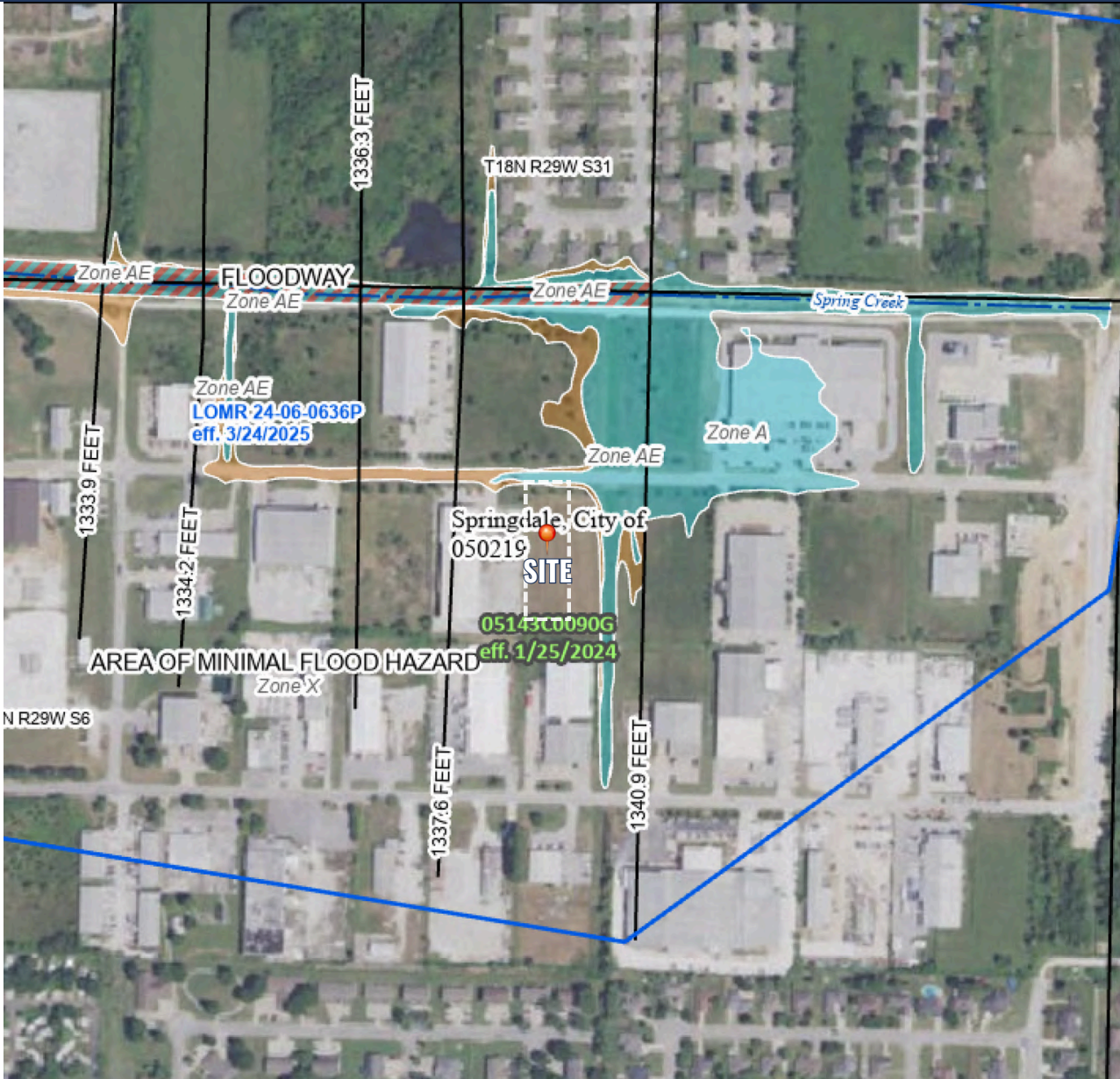
SITE HIGHLIGHTS

LOCATED 5 MILES FROM I-49, THIS ±2.29-ACRE I-1 ZONED PARCEL IS LISTED AT **\$405,000** (\$176,855 PER ACRE). THE SITE IS **PAD READY** (COMPACTION TESTS AVAILABLE UPON REQUEST) AND IS SITUATED IN A HEAVILY INDUSTRIAL AREA. WATER IS AVAILABLE JUST INSIDE THE PROPERTY LINE AT THE STREET. THE SEWER LINE IS LOCATED 23 FEET FROM THE EAST PROPERTY LINE; IF EXTENDED FROM ACROSS THE STREET TO THE NORTH PROPERTY LINE, THE DISTANCE TO THE SITE IS APPROXIMATELY 55 FEET. BOTH THE SEWER AND WATER LINES ARE 12 INCHES IN DIAMETER.



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SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes, *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/1/2025 at 3:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels,

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2075 TURNBOW AVE, SPRINGDALE, AR 72764

AERIAL VIEW

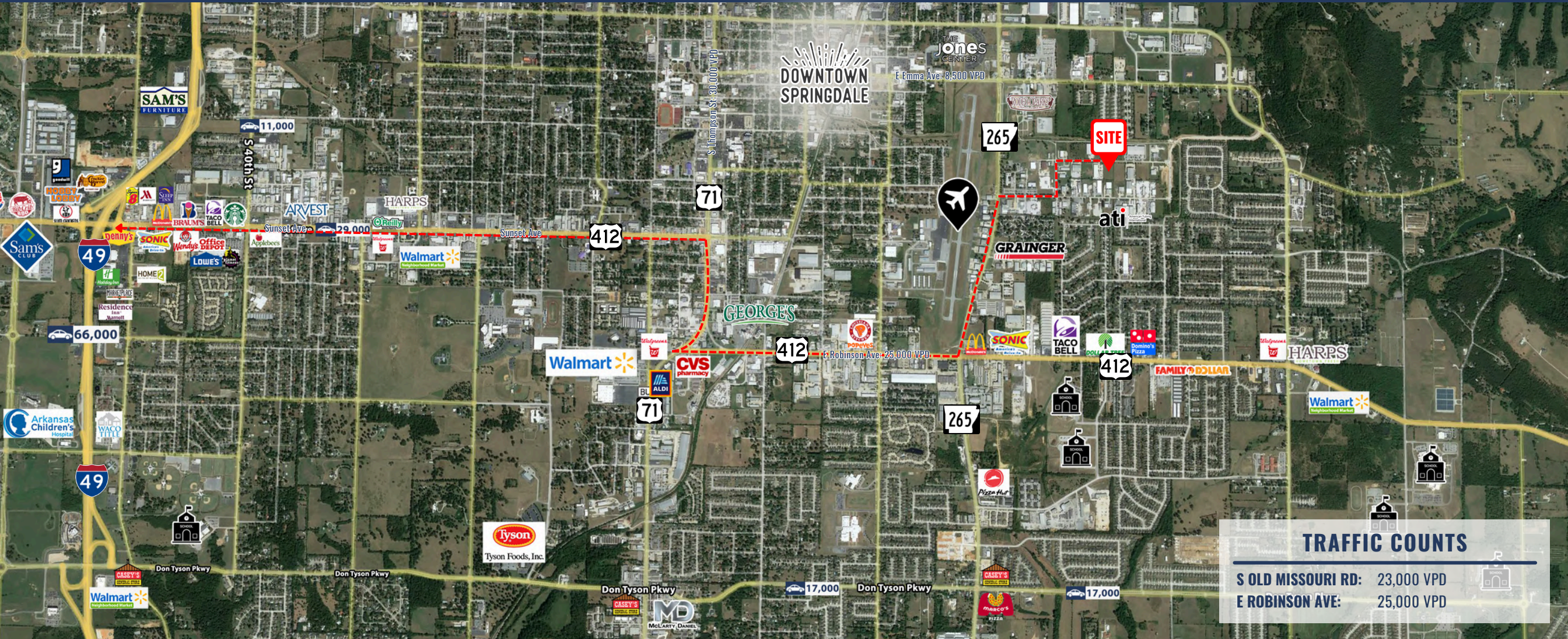


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INTERSTATE-49
5.4 MILES 15 MIN

HWY 71B
2.4 MILES 8 MIN

HWY 412
1.4 MILES 4 MIN

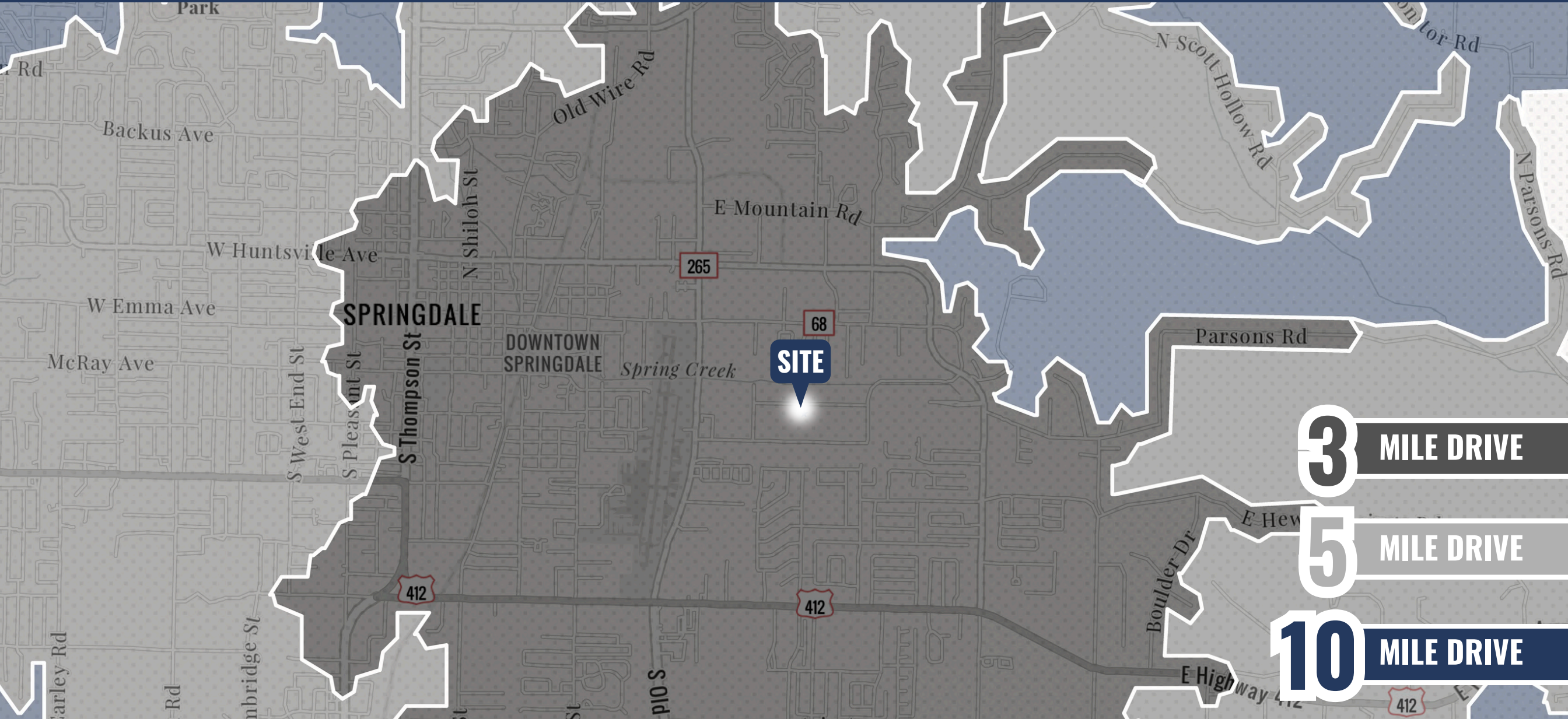


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DRIVE TIME MAP



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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