

+/- 2.16 ACRES OF PRIME LAND FOR SALE

E JOYCE BLVD

Fayetteville, AR 72703



PROPERTY DESCRIPTION

This prime +/- 2.16 acre corner lot at E Joyce Blvd and N Old Missouri Rd in Fayetteville offers exceptional visibility with approx. 35,000 VPD. Zoned CS Community Services, the property is ideal for developments that provide convenience goods and personal services to the surrounding residential neighborhoods. Permitted uses include office buildings, cafes, restaurants, and multifamily projects. Utilities are readily available with a 6-inch water line and 8-inch PVC sewer at the street. The location is less than one mile from N College Ave, ensuring quick access to the Northwest Arkansas Mall, Walmart Supercenter, Lowe's, and I-49, and is also just 0.7 miles from N Crossover Rd, offering excellent connectivity and high development potential.

PROPERTY HIGHLIGHTS

- +/- 2.16 Acre Corner Lot
- 35,000 VPD
- Zoned CS Community Services
- Water & Sewer Available at Street

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	2.16 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,904	19,051	48,523
Total Population	6,098	46,267	128,985
Average HH Income	\$106,785	\$108,968	\$90,079

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.

SALMONSEN GROUP

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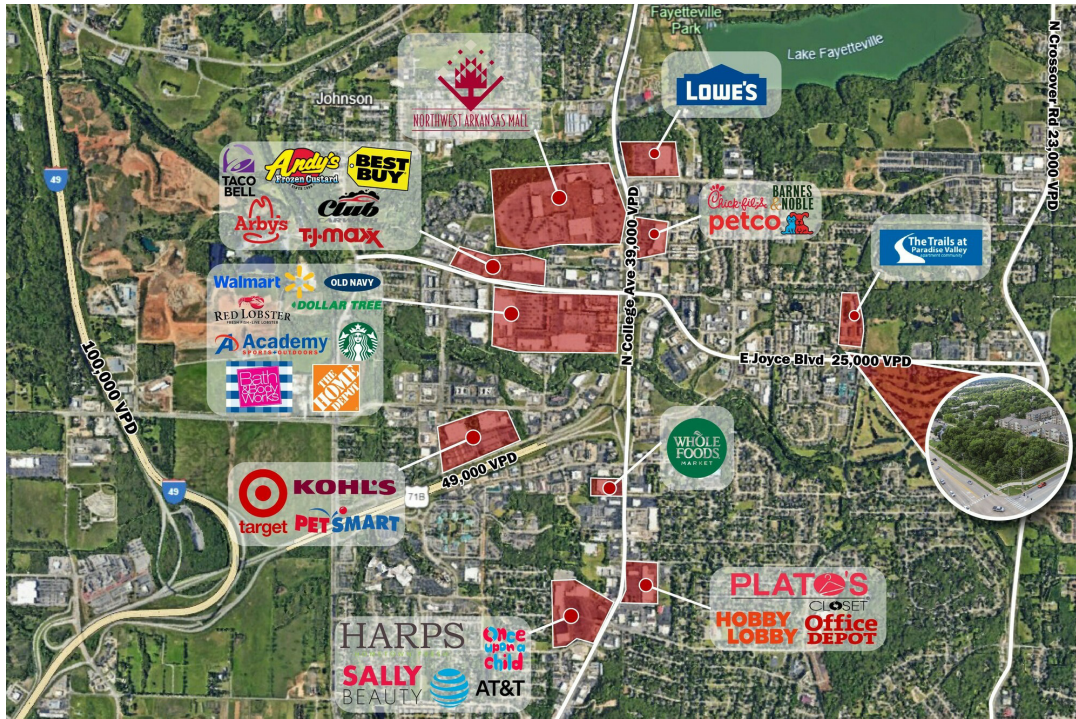
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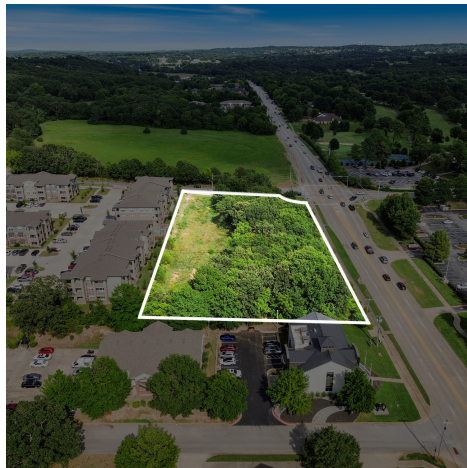
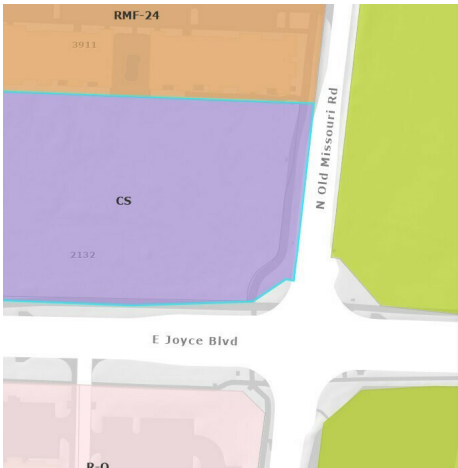
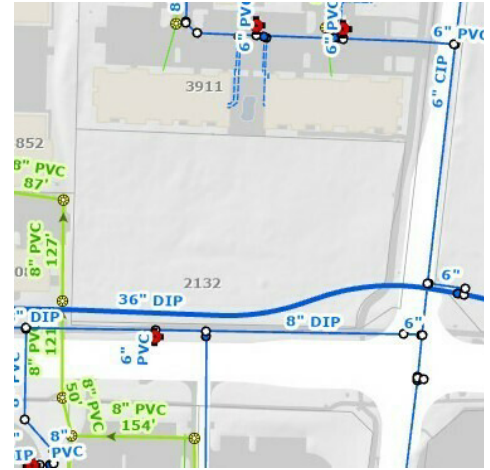
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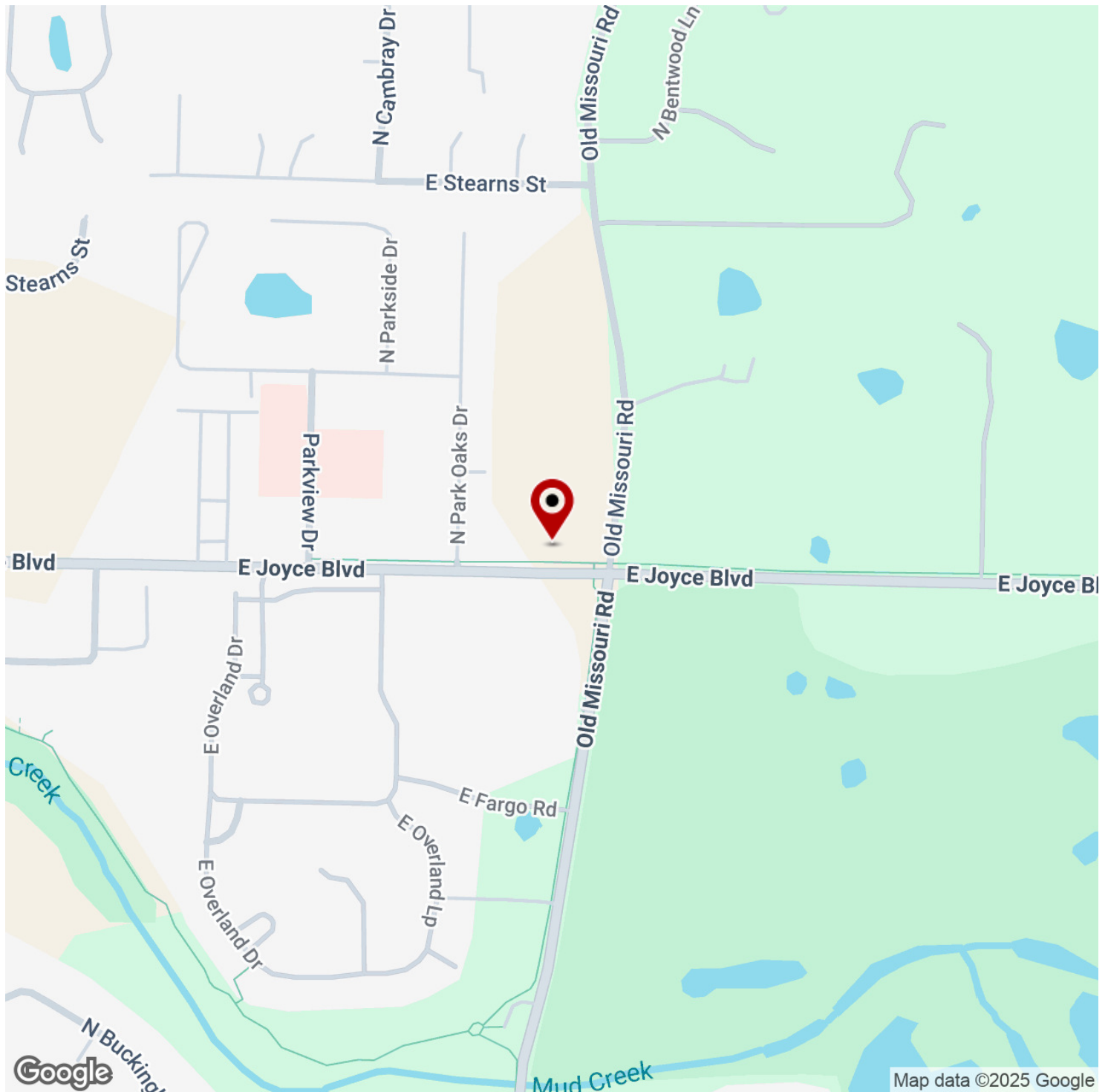
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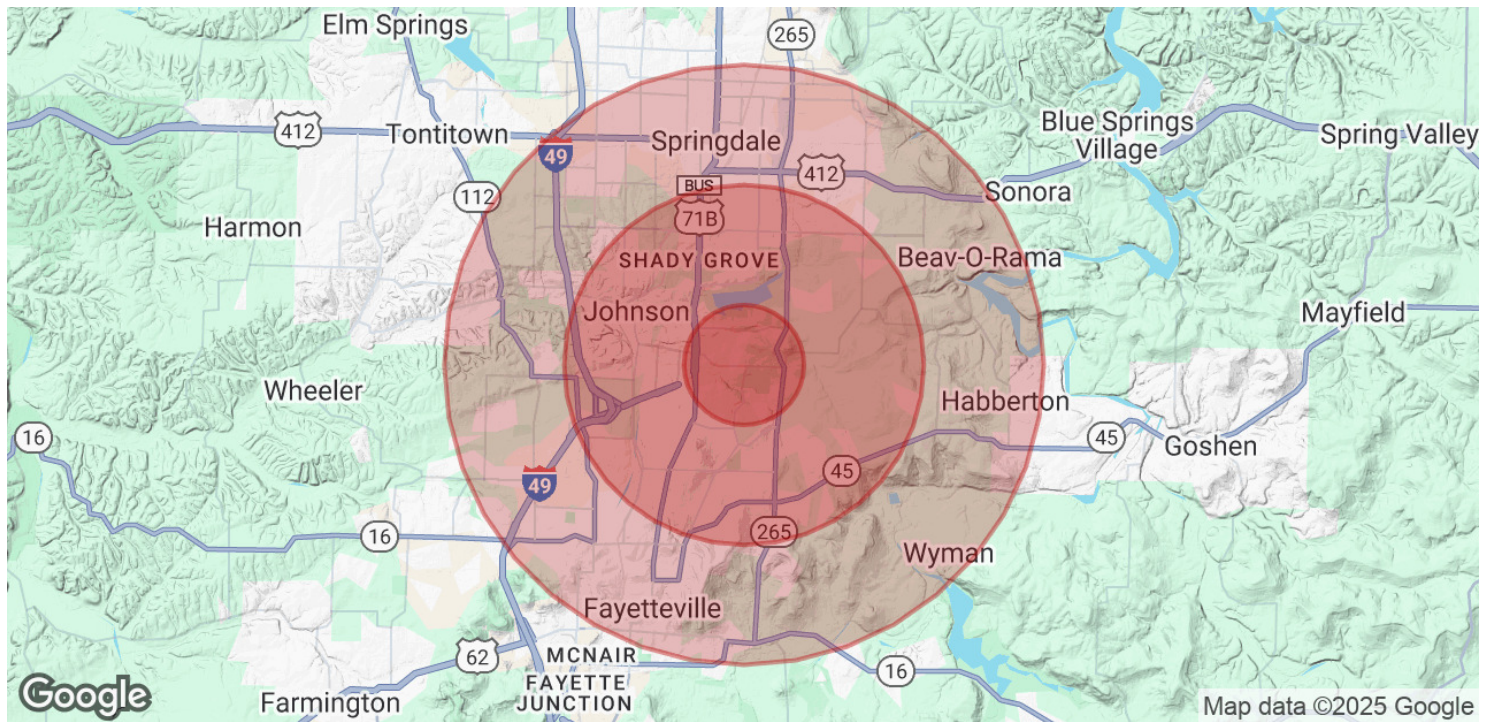
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,098	46,267	128,985
Average Age	42	38	35
Average Age (Male)	40	37	34
Average Age (Female)	44	39	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,904	19,051	48,523
# of Persons per HH	2.1	2.4	2.7
Average HH Income	\$106,785	\$108,968	\$90,079
Average House Value	\$397,278	\$401,128	\$354,947

Demographics data derived from AlphaMap

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