



For sale

Asking Price:

\$995,000

Contact us:

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Mason Wood

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4204 S. Pinnacle Hills Parkway
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603 W Henri De Tonti Blvd Tontitown, Arkansas

Property Features

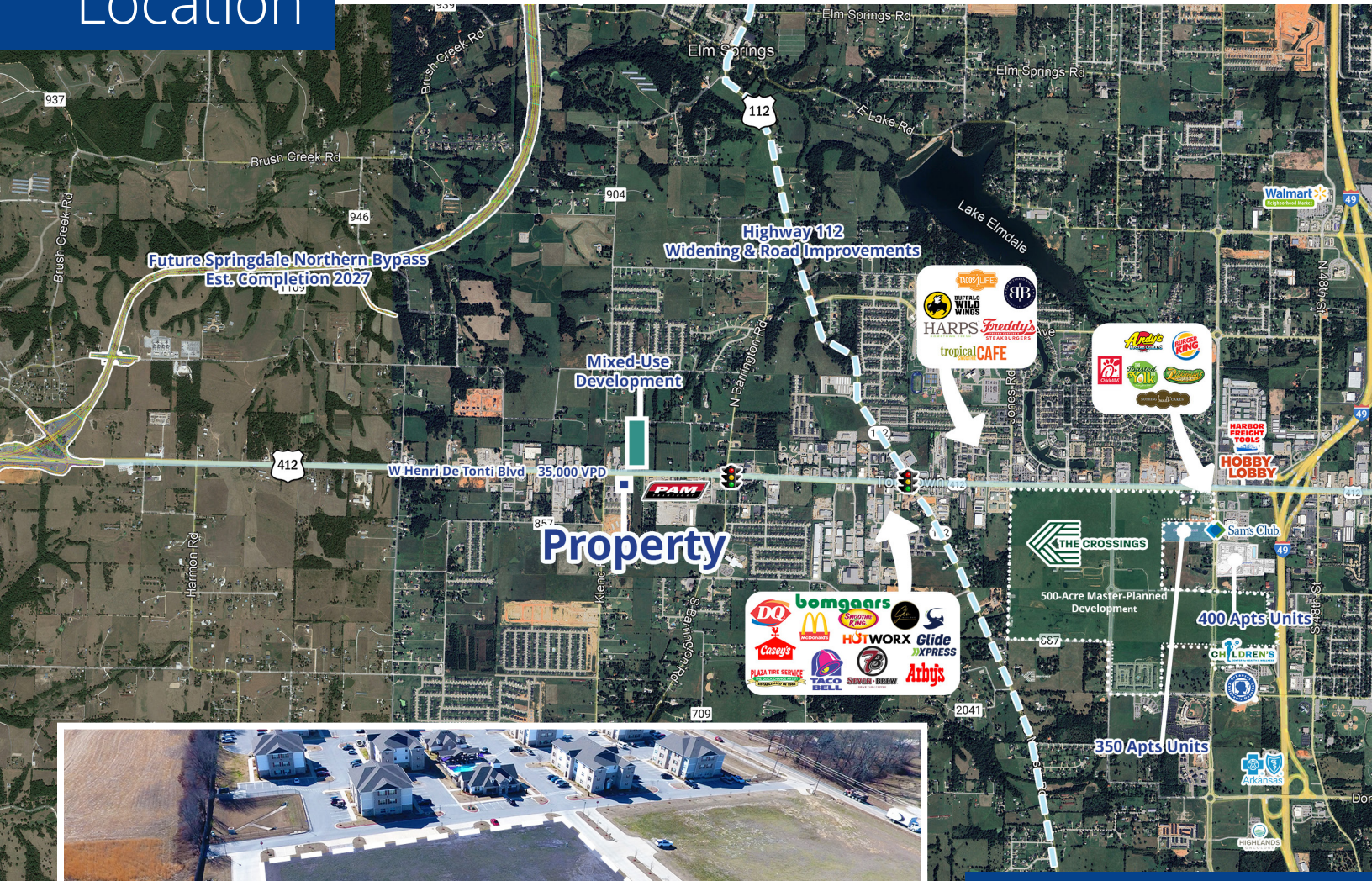
- +/- 2.46-acre lot
- Zoned "C-2." Commercial
- Adjoining The Reserve at Tontitown Apartments
- 35,000 cars per day on Henri De Tonti Blvd

Great opportunity for commercial development in high growth area of Tontitown. Located in a direct path of growth along Highway 412, recently designated as a future interstate of the National Highway System. The property is centrally positioned between the Springdale Northern Bypass (2027 estimated completion) and the Highway 112 expansion project. The property abuts The Reserve of Tontitown apartments and townhomes and is adjacent to a large mixed-use development consisting of retail, multifamily and other projects within the immediate area adding major density to the Highway 412 corridor.

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Location



2.46 Acres

W Henri De Tonti Blvd 35,000 VPD

Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	1,812	11,940	38,290
Projected Population (2028)	2,061	13,130	41,354
Average HH Income (2023)	\$134,606	\$142,552	\$116,482
Proj. Average HH Income (2028)	\$159,626	\$163,828	\$133,903
Households (2023)	622	4,315	13,711

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