

FOR SALE

ADAPTIVE REUSE OPPORTUNITY ON GULLEY PARK

Gulley Park



2060 E Township St



+/- **0.71** ACRES

+/- **7,600** SQ FT BUILDING

~ **\$197** PRICE PER SQ FT

NS-G ZONING

+/- **27** ON-SITE PARKING

+/- **70** PUBLIC PARKING

HAT RACK REAL ESTATE • CHRIS ALLCORN • 479.466.8829

SUBJECT TO LOT SPLIT

DESTINATION THAT SITS DIRECTLY ON **GULLEY PARK**

2060 E Township sits on the front door of Gulley Park, one of Fayetteville's busiest neighborhood parks. The park sits in a high-income, family-dense pocket of the city. Nothing currently fronts the park itself. The nearest F+B options sit roughly a mile southeast at Mission and Crossover, meaning walkers, runners, and park families have no reason to stop here today. The buyer of this building becomes the only walk-up option on the park.

BUILT-IN TRAIL TRAFFIC

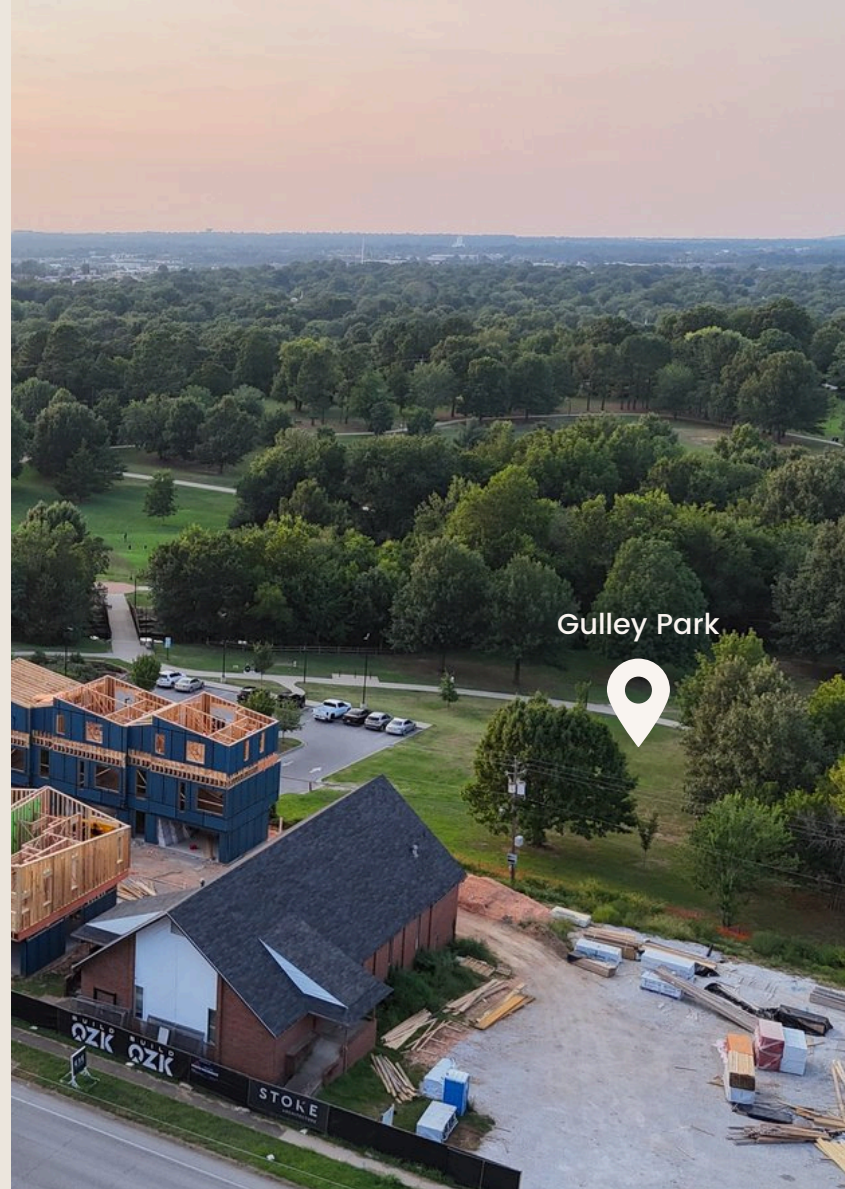
An approved trail connection ties the property directly into Gulley Park's trail network — daily walkers, runners, and families are already passing the front door of the building.

RARE PARK FRONTAGE

The closest F+B options today are Locals Drive Thru and Mojo's Pints & Pies (~0.8 mi) and the Confident Coffee restaurants (~0.69 mi). None of them sit on Gulley Park — this would be the first F+B option.

DESIGN IN HAND

Stoke Architecture's food + beverage renovation plans— civil, structural architectural, and MEP drawings are complete. No construction has started. Buyer can execute plan or bring their own concept.



Gulley Park



AERIALS

HAT RACK REAL ESTATE • CHRIS ALLCORN • 479.466.8829



2060 E Township Street
Fayetteville, AR 72703





CONCEPTUAL RENDERINGS

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2060 E Township Street
Fayetteville, AR 72703





PROJECT NAME:
TOWNSHIP CHURCH

LOCATION:
2400 E TOWNSHIP,
FAYETTEVILLE, AR
72703

A S-BUI LTS

NOT FOR CONSTRUCTION

SHEET NAME AS-BUILT FLOOR PLANS

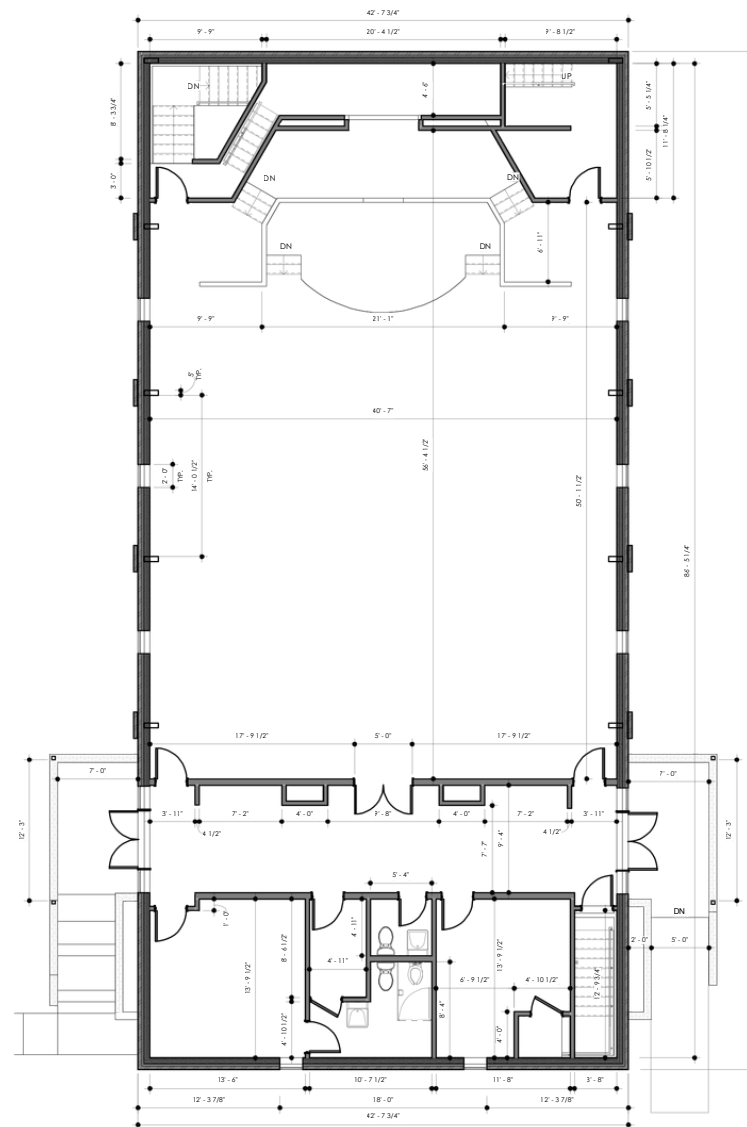
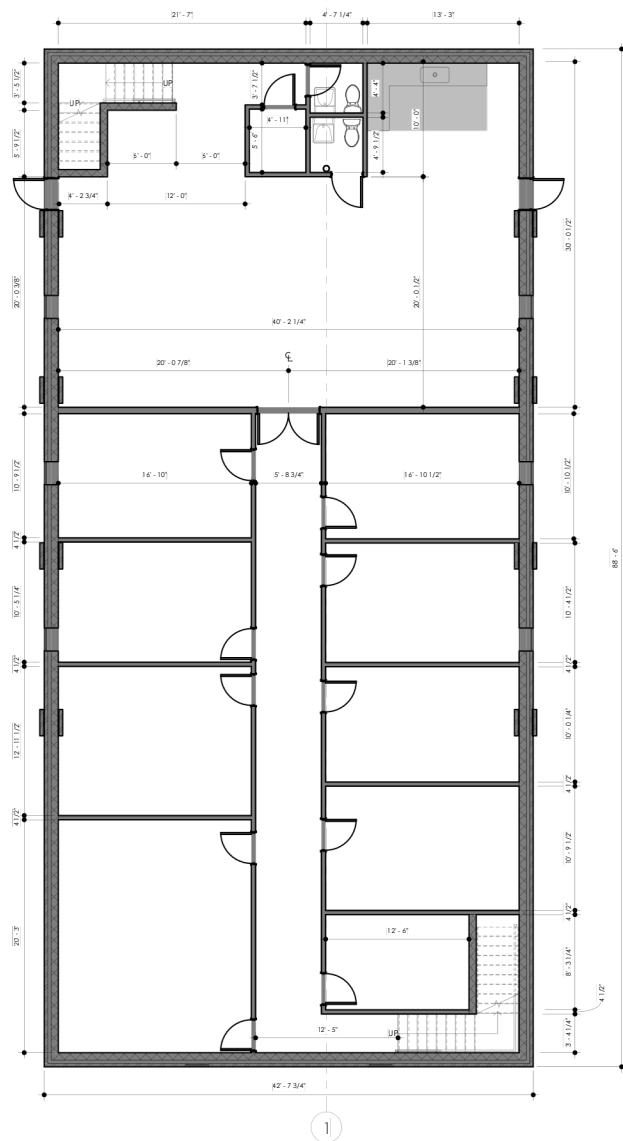
DATE 2024.09.20

REVISIONS _____

PROJECT NUMBER 24.14

SHEET NUMBER

A1.10



- **Directly connected to Gulley Park**, one of Fayetteville's most-used neighborhood parks
- **Fully designed renovation in hand** – Stoke Architecture construction documents complete across civil, architectural, structural and MEP
- **Buildout is not constructed and does not convey** – buyer can execute the coffee/restaurant/bar design or bring their own concept
- **NS-G zoning** allows a wide range of commercial uses, including restaurant, office, grocery, cafe, retail, and more.
- **8 new Townhome units adjacent** *not* included in the sale, context only. Townhomes projected to be complete by January 2027



OPPORTUNITY INFO



2060 E Township Street
Fayetteville, AR 72703



FOR MORE INFO

**LISTING AGENT**

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**PRINCIPAL BROKER**

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*Property lines shown are approximate. Not a survey.
Actual boundaries, acreage, and improvements to be verified by buyer.*