



For sale

Asking Price:

\$695,000

Contact us:

Alan W. Cole, CCIM

Principal & Executive VP
+1 479 644 5849
alan.cole@colliers.com

Mason Wood

Brokerage Associate
+1 479 409 0409
mason.wood@colliers.com



Accelerating success.

4204 S. Pinnacle Hills Parkway
Suite 102
Rogers, AR 72758
P: +1 479 636 9000
F: +1 479 254 3799
colliers.com

5469 Watkins Avenue

Springdale, Arkansas

Property Amenities

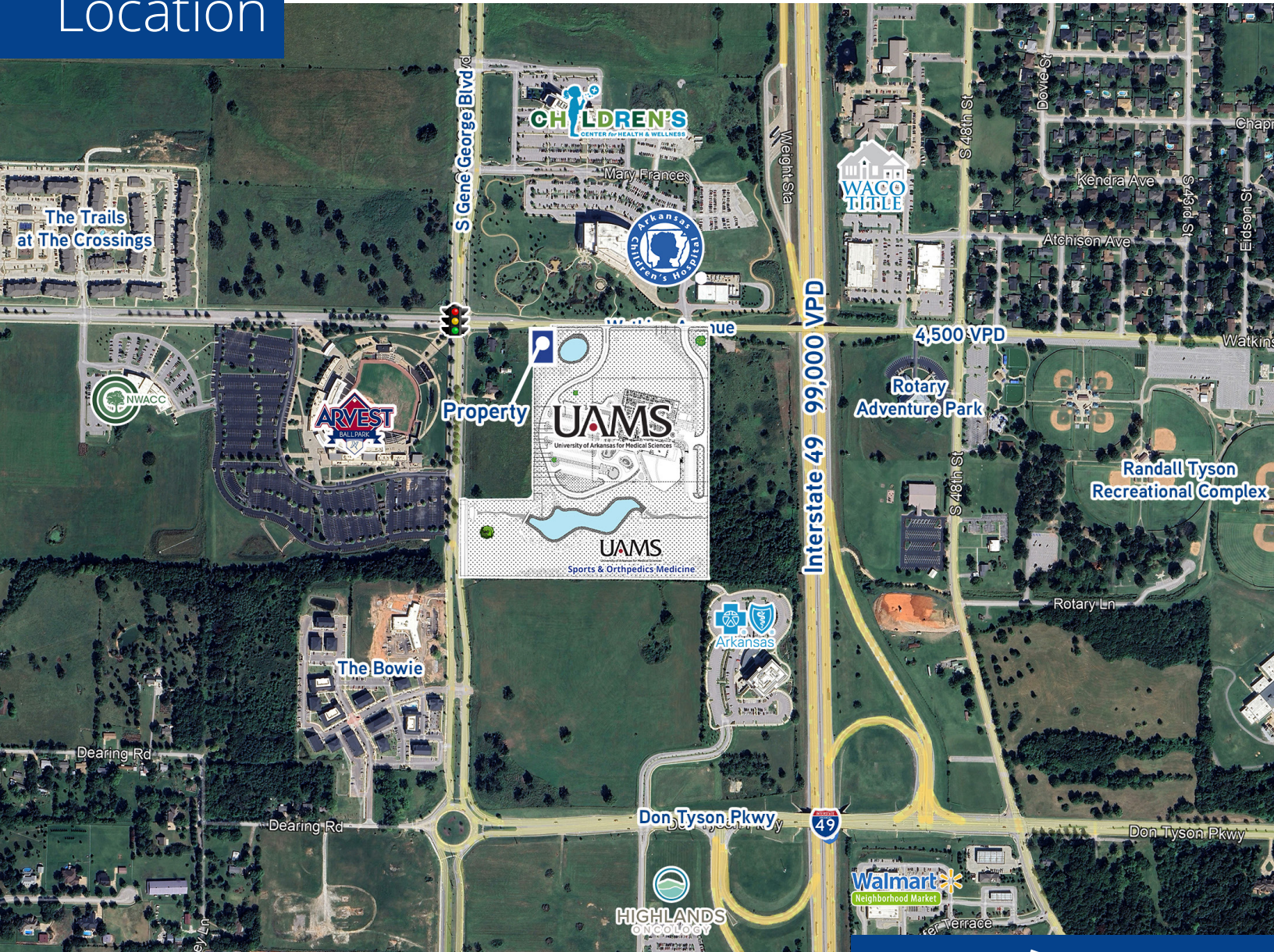
- +/- 0.43 acres
- Zoned "C-5," Thoroughfare Commercial District
- Great redevelopment opportunity
- Surrounded by multimillion-dollar medical developments
- Access to Gene George Blvd and the Don Tyson Blvd interchange

Land for sale in Springdale's Care Corridor / Medical Mile district surrounded by Arkansas Children's Hospital, Arvest Ballpark and future 185,000-square-foot UAMS Sports & Orthopedic Medicine facility. Area is a rapidly developing submarket of Northwest Arkansas with new Children's Center for Health & Wellness, Arkansas BlueCross BlueShield and Highlands Oncology buildings. Convenient to dense neighborhoods, Sam's Club and Northwest Arkansas Community College. Watkins Avenue road improvement plans include lane widening, sidewalk and bike trail.

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Location



Demographics

	1 Mile	3 Mile
Population (2023)	2,678	37,019
Projected Population (2028)	3,286	38,857
Average HH Income (2023)	\$79,253	\$98,584
Proj. Average HH Income (2028)	\$92,705	\$113,595
Households (2023)	1,079	13,583

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+/- 0.43 Acres



**Centrally located in
Springdale's Care Corridor**



**Surrounded by Class A
medical buildings**

Care Corridor



Located in one of the fastest-growing submarkets in the Ballpark / Overlay District of Springdale, Arkansas, now deemed the Care Corridor and poised to be the city's metropolitan area. As one of the nation's most affordable and safest areas to live, Springdale offers great neighborhoods, schools, hospitals and entertainment with Arvest Ballpark, home of the Arkansas Naturals.

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