

the RESERVE AT TONTITOWN

617 Spallone Boulevard | Springdale, AR 72762
162-Unit | Heart of Tontitown | Garden Style Apartments

Colliers

Offering
Memorandum

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Property Details

[View Full OFFERING MEMORANDUM](#)

Name of Property	The Reserve at Tontitown
Address of Property	617 Spallone Blvd
City, State	Springdale, AR 72762
Number of Units	162
Acreage	13.51
Occupancy	99.40%
Year Built	2020
Rentable Square Feet	152,088

Rental Rates & Unit Mix Summary

UNIT TYPE	# OF UNITS	SF/UNIT	TOTAL SF	RENT/UNIT	RENT/SF
1 BR / 1 BA	48	720	34,560	\$1,149	\$1.60
2 BR / 2 BA	60	852	51,120	\$1,299	\$1.52
3 BR / 2 BA	24	1,137	27,288	\$1,549	\$1.36
Duplex	29	1,304	37,816	\$1,799	\$1.38
Duplex W/D	1	1,304	1,304	\$1,869	\$1.43
TOTALS/AVERAGES	162	939	152,088	\$1,385	\$1.47

Parcel View



the RESERVE AT TONTITOWN



16354 Muirfield Place, Suite A
Oklahoma City, OK 73013

8801 S. Yale Avenue, Suite 215
Tulsa, OK 74136

617 Spallone Boulevard | Springdale, AR 72762

100-Unit | Heart of Tontitown | Garden Style Apartments

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