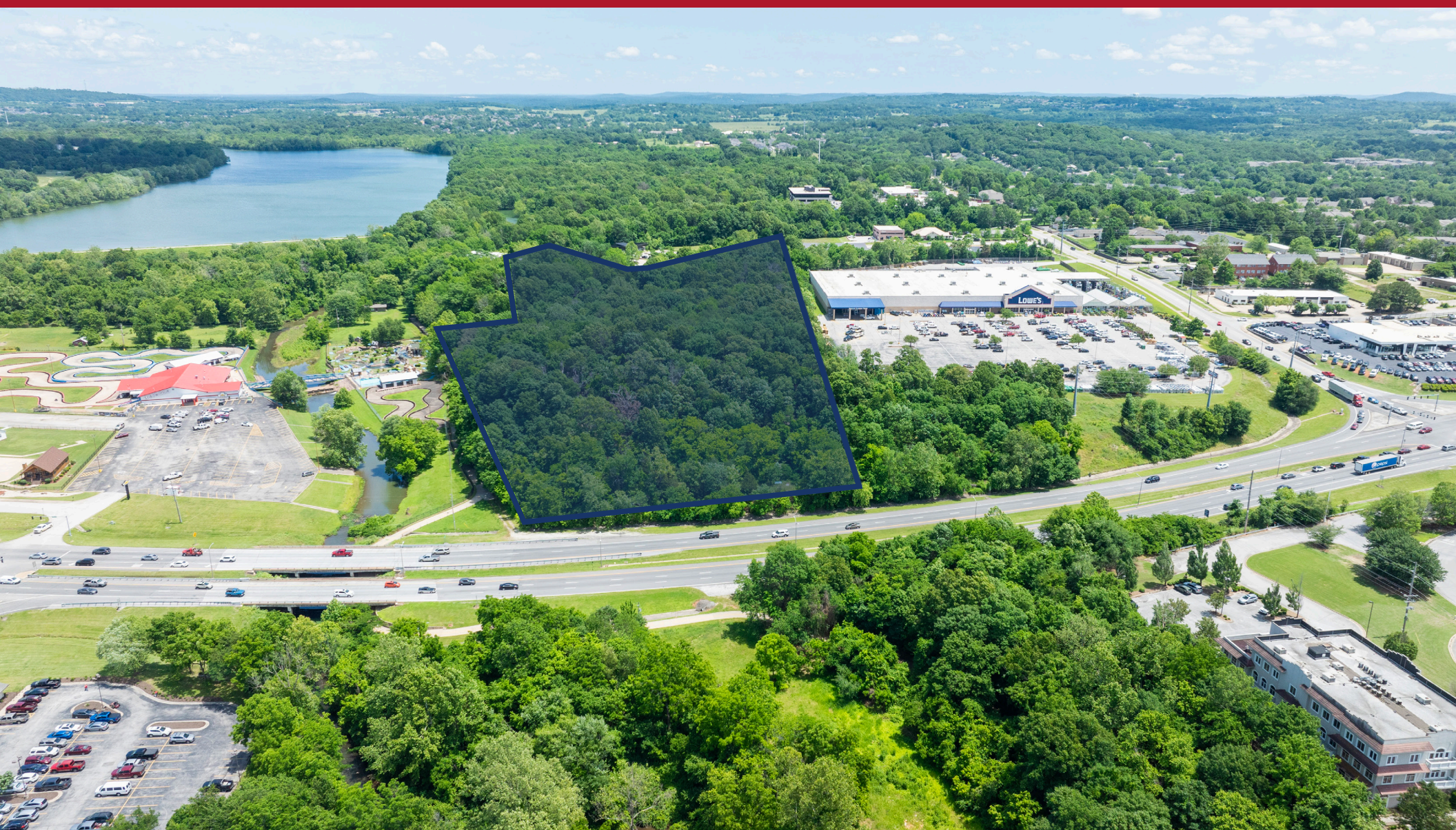


# LAND FOR SALE

Timberlake Office Park Outlots | N. Waterside Court | Fayetteville, AR



**MATT STROM, CCIM**  
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## AVAILABLE

±10 Acres

## PRICE

\$6.50 PSF

## COMMENTS

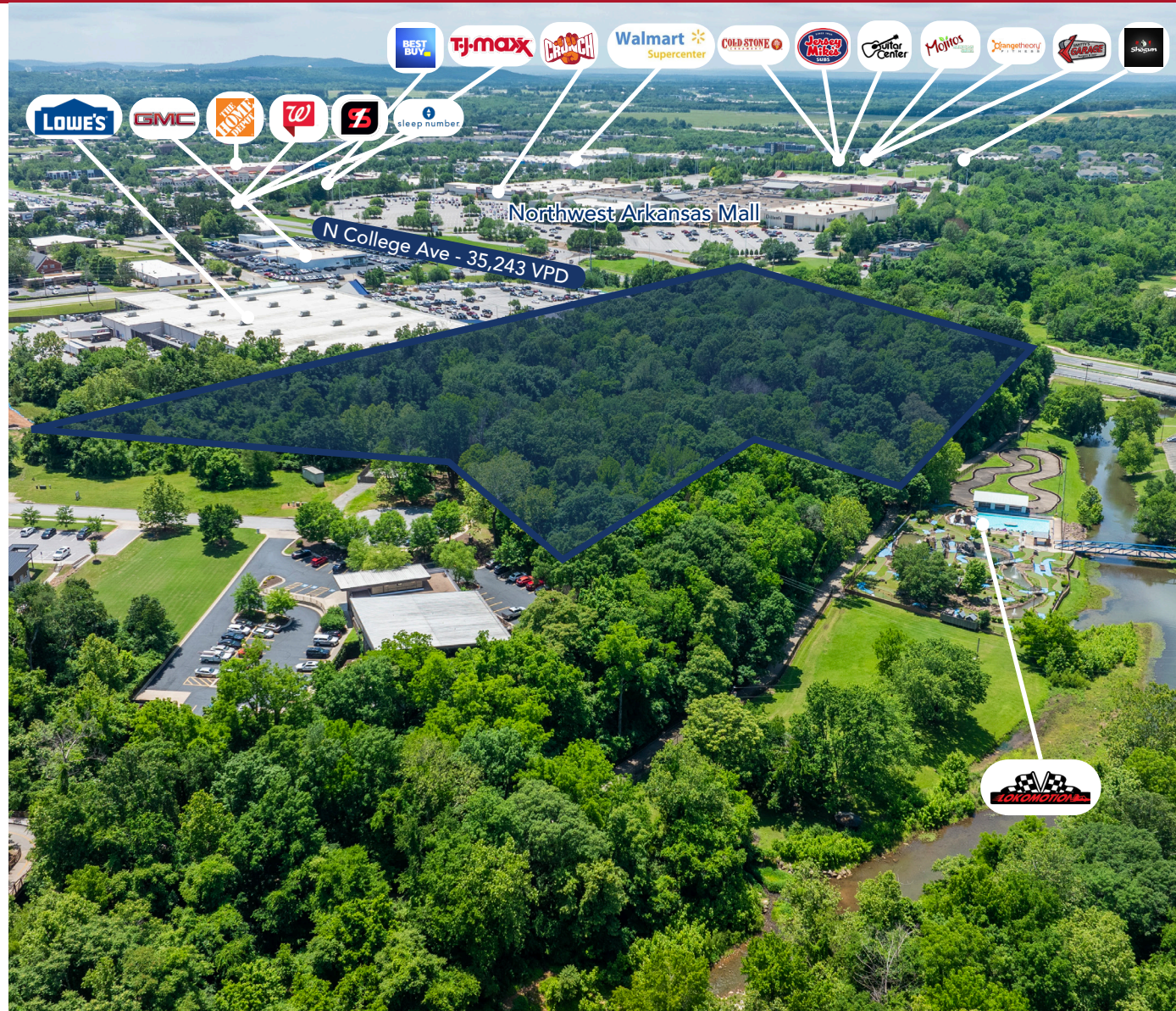
- Fantastic Multi Family/Mixed use site in the heart of North Fayetteville
- Excellent access to Lake Fayetteville trail system and all of NWA's main thoroughfares
- The property is zoned Community Services which allows for a wide variety of commercial uses
- Cross access with Lowe's

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	5,411	48,145	139,850	249,959
AVERAGE HH INCOME	\$82,965	\$109,860	\$101,398	\$98,970
TOTAL HH	2,585	18,909	52,071	94,295

## TRAFFIC COUNTS

N College Ave - 35,243 VPD



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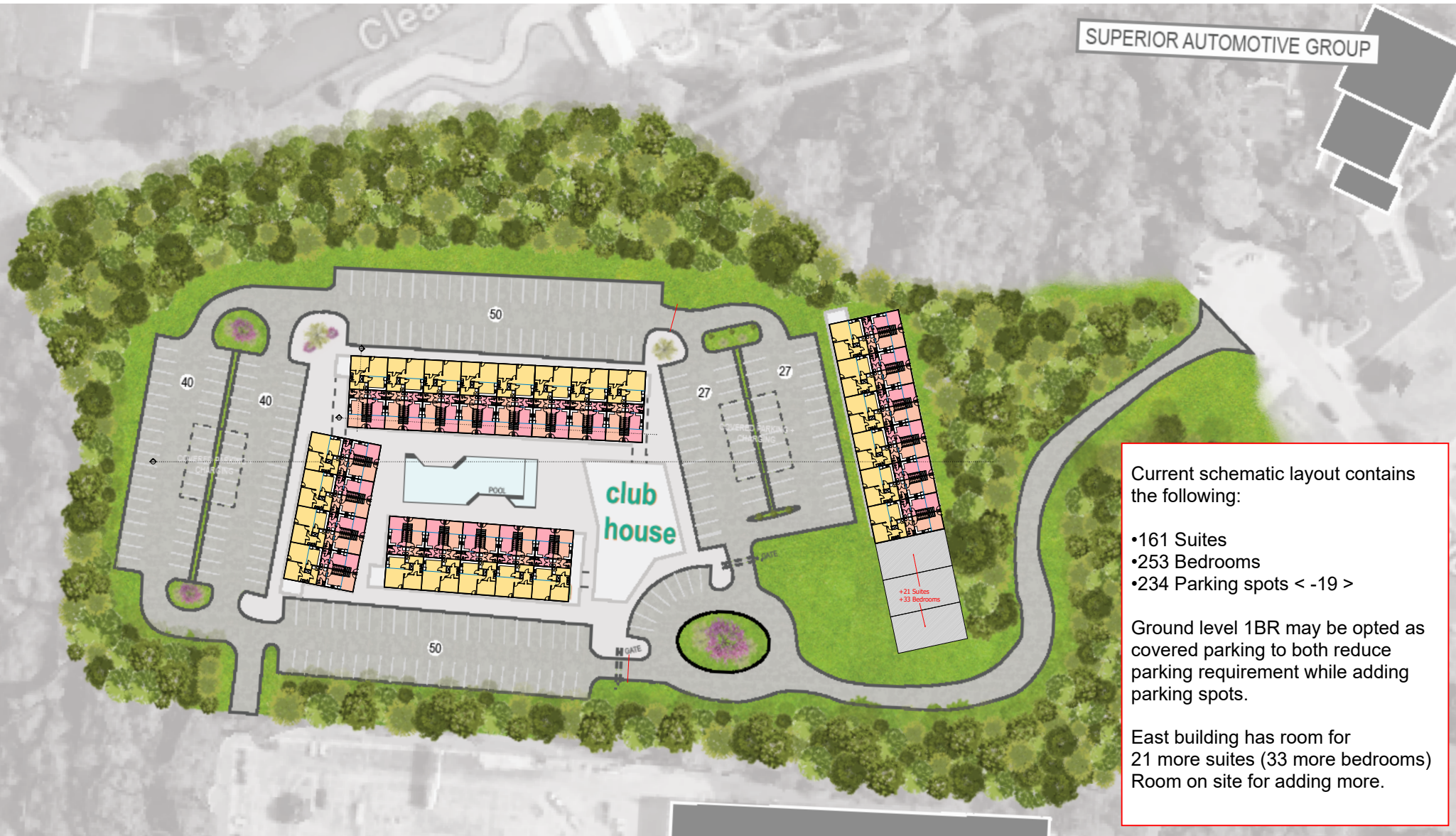
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Current schematic layout contains the following:

- 161 Suites
- 253 Bedrooms
- 234 Parking spots < -19 >

Ground level 1BR may be opted as covered parking to both reduce parking requirement while adding parking spots.

East building has room for 21 more suites (33 more bedrooms)  
Room on site for adding more.

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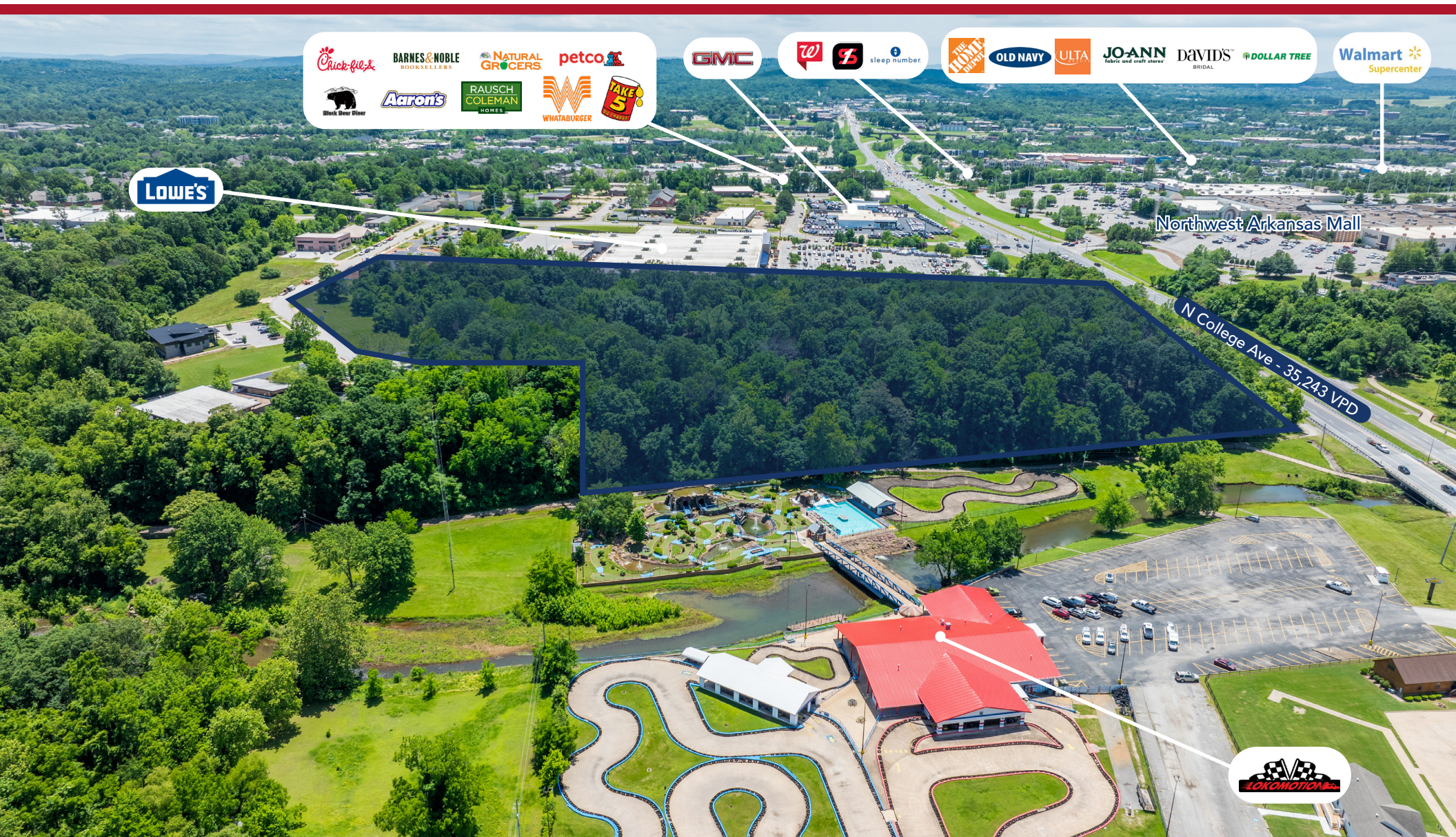


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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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