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MULTIFAMILY PROPERTY FOR SALE

309 Park St, Springdale, AR



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Property Understanding

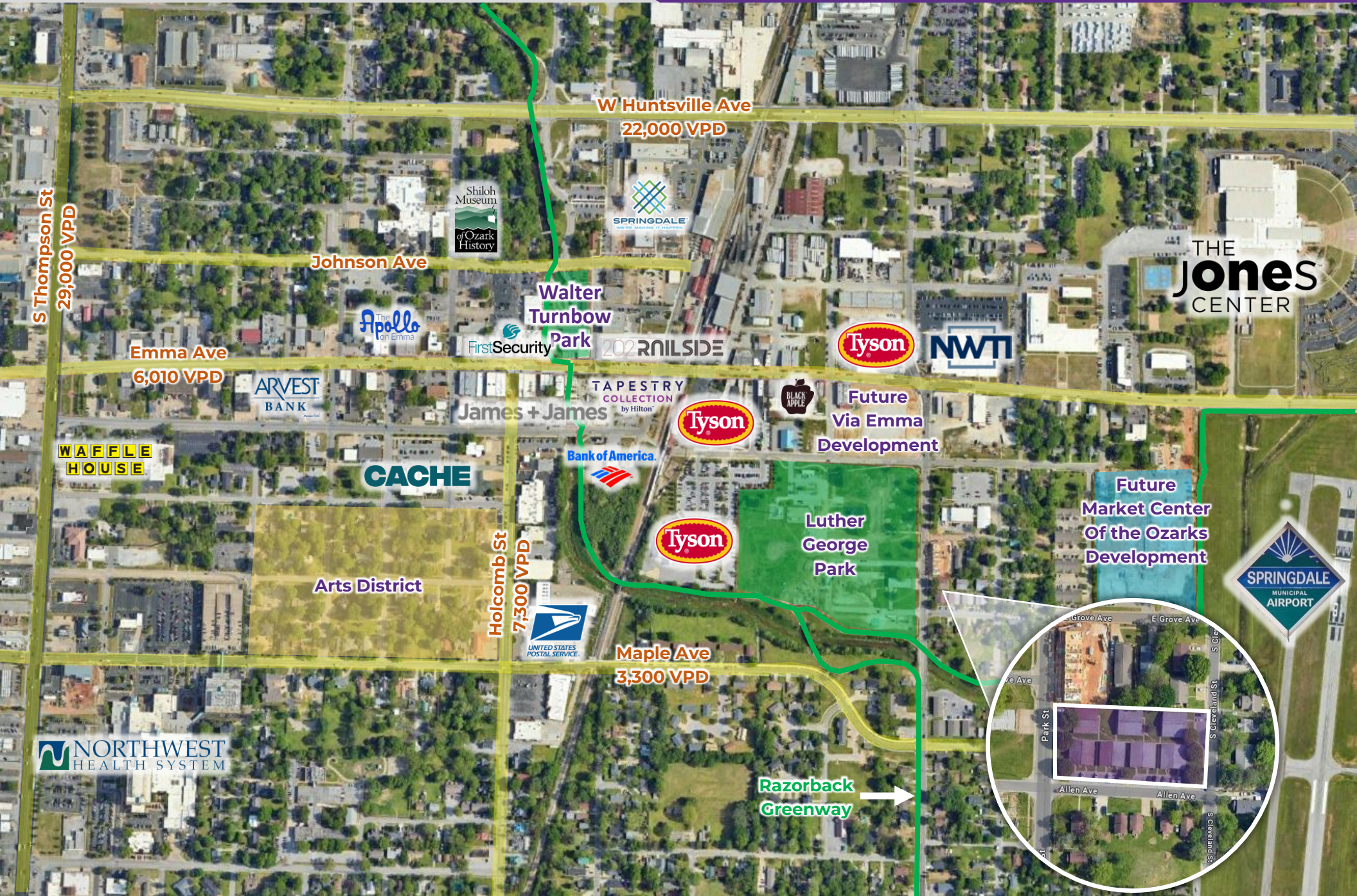
OVERVIEW

Offering	For Sale
Price	\$2,995,000
Address	309 Park St
City/State	Springdale, AR 72764
Property Type	Multifamily
Buildings	7 with 4 units per building
Total Units	28 - ±550 SF each (1 Bedroom/1 Bath)
Lot Size	±0.89 Acres
Renovations	2016 – 2018
Zoning	Downtown Springdale Form-Based Code

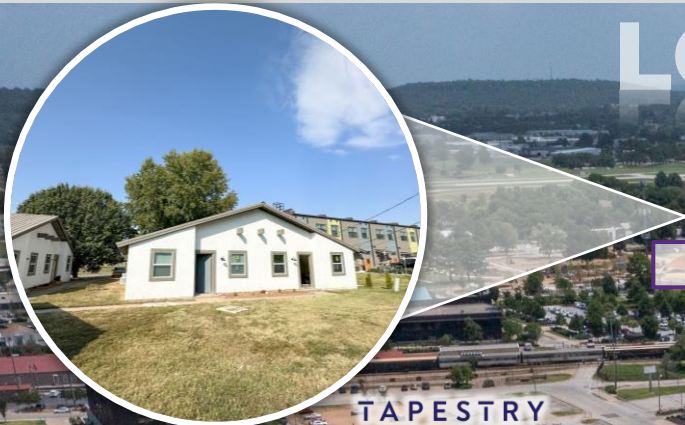
PROPERTY HIGHLIGHTS

- Opportunity Zone eligible
- Located directly east of the newly expanded Luther George Park, which will be celebrating the [Grand Reopening](#) October 11 – 12
- Within walking distance to Springdale's vibrant downtown area which includes restaurants, shops, entertainment and major employers
- The Razorback Greenway trail is located only 200' to the south which connects tenants to all of NWA
- Current ownership has added utility lines on two of the buildings for washer & dryer connections to capture rent premium. For proven value-add strategy, new owner could add utility lines to remaining buildings





LOOKING SOUTHEAST



Springdale Airport

Luther George Park

Walter Turnbow Park at
Shiloh Square

TAPESTRY
COLLECTION
by Hilton



James + James

MEDIUM

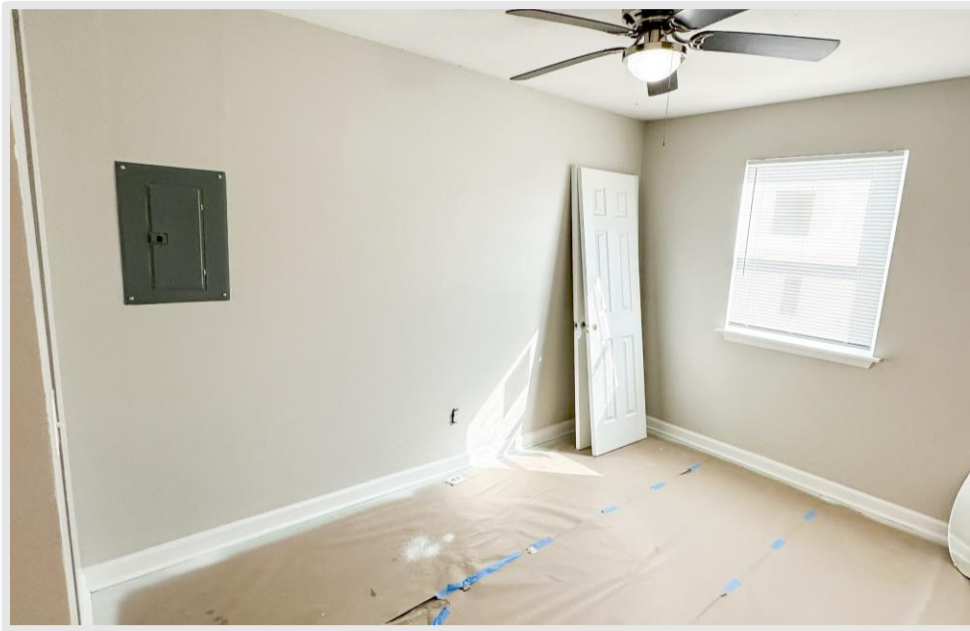


W Emma Ave
6,070 VPD

S Blair St

The Apollo
on Emma





Springdale, AR



Springdale is the fourth most populous city in Arkansas and located in the center of booming Northwest Arkansas. Springdale serves as a hub for business, travel, and entertainment. Its location also provides easy access to other major cities in the region such as Fayetteville, Bentonville, and Rogers.

Springdale ranks 7th in the country for job growth annually and is the 6th fastest growing city under 100,000 people in the U.S. Springdale's largest employers include Tyson Foods, Northwest Health, Harps Food Stores, Cargill and George's. Springdale is also home of the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	71,110	107,751	286,434
Households	22,141	36,317	104,817
Average Age	34.1	35.4	35.3
Average Household Income	\$78,746	\$91,154	\$100,672
Businesses	1,716	3,381	7,910

**Demographic details based on property location*

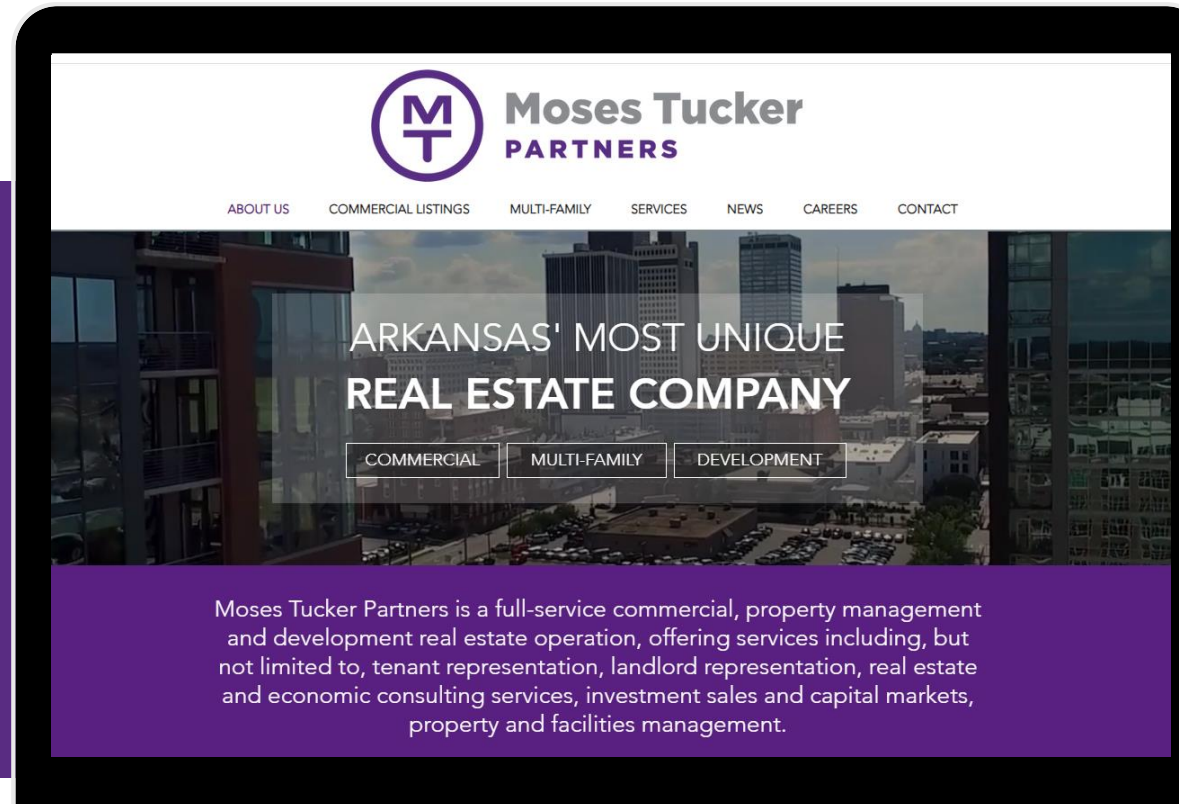
CONNECT

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DISCLAIMER

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