



For sale

Asking Price:

**\$695,000**

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# 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

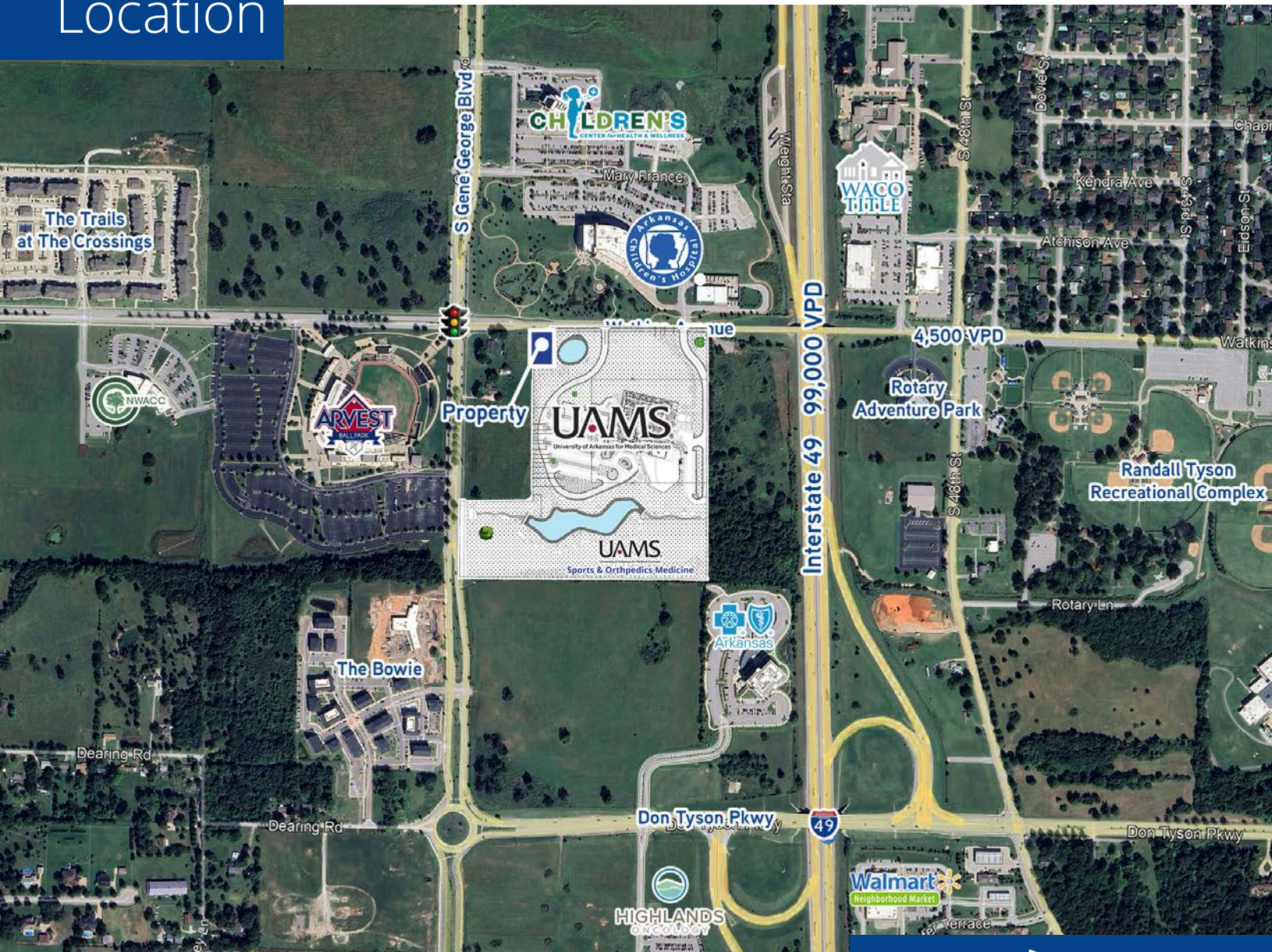
Land for sale in Springdale's Care Corridor / Medical Mile district surrounded by Arkansas Children's Hospital, Arvest Ballpark and future 185,000-square-foot UAMS Sports & Orthopedic Medicine facility. Area is a rapidly developing submarket of Northwest Arkansas with new Children's Center for Health & 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**



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