

# ELM SPRINGS/OAK GROVE RD

Springdale, AR 72762



## PROPERTY DESCRIPTION

Prime development opportunity! **+/-. 8.76 Acres** of level, partially wooded land just a half mile away from I-49 which sees around 108,000 VPD! This piece of land is strategically located near one of the busiest Walmart Supercenters, considered a "Test Store" and surrounded by excellent neighboring businesses, including Aldi, Arvest Bank, Starbucks, Firehouse Subs, a Shell Gas Station, and more. These businesses help provide a solid local demographic and potential customer base. 319' road frontage along Elm Springs Rd., which sees around 17,000 VPD and 238' road frontage along Oak Grove Rd., which sees around 2,300 VPD. Currently zoned A-1 and C-5 offering flexibility for various development possibilities. Don't miss out on this ideal site for your next project!

## PROPERTY HIGHLIGHTS

- Prime Re-Development Opportunity
- 0.5 Miles from I-49 (108,000 VPD)
- Strong Local Demographics and Potential Customer Base
- Excellent Road Frontage
- Flexible Zoning: A-1 and C-5

## OFFERING SUMMARY

Sale Price: \$899,900 - \$6,149,890

Lot Size: 8.76 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,354	15,834	33,572
Total Population	4,171	46,423	99,956
Average HH Income	\$106,398	\$96,642	\$93,984

LOT	ACREAGE	PRICE
5085 Elm Springs	2.5	\$2,500,000
5119 Elm Springs	1.36	\$1,360,000
657 Oak Grove	2.4	\$1,700,000
695 Oak Grove	2.5	\$899,900

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## SALMONSEN GROUP

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

**+/- 8.76 ACRES OF RE-DEVELOPMENT LAND FOR SALE**

# ELM SPRINGS/OAK GROVE RD

Springdale, AR 72762



**# OF LOTS 4 | TOTAL LOT SIZE 1.36 - 8.76 ACRES | TOTAL LOT PRICE \$899,900 - \$6,149,890 | BEST USE RE-DEVELOPMENT**

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available		5085 Elm Springs Rd		Retail-Pad	2.5 Acres	\$2,250,000	
Available		5119 Elm Springs Rd		Retail-Pad	1.36 Acres	\$1,299,990	
Available		657 Oak Grove Rd		Retail-Pad	2.4 Acres	\$1,700,000	
Available		695 Oak Grove Rd		Retail-Pad	2.5 Acres	\$899,900	
Available		+/- 5 acres at Elm Springs Rd/Oak Grove Rd		Retail	5 Acres	\$3,149,800	
Available		+/- 7.4 acres at Elm Springs/Oak Grove Rd		Retail	7.4 Acres	\$4,849,900	
Available		+/- 8.76 Acres at Elm Springs/Oak Grove		Retail	8.76 Acres	\$6,149,890	

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## SALMONSEN GROUP

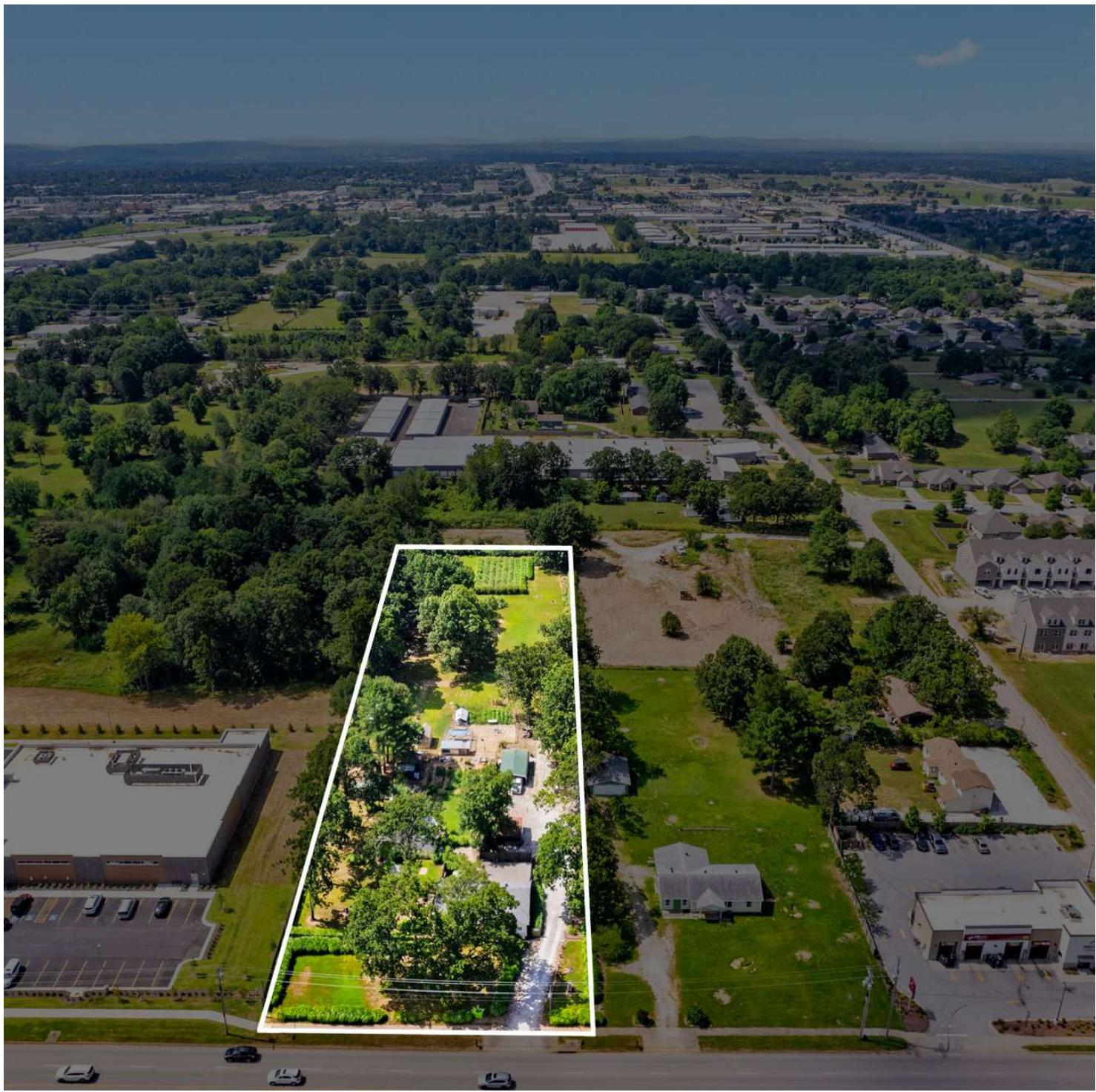
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

**+/- 8.76 ACRES OF RE-DEVELOPMENT LAND FOR SALE**

**5085 ELM SPRINGS RD - +/- 2.5 ACRES**

Springdale, AR 72762



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**SALMONSEN GROUP**

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

## +/- 8.76 ACRES OF RE-DEVELOPMENT LAND FOR SALE

5119 ELM SPRINGS RD - +/- 1.36 ACRES

Springdale, AR 72762



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### SALMONSEN GROUP

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

**+/- 8.76 ACRES OF RE-DEVELOPMENT LAND FOR SALE**

**657 OAK GROVE RD - +/- 2.4 ACRES**

Springdale, AR 72762



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**SALMONSEN GROUP**

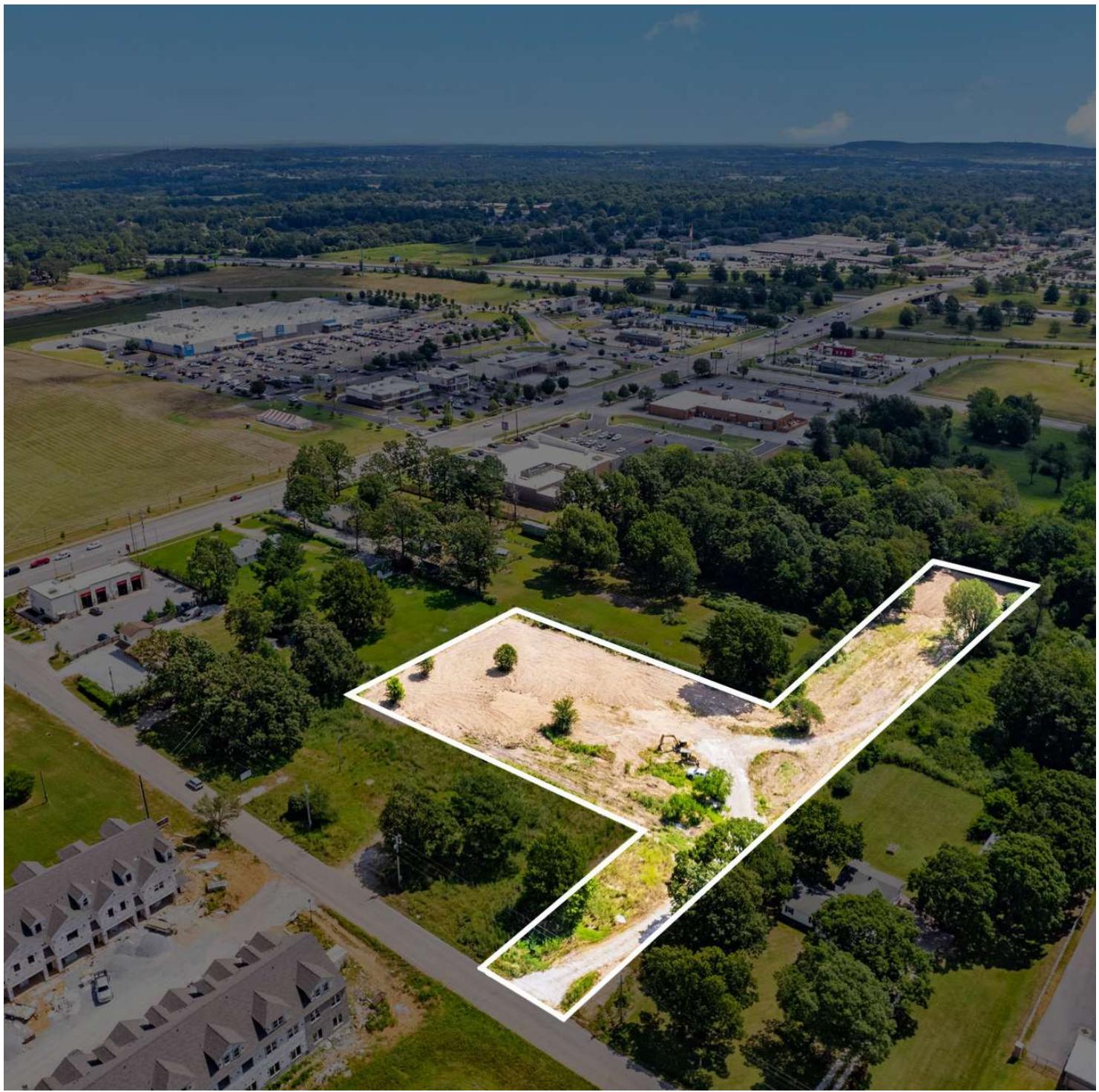
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

**+/- 8.76 ACRES OF RE-DEVELOPMENT LAND FOR SALE**

**695 OAK GROVE RD - +/- 2.5 ACRES**

Springdale, AR 72762



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**SALMONSEN GROUP**

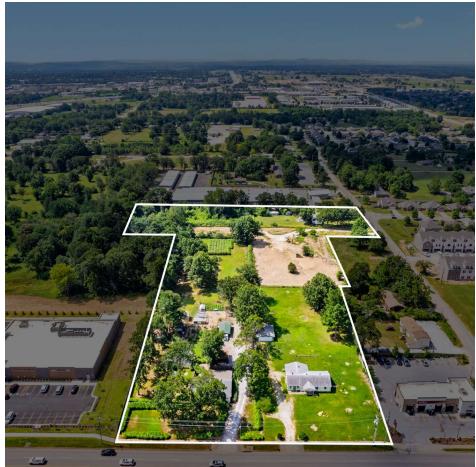
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

**+/- 8.76 ACRES OF RE-DEVELOPMENT LAND FOR SALE**

# ELM SPRINGS/OAK GROVE RD

Springdale, AR 72762



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## SALMONSEN GROUP

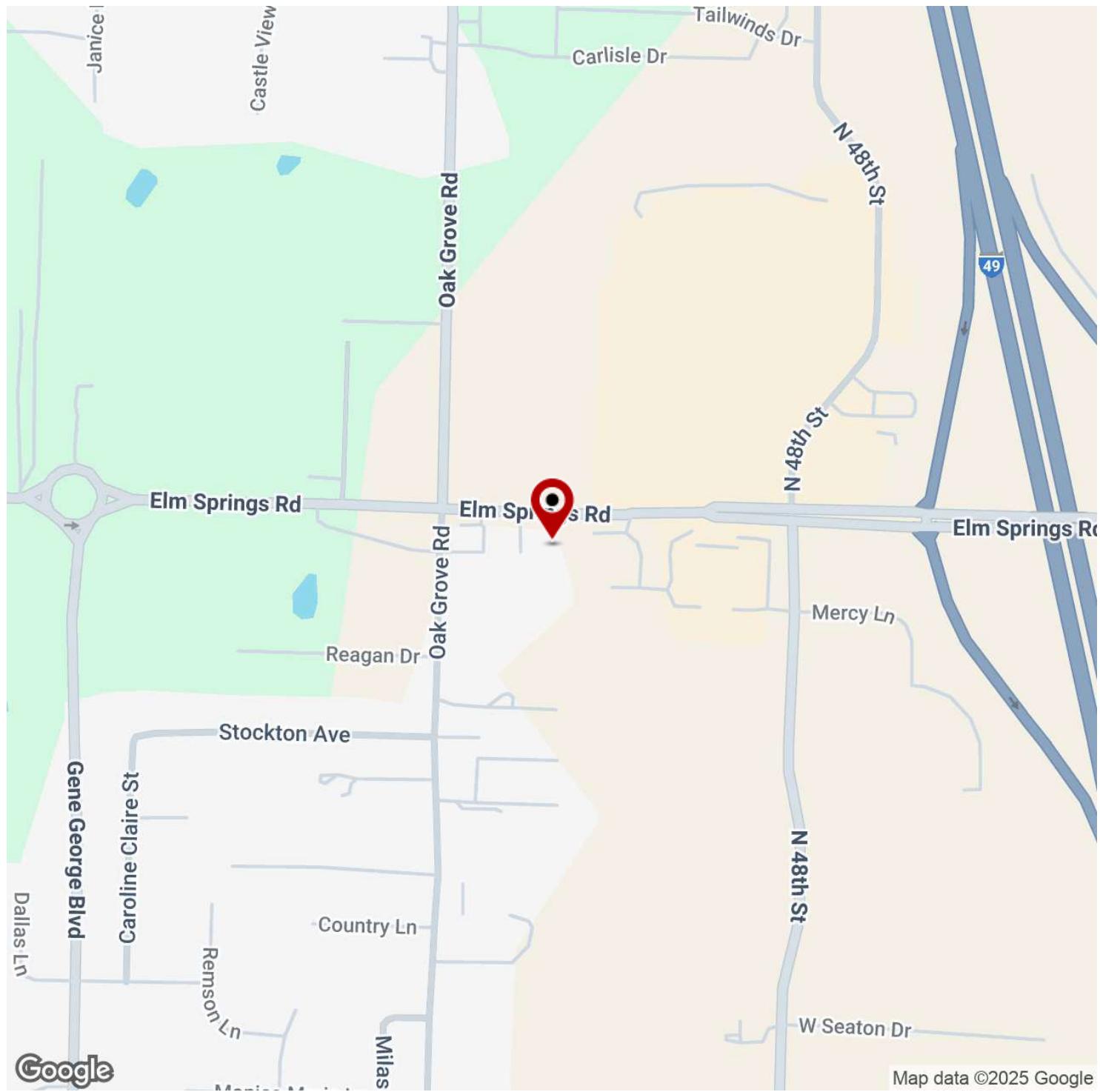
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

+/- 8.76 ACRES OF RE-DEVELOPMENT LAND FOR SALE

# ELM SPRINGS/OAK GROVE RD

Springdale, AR 72762



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## SALMONSEN GROUP

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

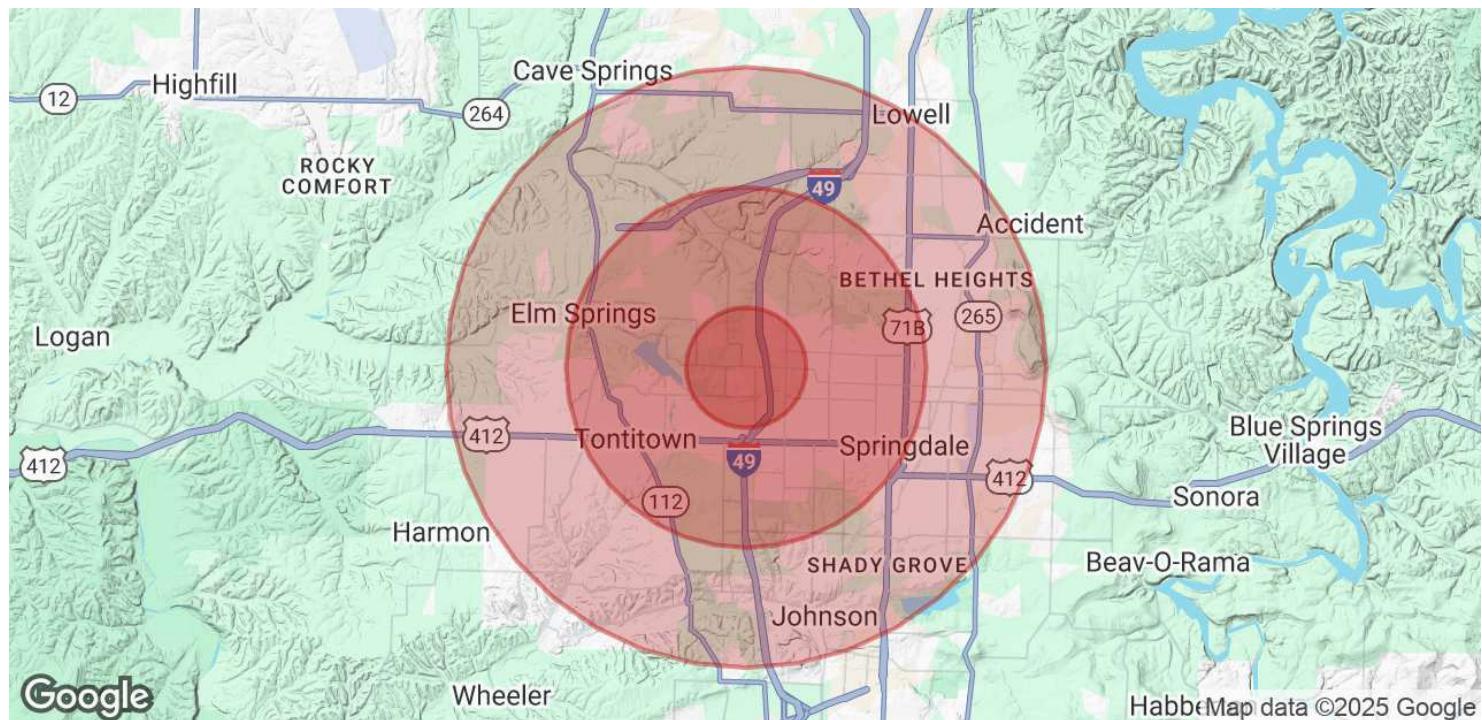
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

+/- 8.76 ACRES OF RE-DEVELOPMENT LAND FOR SALE



# ELM SPRINGS/OAK GROVE RD

Springdale, AR 72762



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,171	46,423	99,956
Average Age	38	37	35
Average Age (Male)	37	36	34
Average Age (Female)	39	38	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,354	15,834	33,572
# of Persons per HH	3.1	2.9	3
Average HH Income	\$106,398	\$96,642	\$93,984
Average House Value	\$315,859	\$306,873	\$316,221

*Demographics data derived from AlphaMap*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## SALMONSEN GROUP

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712