



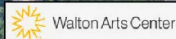
**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE  
104 S Main Street Bentonville, AR 72712

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



FAYETTEVILLE SQUARE

DICKSON STREET



HOG TROUGH TOWNHOUSES

CITY PARK



**0.74 +/- AC 1624 N GREGG AVE - FAYETTEVILLE, AR 72703**

### OFFERING SUMMARY

|             |                |
|-------------|----------------|
| Sale Price: | \$525,000      |
| Lot Size:   | 0.74 +/- Acres |
| Price / SF: | \$16.29        |
| Zoning:     | RSF-4          |

### PROPERTY HIGHLIGHTS

- All utilities on site; existing home holds no value
- Ideal for residential or multifamily developments
- Minutes from the University of Arkansas and Washington Regional Medical Center
- Close proximity to retail, dining, schools, medical services, public transit, & walking/biking trails
- Easy access to N College Ave, Dickson St, & I-49

### PROPERTY OVERVIEW

Rare redevelopment opportunity near the University of Arkansas! Surrounded by established residential neighborhoods, multifamily projects, & strong area amenities. This lot is well positioned to capitalize on Fayetteville's continued growth & demand for quality housing.



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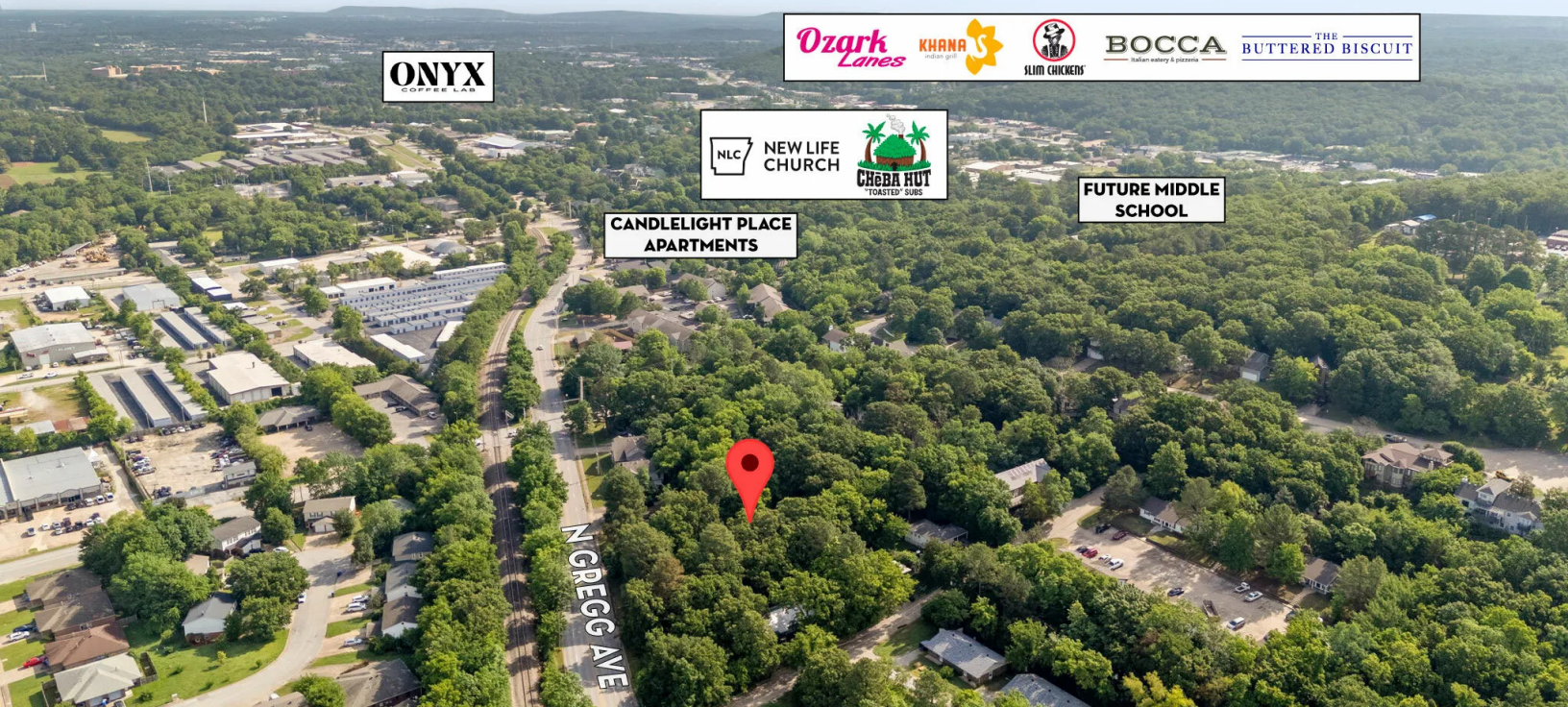
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AI-GENERATED CONCEPT

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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT [ARKREALESTATE.COM](http://ARKREALESTATE.COM)



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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

|                      |        |        |         |
|----------------------|--------|--------|---------|
| Total Population     | 12,552 | 69,282 | 109,579 |
| Average Age          | 27.2   | 30.9   | 33.1    |
| Average Age (Male)   | 28.9   | 30.9   | 32.7    |
| Average Age (Female) | 27.1   | 31.9   | 33.9    |

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,364     | 28,796    | 44,760    |
| # of Persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$63,309  | \$81,761  | \$94,124  |
| Average House Value | \$384,474 | \$358,738 | \$351,376 |

2023 American Community Survey (ACS)

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