

+/- 2.5 ACRES OF LAND FOR SALE

695 OAK GROVE RD

Springdale, AR 72762



PROPERTY DESCRIPTION

Prime development opportunity on +/- 2.5 acres of level land near I-49! 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, and a Shell Gas Station. These business help provide a solid local demographic and potential customer base. Currently zoned A-1, offering flexibility for various development possibilities. Don't miss out on this ideal site for your next project!

PROPERTY HIGHLIGHTS

- Prominent Location in Springdale
- Surrounded by Thriving Commercial and Retail Establishments
- 0.5 Miles from I-49 which sees around 108,000 VPD
- Zoned A-1, Allowing for Various Land Uses

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	2.5 Acres

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	287	1,374
Total Population	259	846	4,264
Average HH Income	\$120,034	\$119,837	\$105,062

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.

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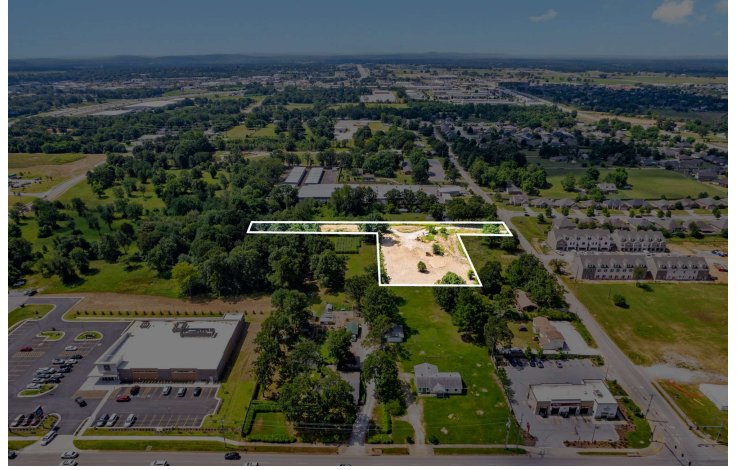
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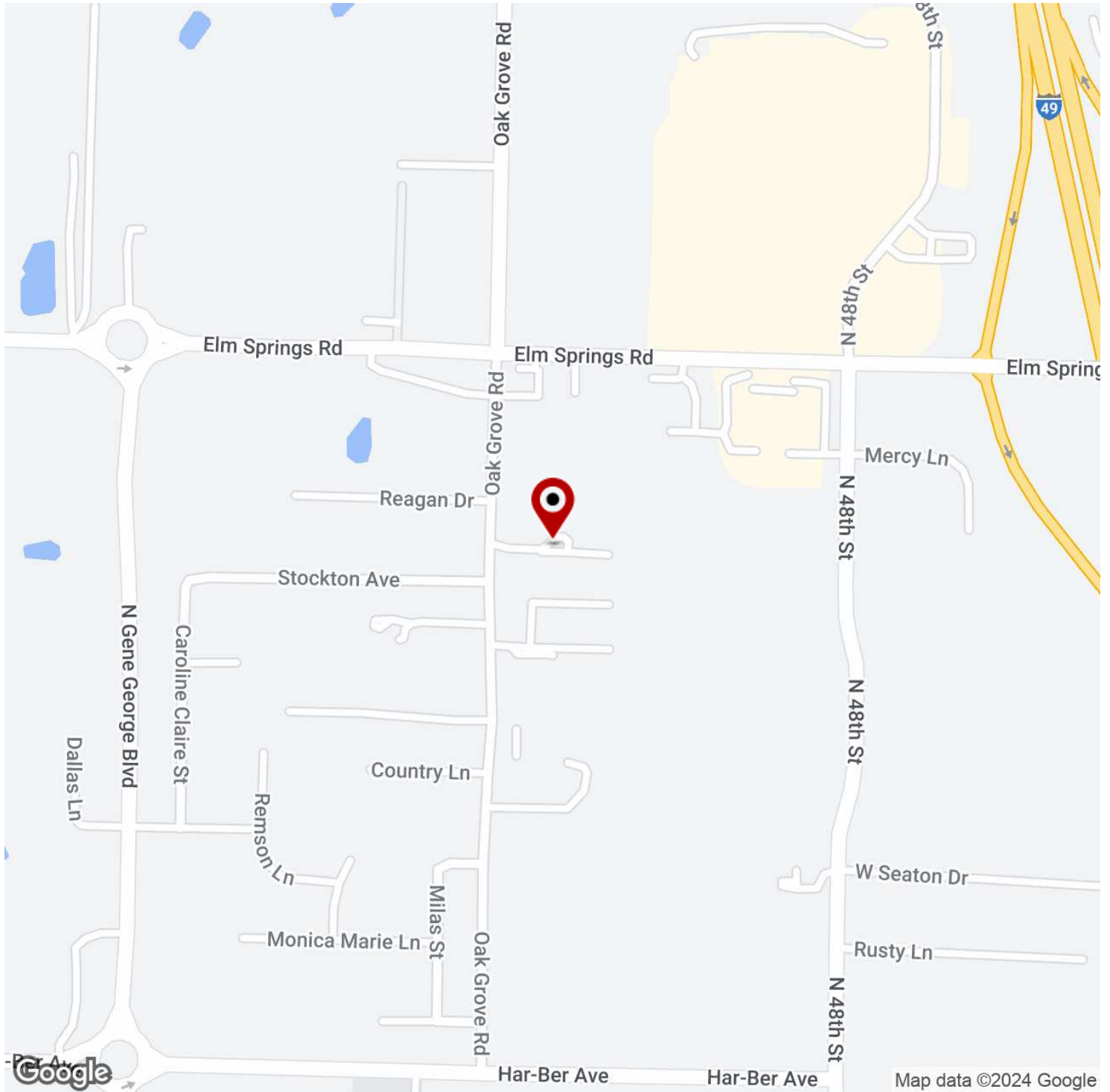
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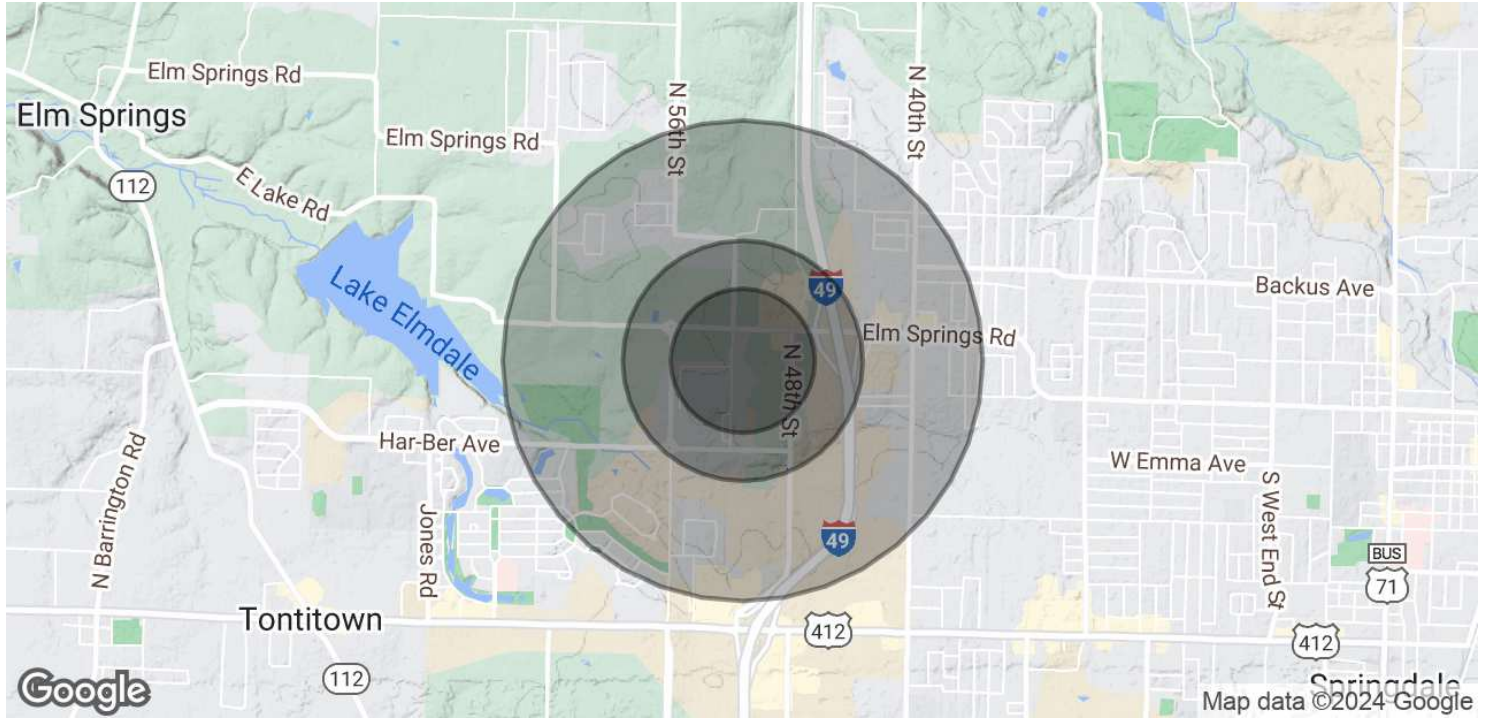
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	259	846	4,264
Average Age	39	39	37
Average Age (Male)	38	38	36
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	287	1,374
# of Persons per HH	2.9	2.9	3.1
Average HH Income	\$120,034	\$119,837	\$105,062
Average House Value	\$368,072	\$368,910	\$317,362

Demographics data derived from AlphaMap

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