



FOR SALE

PRICE REDUCTION

Asking Price:

\$1,969,000

Contact us:

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**523-616 S Dockery Lane
Fayetteville, Arkansas**

Property Amenities

- 6 duplexes in Fayetteville with good rental history
- 12 total 2BR/2BA units with 1,015 SF each
- All units located in a private setting at the end of a city street with Fayetteville utilities
- Utilities metered separately
- 1.4 acres; Zoned 24
- 2.5 miles from the University of Arkansas campus and 2 miles from downtown Fayetteville
- Gross potential monthly income \$13,200 (\$1,100/unit)
- Built in 1995



Interior



Location



To Downtown Fayetteville 2 Miles
To University of Arkansas 2.5 Miles

Fayetteville Adult
Career Training

Happy Hollow
Elementary School

Property

Happy Hollow Rd

Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	4,612	48,640	87,986
Projected Population (2029)	4,881	50,526	91,949
Average HH Income (2024)	\$68,196	\$80,792	\$82,165
Proj. Average HH Income (2029)	\$77,284	\$92,039	\$93,685
Households (2024)	2,168	18,512	36,744

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