

+/- 2.55 ACRES OF LAND FOR SALE

5085 ELM SPRINGS ROAD

Springdale, AR 72762



PROPERTY DESCRIPTION

Prime development opportunity on +/- 2.5 acres of level land right off Elm Springs Rd, which sees around 17,000 VPD! This piece of land is strategically located near one of the busiest Walmart Supercenters, considered a "Test Store" and just a half mile from I-49, which sees around 108,000 VPD. Surrounded by excellent neighboring businesses, including, Aldi, Arvest Bank, Jiffy Lube, Firehouse Subs, Starbucks, Shell Gas Station and more. 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

- Prime Location in Springdale, AR
- High Visibility on Elm Springs Rd
- Surrounded by Thriving Commercial and Retail Establishments
- 0.5 Miles from I-49 which sees around 108,000 VPD
- Zoned A-1

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	2.552 Acres

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	50	263	1,354
Total Population	149	788	4,171
Average HH Income	\$111,565	\$113,504	\$106,398

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.

TIMOTHY SALMONSEN

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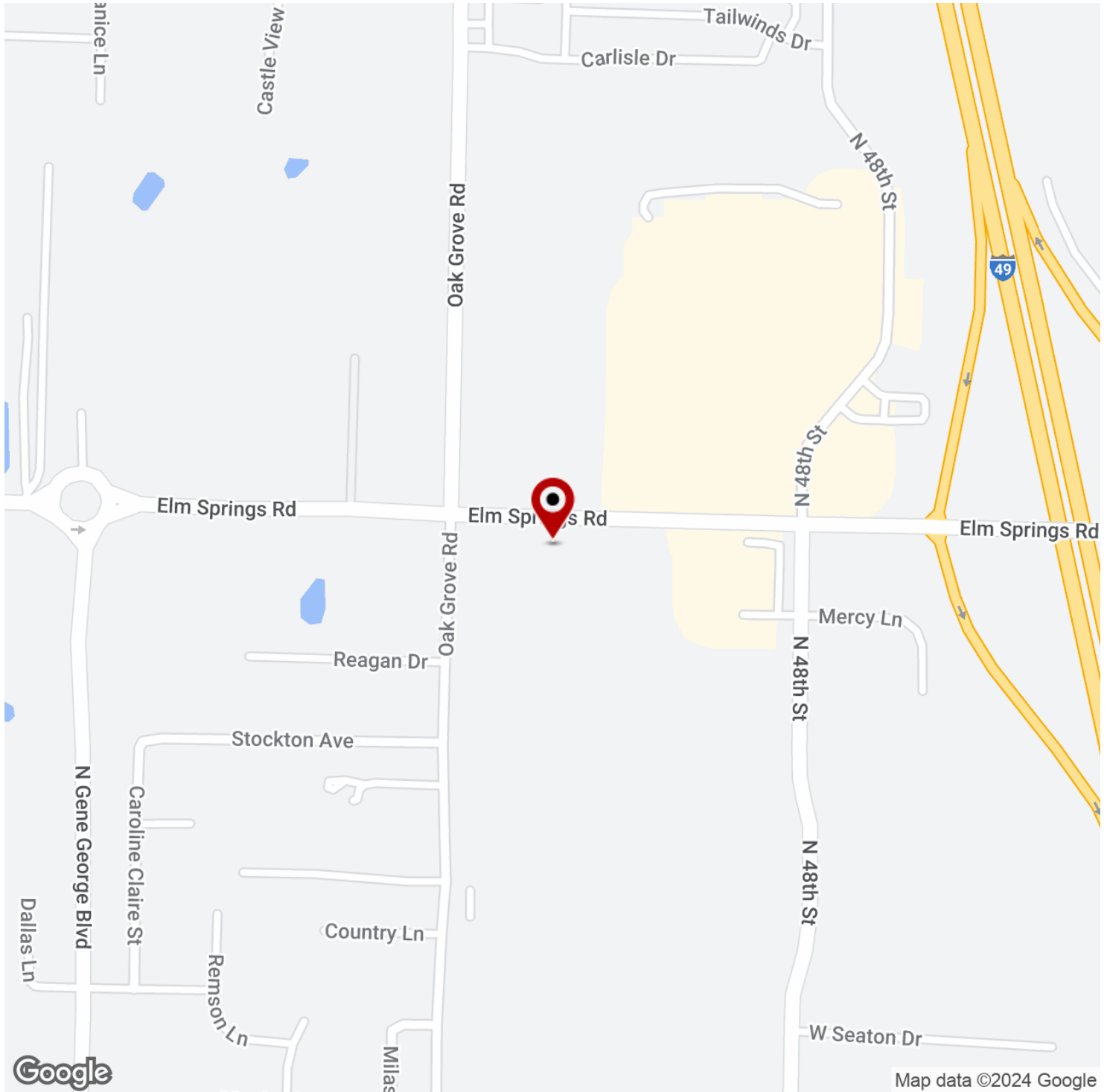
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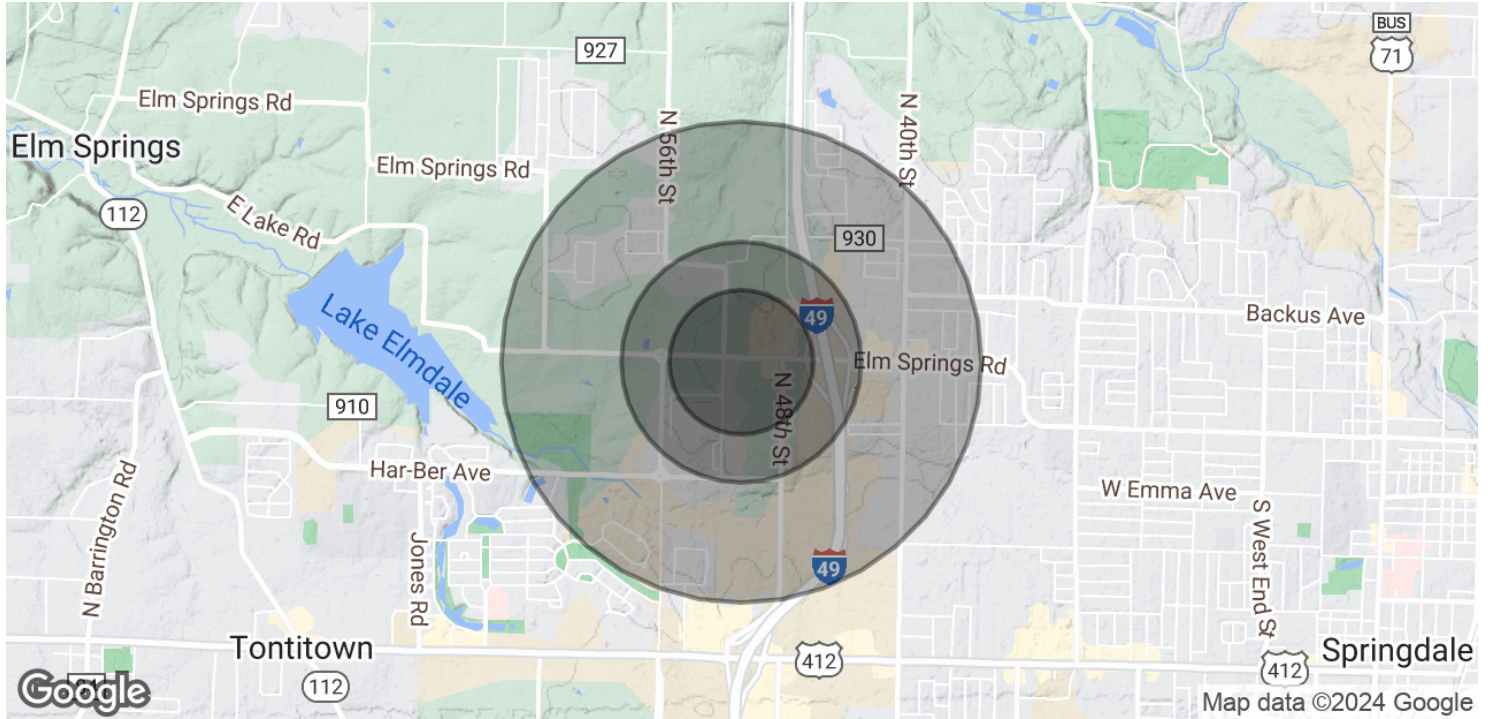
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	149	788	4,171
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	50	263	1,354
# of Persons per HH	3	3	3.1
Average HH Income	\$111,565	\$113,504	\$106,398
Average House Value	\$358,391	\$360,979	\$315,859

Demographics data derived from AlphaMap

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