



**FOR SALE**

Asking Price:

**\$1,285,500**

Contact us:

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# 603 W Henri De Tonti Blvd

## Tontitown, Arkansas

### Property Features

- +/- 2.46-acre lot
- Zoned "C-2," Commercial
- Adjoining The Reserve at Tontitown Apartments
- 35,000 cars per day on Henri De Tonti Blvd

Great opportunity for commercial development in high growth area of Tontitown. Located in a direct path of growth along Highway 412, recently designated as a future interstate of the National Highway System. The property is centrally positioned between the Springdale Northern Bypass (2027 estimated completion) and the Highway 112 expansion project. The property abuts The Reserve of Tontitown apartments and townhomes and is adjacent to a large mixed-use development consisting of retail, multifamily and other projects within the immediate area adding major density to the Highway 412 corridor.

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# LOCATION



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	2,031	14,703	40,669
Projected Population (2029)	2,258	16,761	44,392
Average HH Income (2024)	\$133,857	\$133,554	\$112,933
Proj. Average HH Income (2029)	\$161,148	\$153,459	\$131,629
Households (2024)	689	5,420	14,708

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