



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

ARKREALESTATE.COM



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## 6.2 ACRES N CATO SPRINGS - GREENLAND, AR 72737

### OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	6.2 Acres
Price / Acre:	\$120,968

### PROPERTY HIGHLIGHTS

- Sewer on-site
- Frontage along Hwy 265 and I-49
- Acreage has been cleared
- Easy access from I-49
- Commercial zoning
- Close proximity to Fayetteville

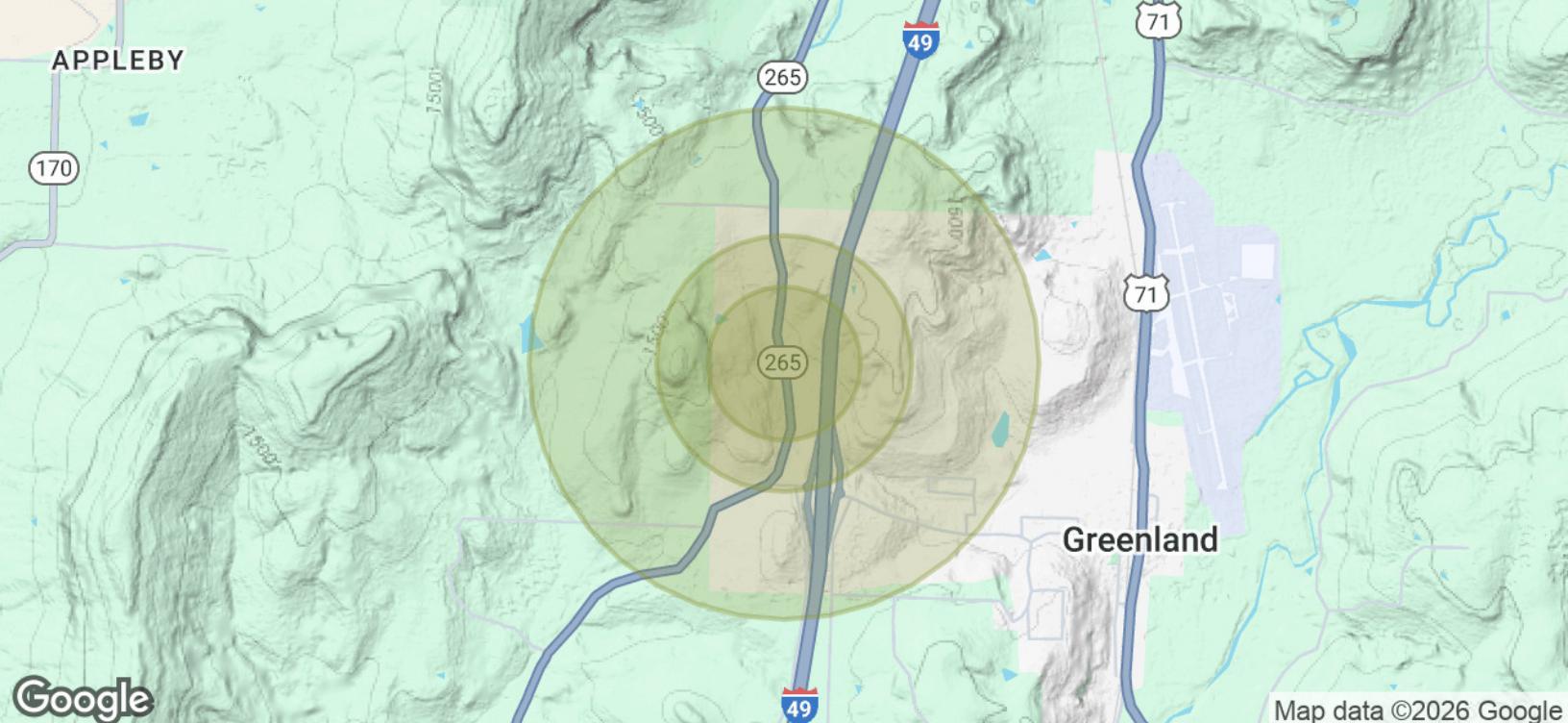
### PROPERTY OVERVIEW

This 6-acre, commercially zoned property in Greenland, AR features prime frontage along Hwy 265 and I-49 with strong visibility and easy access. Its size and location make it suitable for a range of commercial or mixed-use opportunities. An excellent site for future growth in a high-traffic area.



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#### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	32	113	495
Average Age	42	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43

#### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	43	191
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$115,787	\$115,787	\$112,156
Average House Value	\$397,086	\$397,086	\$374,433

*Demographics data derived from AlphaMap*

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