



**FOR SALE**

Asking Price:

**\$650,000**

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# 1029 Wagon Wheel Road Springdale, Arkansas

## Property Amenities

- +/- 0.88 acres
- Near the future Northern Bypass extension and Highway 71B exit
- Excellent redevelopment opportunity in high traffic area

Land for sale near the Wagon Wheel and N Thompson Street intersection (Highway 71B) in Springdale, Arkansas. Property has Wagon Wheel Road frontage with a traffic count of 17,000 cars per day, ideal for retail, office and service uses. Dense residential neighborhoods surround the property and is in a path of growth with future Northern Bypass spanning from Interstate 49 east and west to Highway 412.

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# LOCATION



Property



**Future Northern Bypass just north of the property**

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## Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	6,528	46,384	108,551
Projected Population (2029)	7,217	49,080	115,558
Average HH Income (2024)	\$104,869	\$86,097	\$99,460
Proj. Average HH Income (2029)	\$116,422	\$98,271	\$114,132
Households (2024)	2,010	14,368	35,354