



**FOR SALE**

Asking rate:

**\$533,000**  
(\$12.50 PSF)

**Contact us:**

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## 3675 W Martin Luther King Jr. Blvd Fayetteville, Arkansas

### Property Features

- +/- 0.98 acres
- 185 feet of frontage on W Martin Luther King Jr. Blvd with a traffic count of 37,000 cars per day
- Zoned "C-2," Commercial
- Available for ground lease option

Great development potential on 0.98 acres of commercial land off bustling W Martin Luther King Jr. Blvd in Fayetteville, Arkansas. Situated between nationally recognized retail such as a Walmart Supercenter and Lowe's. Centennial Park and future middle school campus are within a short drive as well as the University of Arkansas campus and Fayetteville High School. Location provides great convenience to commuters from Farmington and Prairie Grove and is in a direct path of growth.

# LOCATION



## Demographics

|                                | 1 Mile    | 3 Mile   | 5 Mile   |
|--------------------------------|-----------|----------|----------|
| Population (2024)              | 2,590     | 50,430   | 91,787   |
| Projected Population (2029)    | 2,891     | 53,430   | 97,038   |
| Average HH Income (2024)       | \$92,246  | \$72,329 | \$79,846 |
| Proj. Average HH Income (2029) | \$103,365 | \$81,639 | \$91,173 |
| Households (2024)              | 1,087     | 19,088   | 37,249   |



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