



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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