

+/- 0.43 ACRES ZONED C-5 FOR SALE



5469 WATKINS AVE

Springdale, AR 72762



VIDEO

PROPERTY DESCRIPTION

Exceptional +/- 0.43 acre commercial development opportunity in one of Springdale's fastest growing corridors. Located directly across from Arkansas Children's Northwest and adjacent to the future UAMS Orthopedic and Sports Medicine facility, this C-5 Thoroughfare Commercial property is ideal for a range of uses including a professional office, medical, or dental practice, retail storefront, cafe, restaurant, or other service oriented business. Electric, water, and sewer are all available on site, providing a strong foundation for future development. The property's central location offers convenient access to major destinations throughout NWA. 1 mile from Sam's Club and the nearest I-49 interchange, 1.5 miles from Hwy 112 and W Sunset Ave, and 0.1 miles from Arvest Ballpark, further enhancing the area's strong daytime population and consumer traffic. This is a rare opportunity to secure a commercial site in the heart of one of Springdale's premier healthcare and retail growth areas.

PROPERTY HIGHLIGHTS

- +/- 0.43 acre commercial development opportunity
- Directly across from Arkansas Children's Northwest
- Adjacent to the future UAMS Orthopedic and Sports Medicine
- Zoned C-5 Thoroughfare Commercial
- Ideal for professional office, medical, dental, retail, café, restaurant, or service-oriented businesses
- Electric, water, and sewer available on site

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.43 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	12,790	37,737	66,427
Total Population	36,241	100,356	177,759
Average HH Income	\$102,257	\$97,079	\$99,664

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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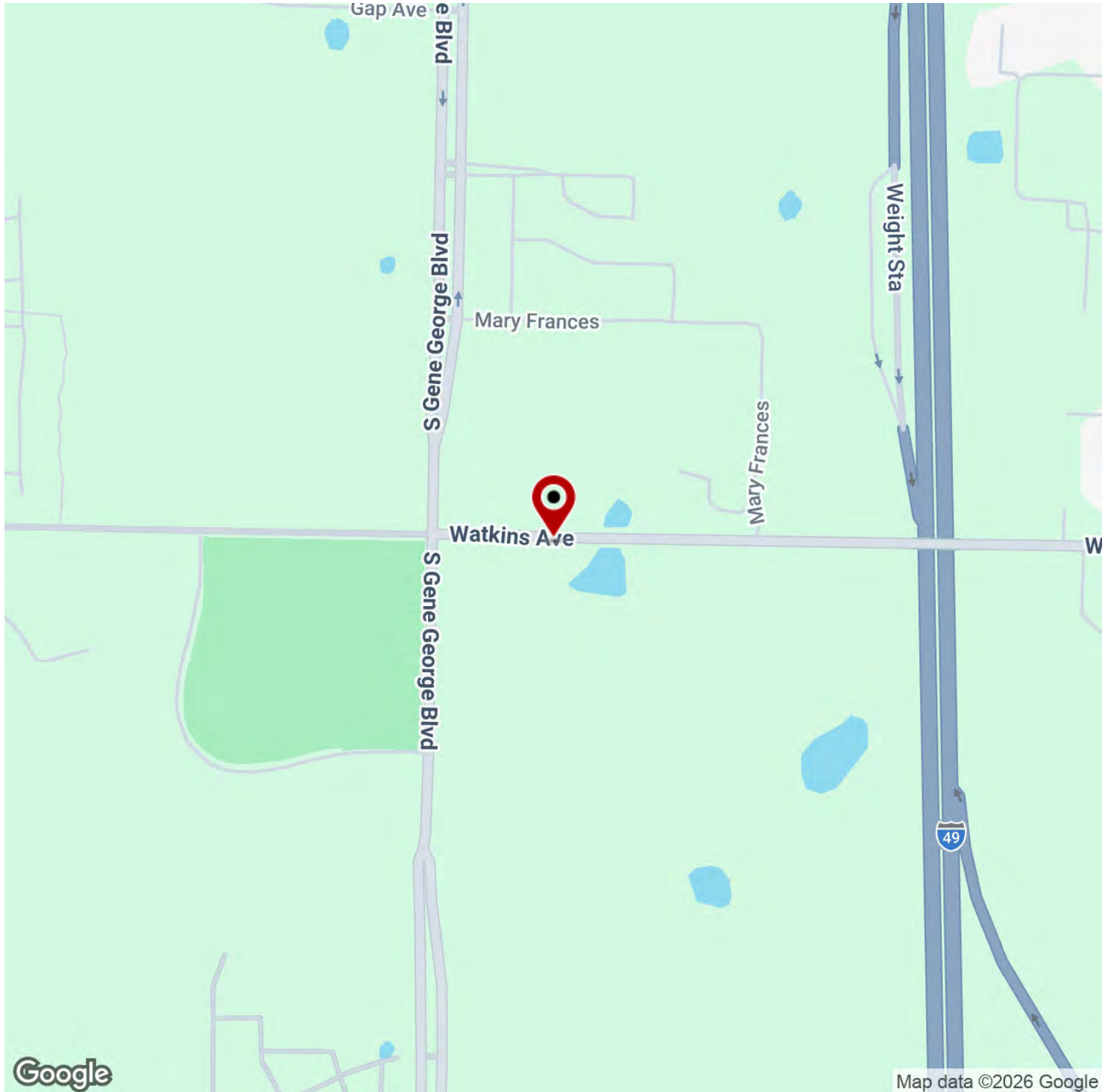
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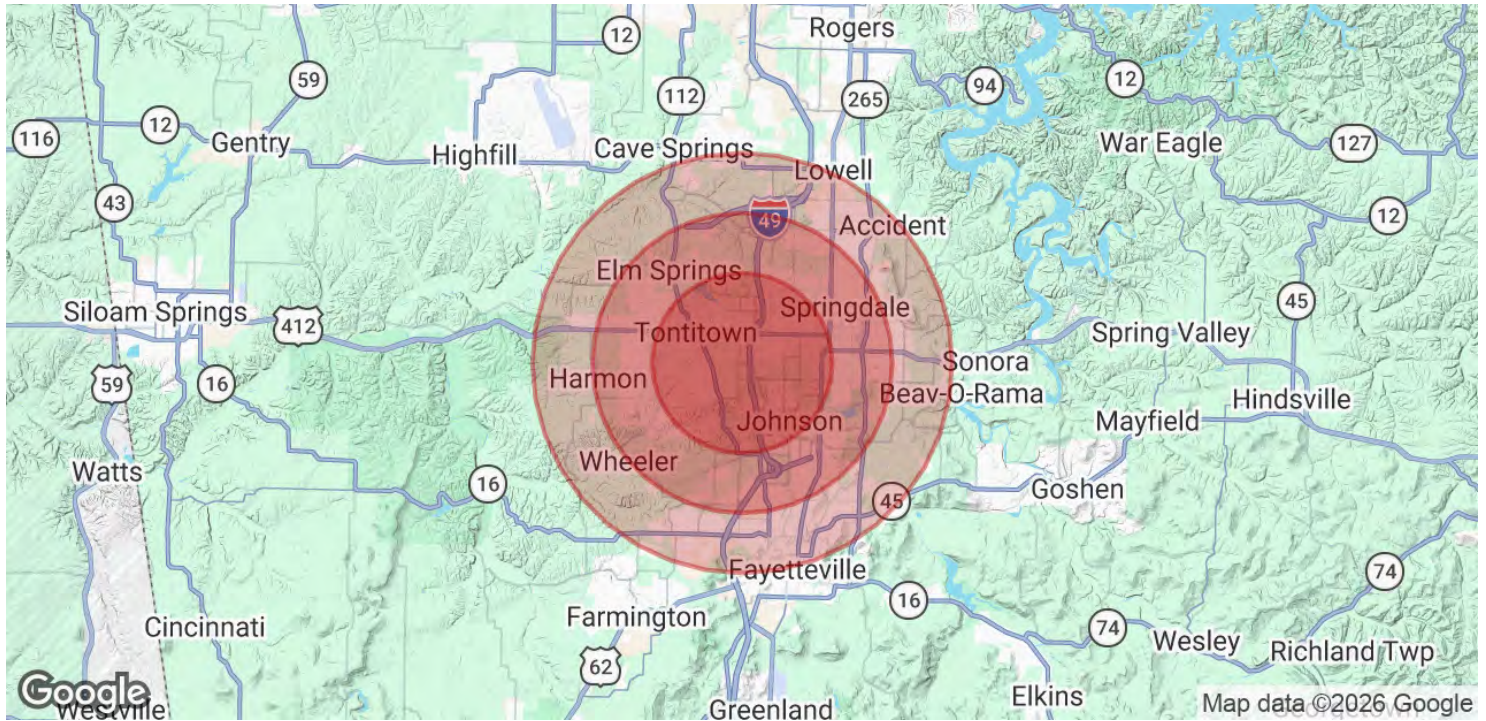
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	36,241	100,356	177,759
Average Age	34.6	34.6	33.3
Average Age (Male)	33.8	33.5	32.8
Average Age (Female)	34.2	35.1	33.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	12,790	37,737	66,427
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$102,257	\$97,079	\$99,664
Average House Value	\$307,776	\$294,654	\$323,356

2023 American Community Survey (ACS)

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