



# 738 N 40TH ST

Springdale, AR 72762



## PROPERTY DESCRIPTION

This is it! Development ready with over \$200,000 of approved plans for flex, office, and retail space, up to 40,000 SF! Approx. 230' of road front on N 40th St, which sees around 11,000 VPD. Strategically located just 1 minute from Elm Springs Rd intersection that sees around 35,000 VPD and a half mile from I-49, which sees around 102,000 VPD, and provides easy access to all of Northwest Arkansas. Also located less than 1 mile from one of the busiest Walmart Supercenters, considered a "Test Store". Don't miss out on this great investment opportunity!

## PROPERTY HIGHLIGHTS

- Over \$200,000 of approved plans available
- Prime location near major highway access
- Convenient access right off Exit 73 on I-49
- Ample space for retail development

## OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	4.4 Acres

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	2,174	8,868	17,376
Total Population	6,068	24,565	48,251
Average HH Income	\$69,298	\$76,381	\$74,005

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.

## TIMOTHY SALMONSEN

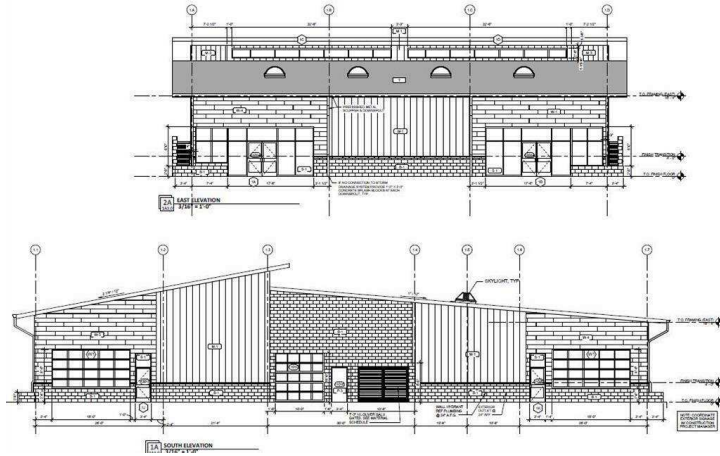
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

**+/- 4.4 ACRES LAND WITH DEVELOPMENT PLANS FOR SALE**

# 738 N 40TH ST

Springdale, AR 72762



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.

**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

**+/- 4.4 ACRES LAND WITH DEVELOPMENT PLANS FOR SALE**

# 738 N 40TH ST

Springdale, AR 72762



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.

**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sqrleadmanager@gmail.com  
AR #EB00066512

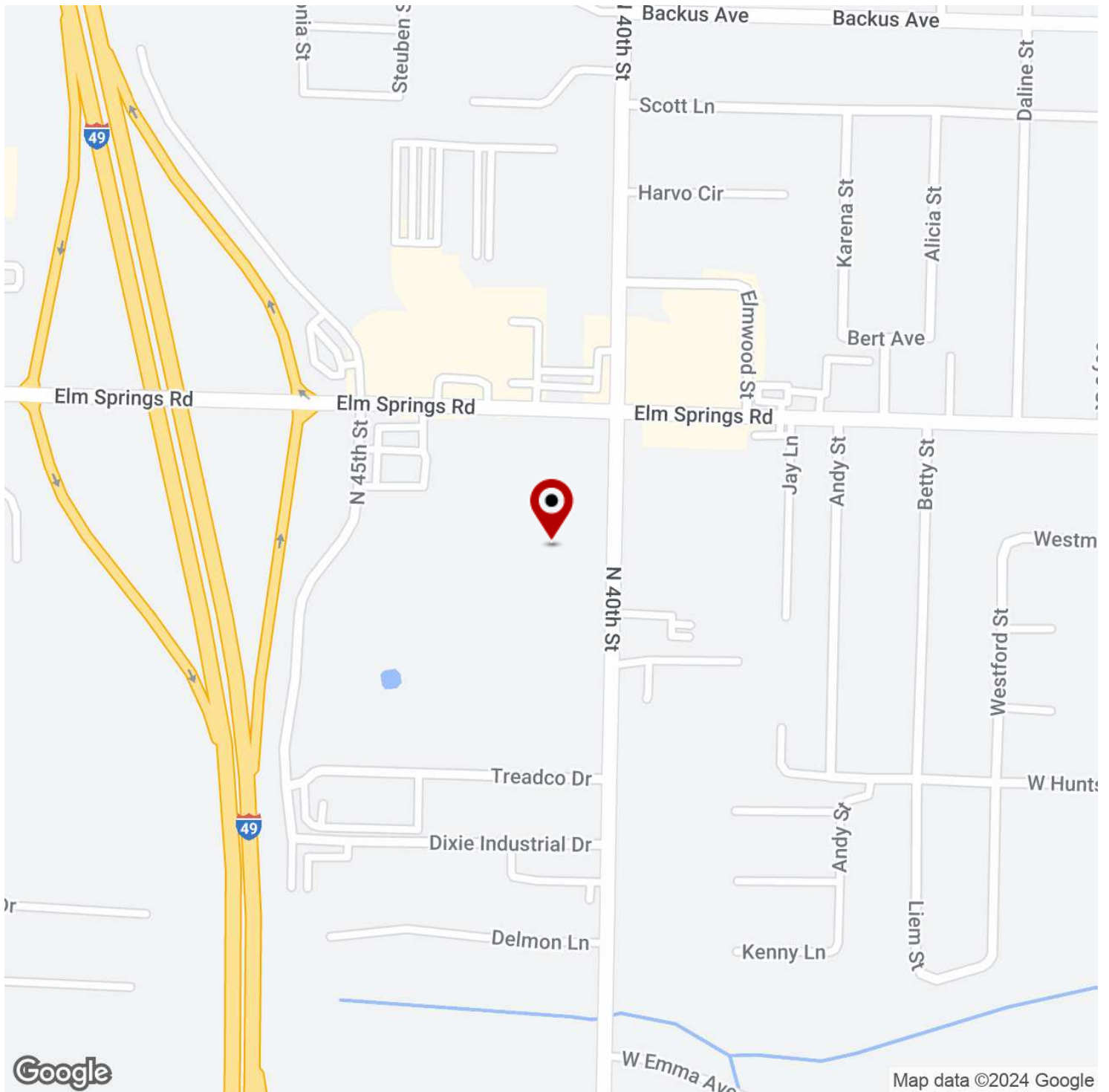
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

**+/- 4.4 ACRES LAND WITH DEVELOPMENT PLANS FOR SALE**

# 738 N 40TH ST

Springdale, AR 72762



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.

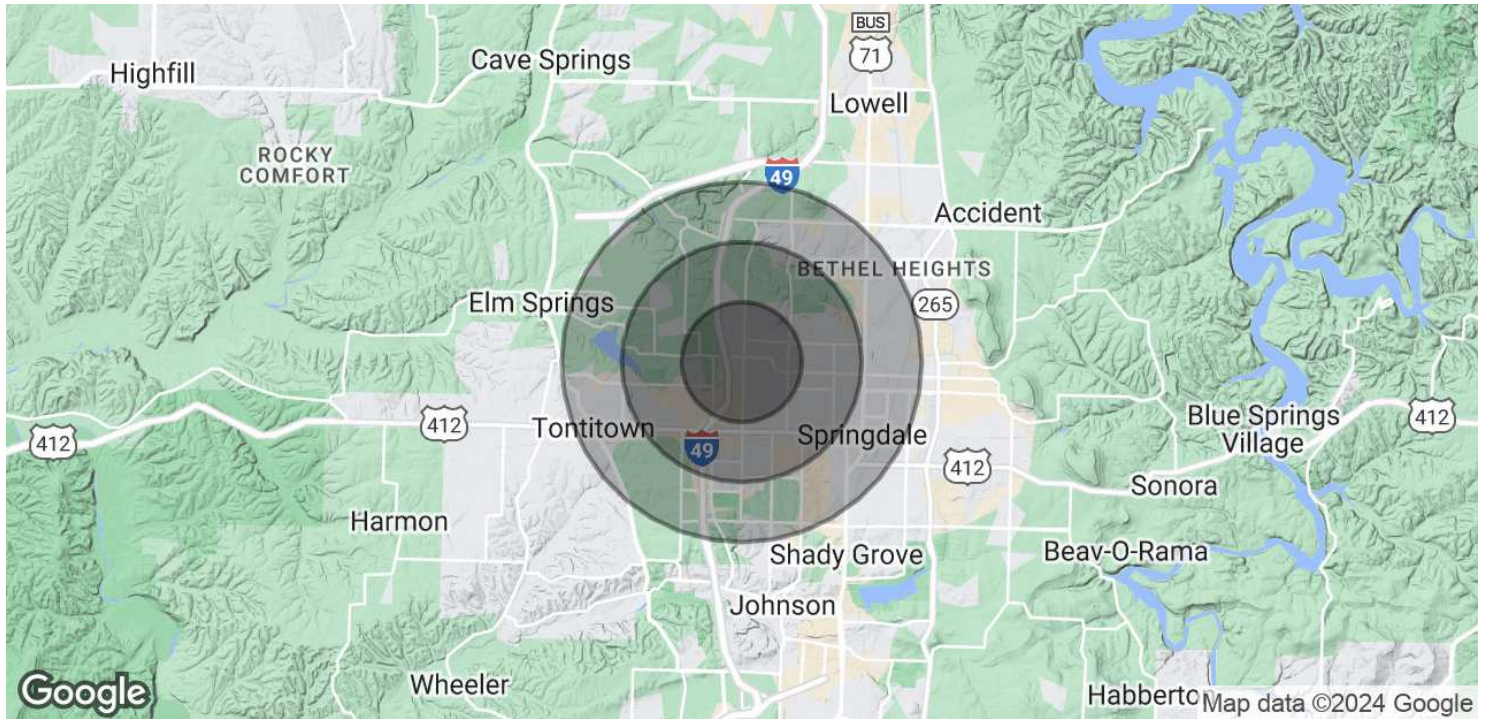
**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

# 738 N 40TH ST

Springdale, AR 72762



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	6,068	24,565	48,251
Average Age	37.7	36.4	34.2
Average Age (Male)	37.9	34.6	33.4
Average Age (Female)	36.8	37.5	35.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	2,174	8,868	17,376
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$69,298	\$76,381	\$74,005
Average House Value	\$150,716	\$154,767	\$148,638

2020 American Community Survey (ACS)

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.

**TIMOTHY SALMONSEN**  
 Executive Broker  
 O: 479.231.1355  
 C: 479.330.1250  
 sgrleadmanager@gmail.com  
 AR #EB00066512

**KW COMMERCIAL**  
 201 SW 14th St.  
 Suite 203  
 Bentonville, AR 72712