

Land For Sale

# DEVELOPMENT OPPORTUNITY

W MARTIN LUTHER KING BLVD, FAYETTEVILLE, AR



## Details

Sale Price	\$4,275,000
Price Per SF:	C-2/ R-O (Negotiable) RMF-24 (\$2.30/SF) R-4 (\$1.00/SF)
Lot Size	57.46 Acres
Mixed Zoning	C-2/R-O (5.24 Acres) RMF-24 (5.00 Acres) RSF-4 (42.22 Acres)

## Property Overview

- Land can be subdivided
- Option for Ground Lease or Build-to-Suit on commercial frontage
- Located adjacent to Lowe's & Walmart Supercenter
- Located 1.5 miles from the University of Arkansas

## Property Highlights

- 750' of frontage on MLK/Hwy 62
- 3/4 miles from I-49 to the east
- 1/2 mile from Ruppel Rd connection to the west
- New bike park to be completed by summer 2019 to the north of the property

**Eric Nelson** Associate Director **501.951.1802** [enelson@newmarkmtp.com](mailto:enelson@newmarkmtp.com)

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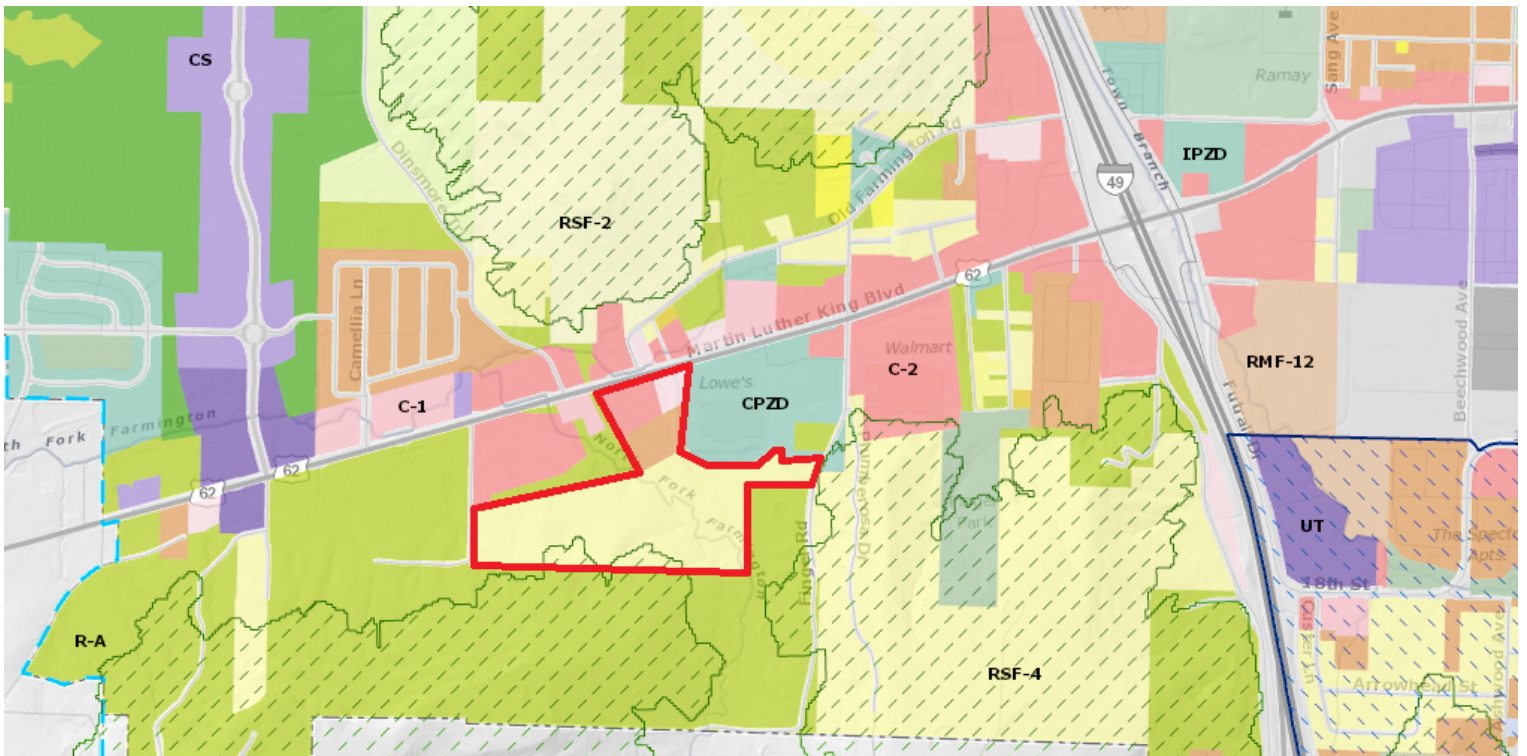
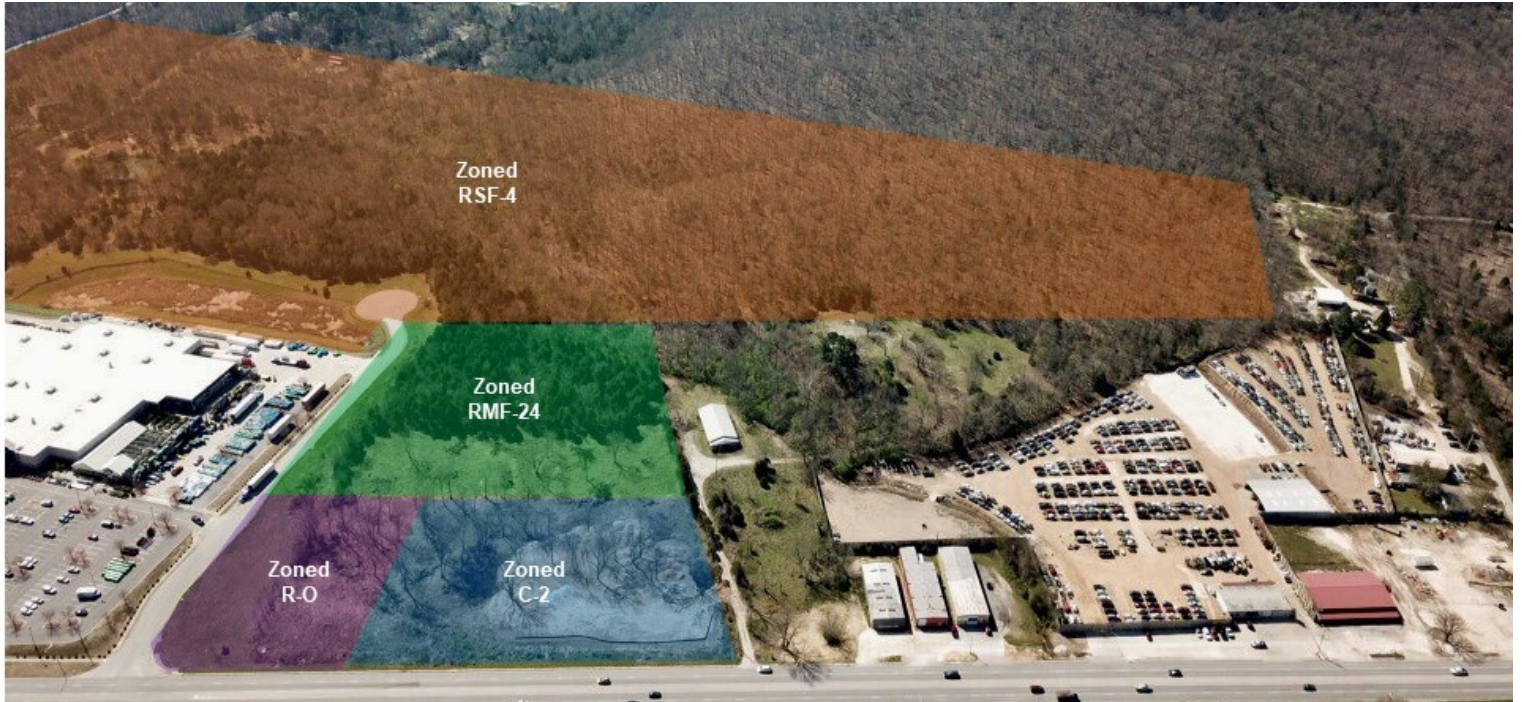
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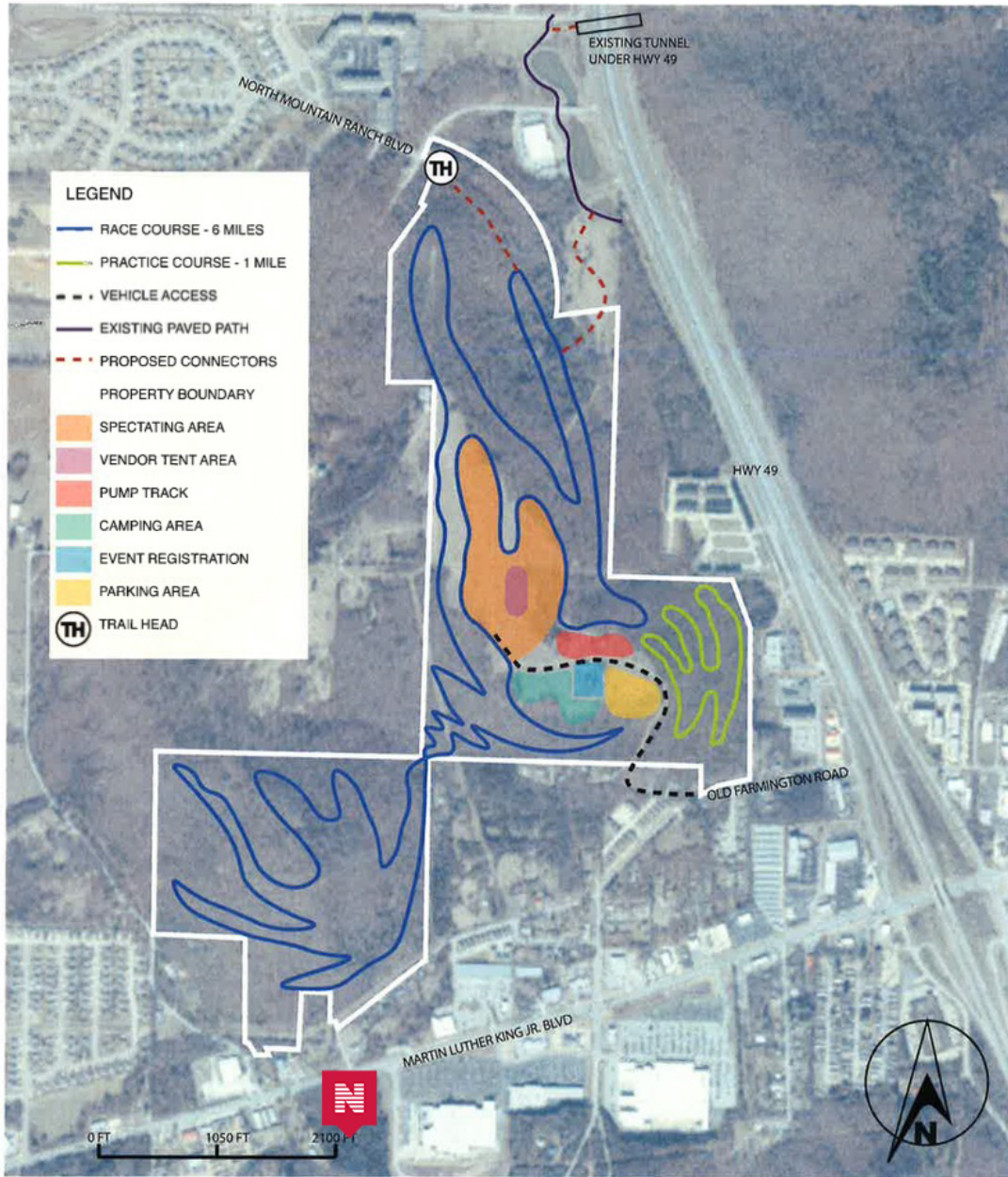
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## CENTENNIAL OPEN SPACE RACE COURSE AND AMENITIES

AR.WFF.011

DATE: 01.19.2018

PO BOX 139  
COPPER HARBOR, MI 49918  
WWW.ROCKSOLIDTRAILS.COM

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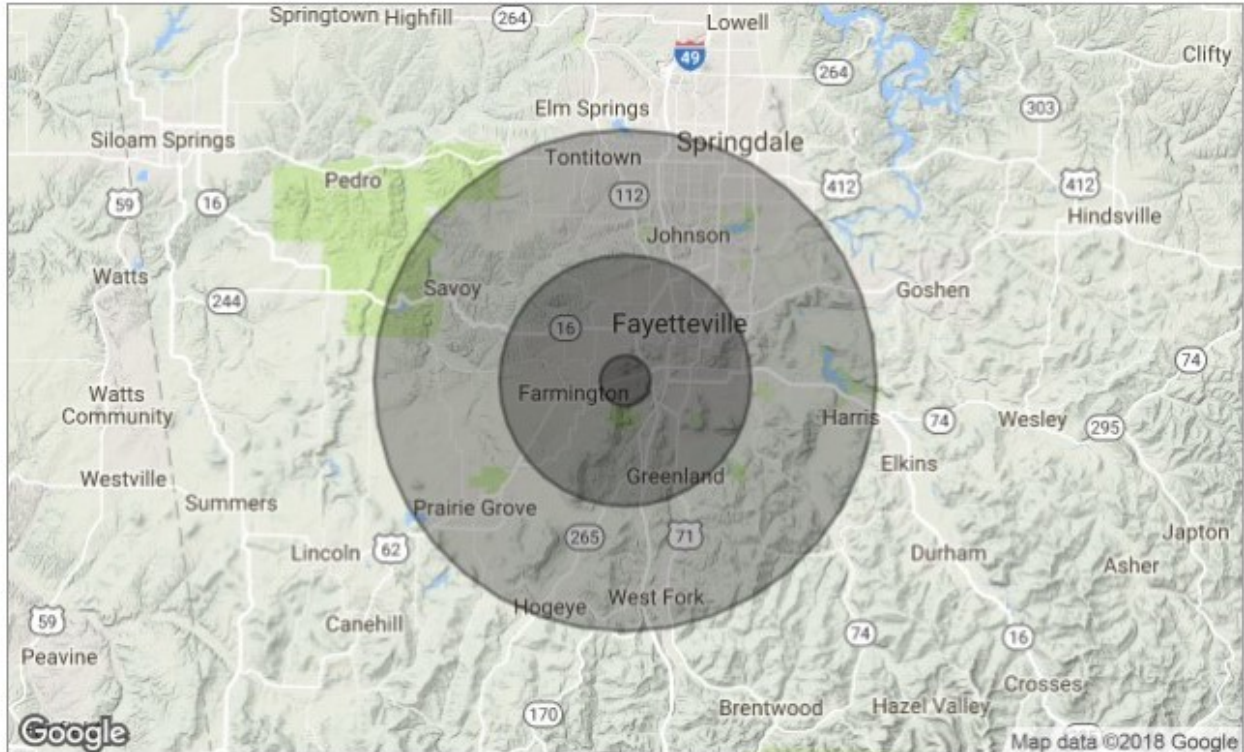
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POPULATION	1 MILE	3 MILES	5 MILES
2018 Estimated Population	2,111	46,355	79,460
2018 Median Age	29.1	27.4	29.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2018 Estimated Households	928	18,567	33,079
2018 Estimated Average HH income	\$43,728	\$46,583	\$60,453

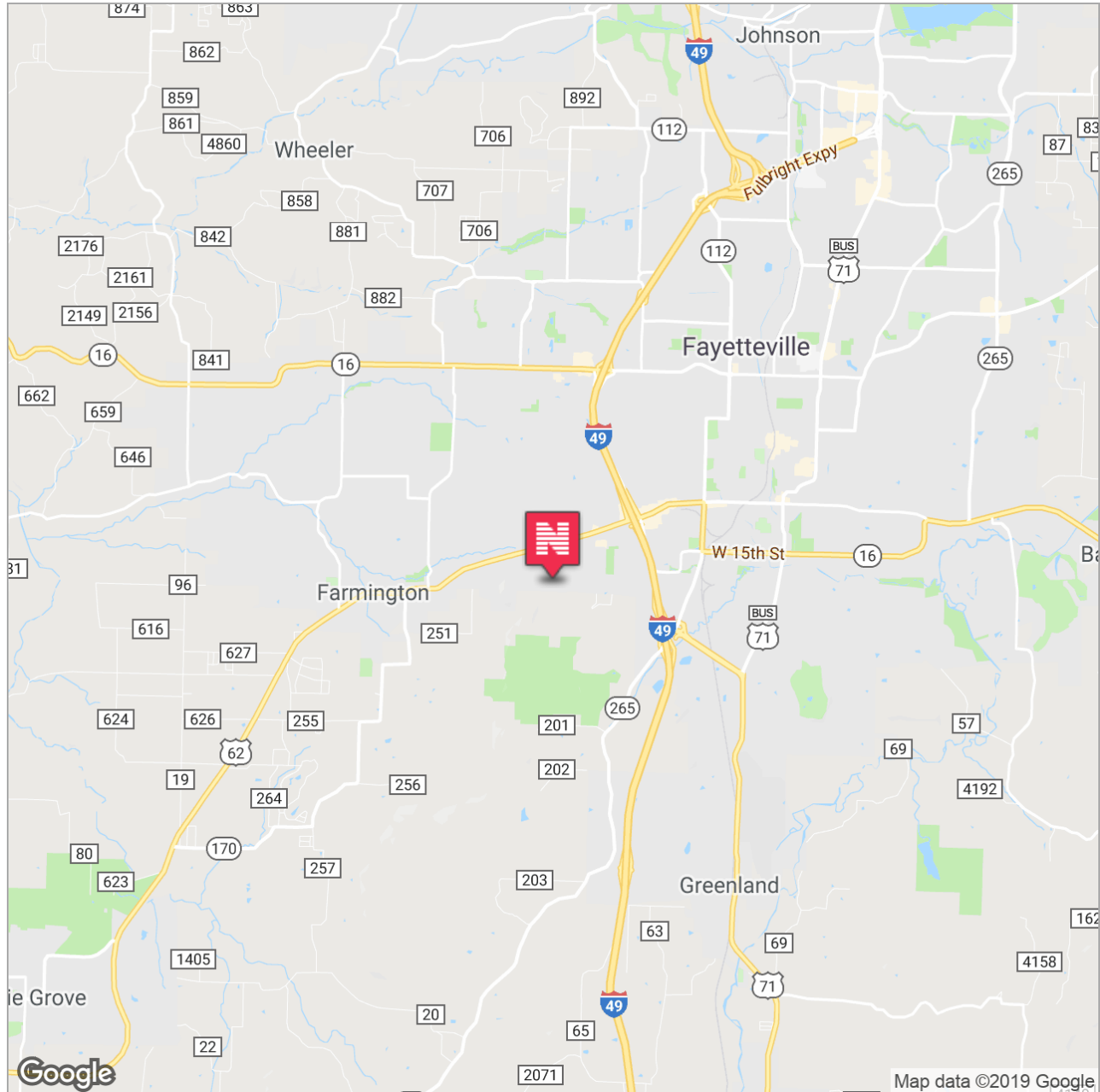
\* Demographic data derived from Sites USA

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