

4890 HORN LN

Springdale, AR 72764



PROPERTY DESCRIPTION

Situated just under a mile from Hwy 412 and directly adjacent to Don Tyson Pkwy, this highly visible corner lot offers endless commercial possibilities. Zoned C-2 General Commercial District, this site allows for a broad range of business uses, including convenience stores, health facilities, offices, hardware stores, auto services, and more! On-site is a versatile 40'x60' warehouse/flex space building, equipped with Red Iron Beam and Trusses, durable concrete flooring, 19 gallon electric water heater, and 3-phase electric with existing 220V outlets. The shop also features copper air lines with pressure regulators and connectors, an insulated 10' overhead door, private office, and a restroom. This property is ideal for business owners seeking expansion or investors looking for a lucrative development opportunity in Northwest Arkansas alike.

PROPERTY HIGHLIGHTS

- +/- 2,400 SF Warehouse/Flex Space
- Sits on +/- 3.29 Acres
- Zoned C-2 General Commercial, providing versatile use options
- Located in a thriving Springdale area

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	3.29 Acres
Building Size:	2,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	433	8,851	29,798
Total Population	1,176	28,595	86,510
Average HH Income	\$121,542	\$93,929	\$93,855

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.

SALMONSEN GROUP

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

+/- 3.29 ACRES WITH WAREHOUSE/FLEX SPACE FOR SALE

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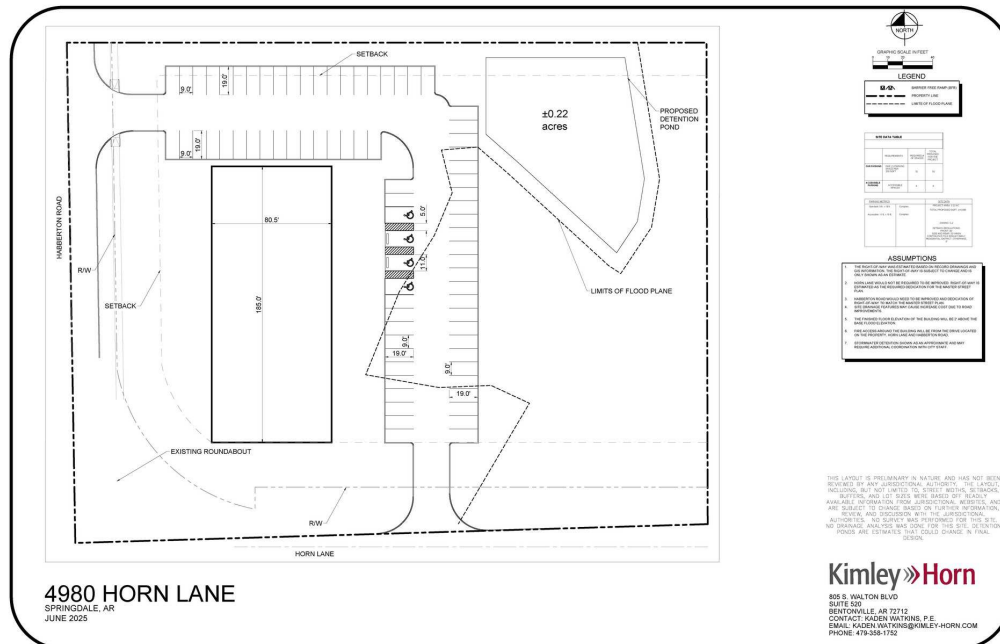
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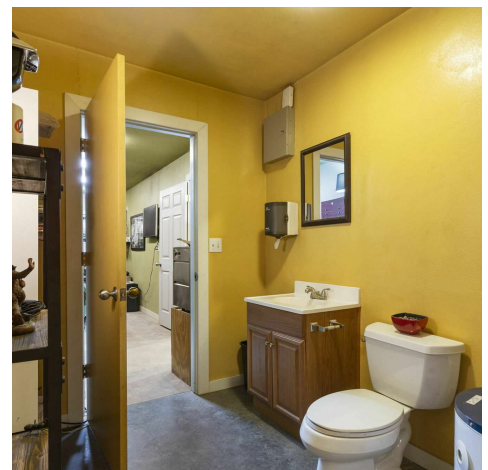
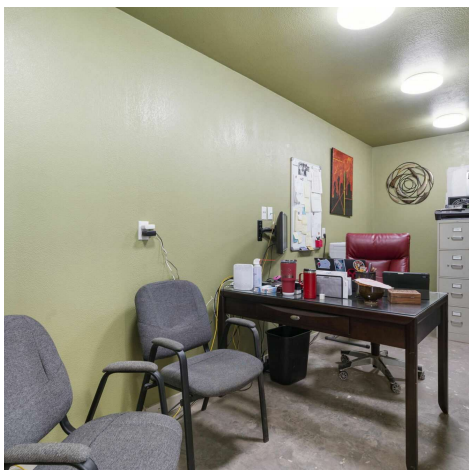
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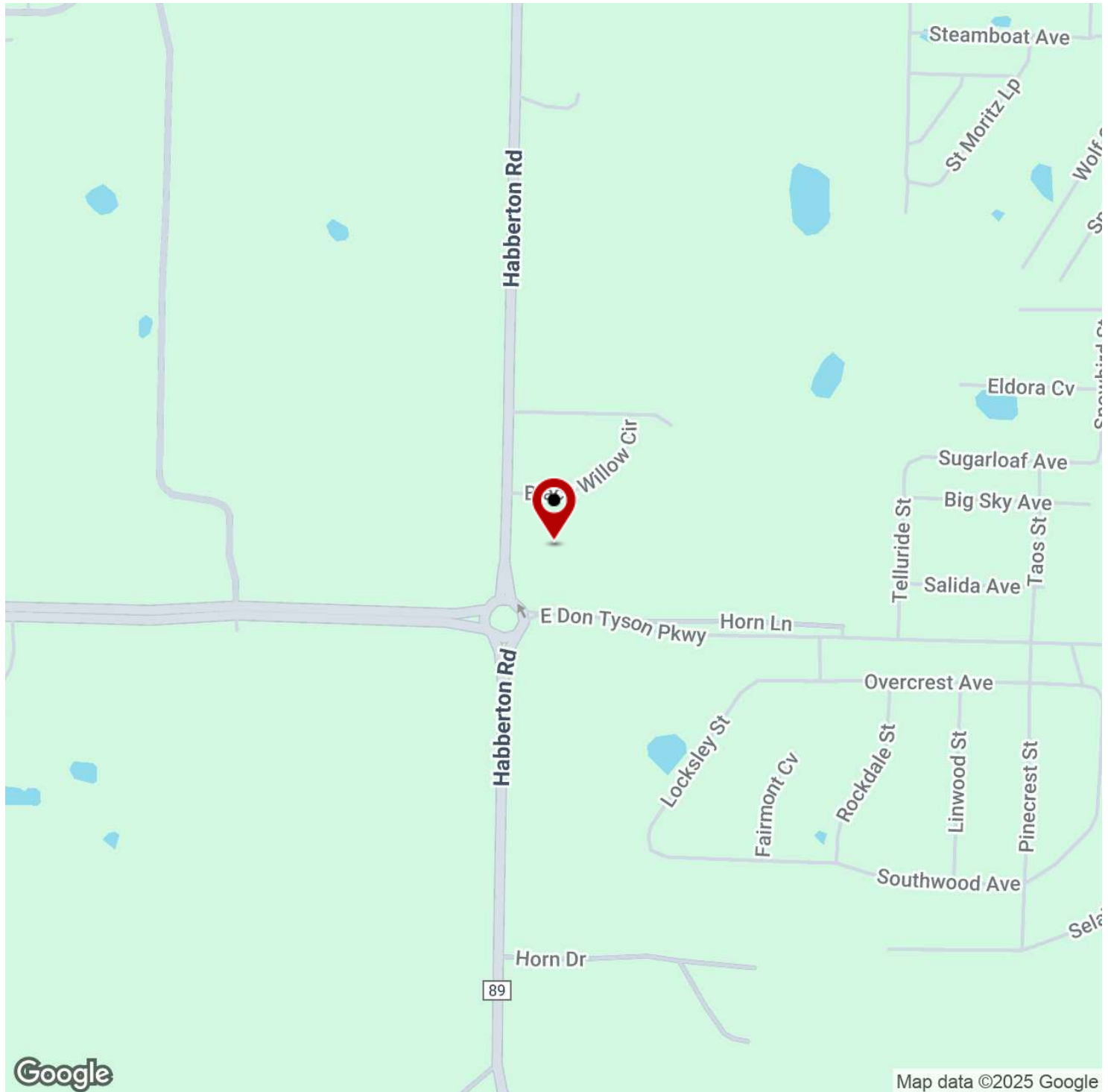
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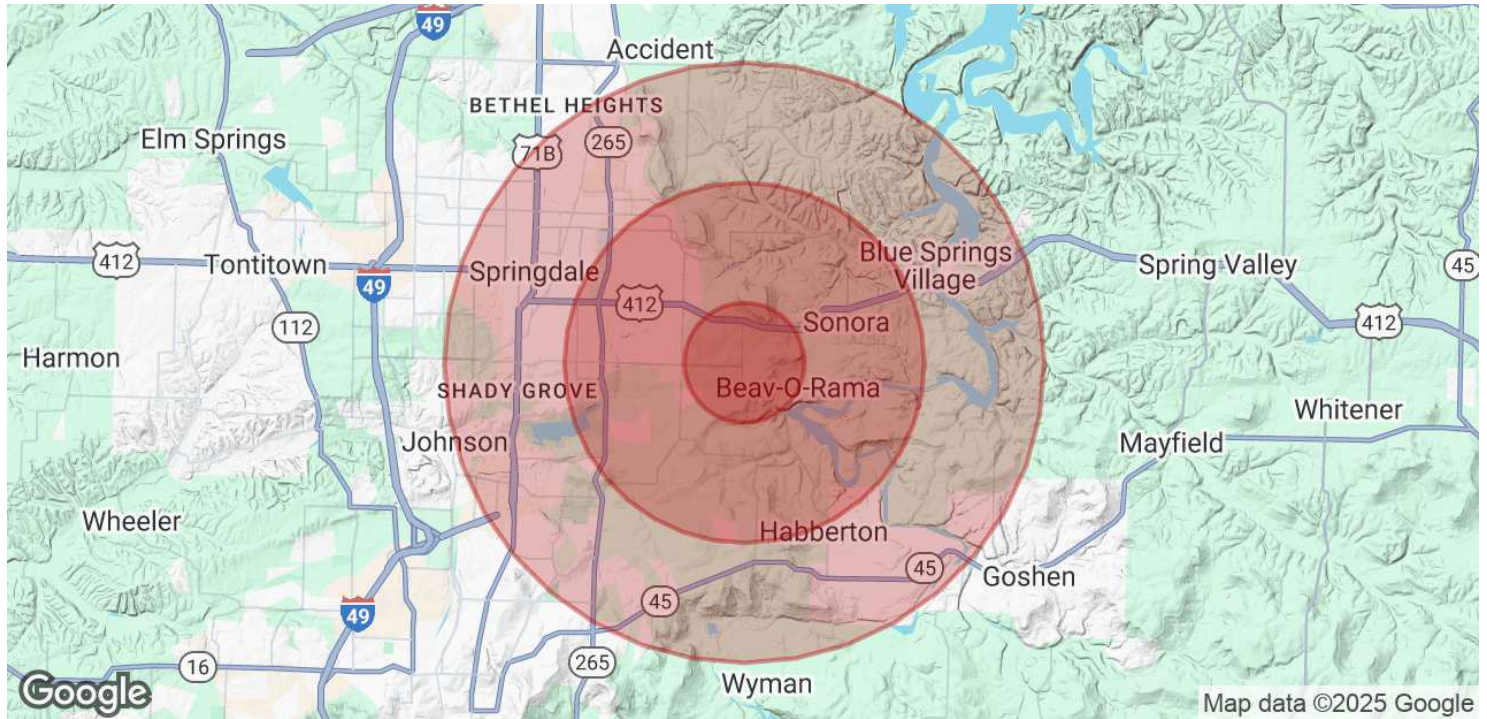
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,176	28,595	86,510
Average Age	39	34	36
Average Age (Male)	38	33	35
Average Age (Female)	40	34	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	433	8,851	29,798
# of Persons per HH	2.7	3.2	2.9
Average HH Income	\$121,542	\$93,929	\$93,855
Average House Value	\$360,306	\$281,443	\$324,664

Demographics data derived from AlphaMap

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