



4308 JOHNSON MILL BLVD
SPRINGDALE, AR

FOR SALE

Johnson Junction

OFFERING

4308 JOHNSON MILL BLVD, SPRINGDALE, AR

PRICE:	\$3,200,000 (\$13.10 per SF)
PROPERTY TYPE:	Land
LOT SIZE:	5.57 Acres
LOCATION:	Johnson Mill + I-49
ZONING:	Highway Corridor

FEATURES

- Northwest corner of Johnson Mill Road and I-49
- Water and Sewer across Johnson Mill Road to the south.
- I-49 visibility 56th Street extension from Springdale to be just west of the site
- Half mile from Johnson Square Development (Multifamily, Pizzeria Ruby, Half Fellow Well Met, Johnson Square single-family homes)
- Half mile from Willow Creek Women's Hospital
- Salvage yard to the west to be removed, purchased by the City of Springdale





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Positioned at the highly visible northwest corner of Johnson Mill Boulevard and I-49, this prime development site offers approximately 700 feet of direct interstate frontage - an exceptional opportunity for commercial or mixed-use development.

Strategically located in the emerging Johnson Square area, between Fayetteville and Springdale, the property is surrounded by a growing mix of apartments, restaurants, and amenities, with ongoing and planned developments within a half-mile radius. This site is poised to become a key contributor to the area's dynamic growth.

56th Street is slated to extend south from Highway 412 and connect to Johnson Mill Boulevard just west of the site, significantly enhancing accessibility and traffic flow. Water and sewer services are currently available across Johnson Mill Boulevard in the Willow Creek development. With its unbeatable visibility, expanding infrastructure, and proximity to key residential and commercial projects, this site offers tremendous potential for developers seeking a high-impact footprint in Northwest Arkansas.



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AERIAL PHOTOS

4308 JOHNSON MILL BLVD



AERIAL VIEW *Johnson Junction*

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