

3744 S 48TH STREET, SPRINGDALE, AR 72762

10.55 ACRE LOT

OFFERED AT

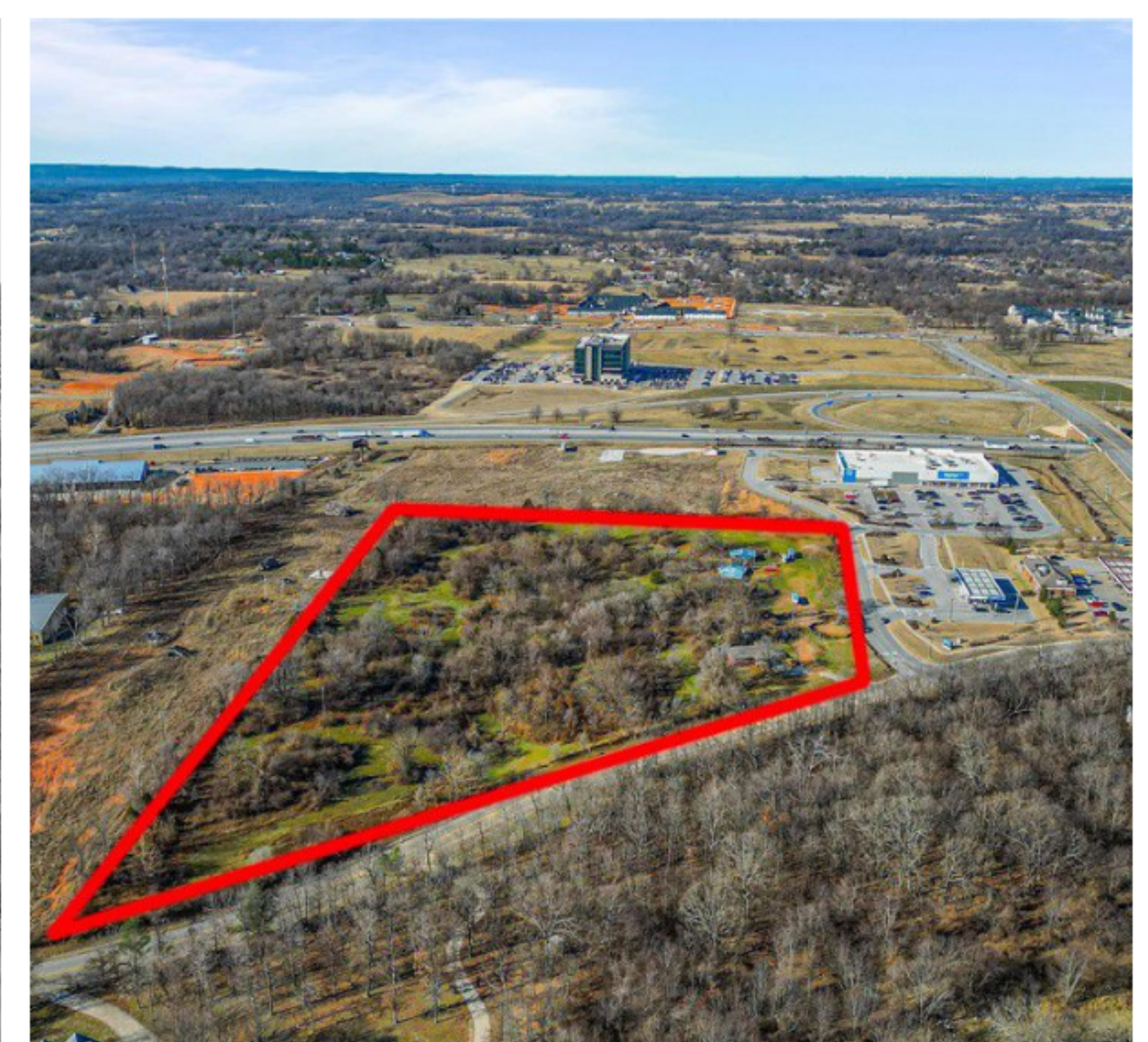
\$3,200,000



To get listing and finance info about this property, text **LIST7788395** to **800.701.6509**

ABOUT THIS PROPERTY

Amazing commercial land available for prime development opportunity. This 10.55 acres would be suitable for Commercial or multi family development. Conveniently located next to Walmart Neighborhood Market and Casey's General Store with close proximity to Arkansas Children's Hospital, Arkansas Natural's Baseball, Sam's Club and several restaurants. Directly in between Fayetteville and Rogers, you're right in the middle of the sought after NWA community Buyer will have access to the gravity sewer line to be installed along the western border. Also listed as commercial see MLS #1237442



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16253 Swingley Ridge Road Suite 400, Chesterfield, MO 63017
 Branch NMLS# 138063



AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within 2 miles.

- MEDICAL 0.9 MI
- PHARMACY 0.9 MI
- ATM 0.9 MI
- GYM 1.6 MI
- GROCERIES 1.6 MI
- GAS 1.6 MI
- COFFEE 1.9 MI
- CLEANERS 1.9 MI
- MOVIE THEATER 2 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 9 private schools and 1 charter school within 5 miles.

- 8 RATING**
PK-5 WALKER ELEMENTARY SCHOOL ASSIGNED
- 7 RATING**
6-7 HELEN TYSON MIDDLE SCHOOL ASSIGNED
- 6 RATING**
9-12 HAR-BER HIGH SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE BRUSH CREEK GOLF COURSE (2.6 MILES)
- PARK WILSON PARK (5.5 MILES)
- DOG PARK GOOD DOG CAFE (7.5 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 53 moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

FAST FOOD	16	ITALIAN	2
AMERICAN	9	SEAFOOD	2
MEXICAN	8	CAFES, COFFEE AND TEA	2
ASIAN	5	SUSHI	1
PIZZA	4	OTHER	9

