



FOR SALE

Asking Price:

\$1,125,000

Contact us:

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Mason Wood

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E Van Asche Drive

Fayetteville, Arkansas

Property Amenities

- +/- 1.01 acres
- Zoned "C-2, Commercial and ready for development
- Located in the Business & Shopping District of Fayetteville
- Steps from the Razorback Greenway trail system
- Quick & easy access to Fulbright Expressway

Land available for sale in desirable area of Fayetteville's Business & Shopping District. Anchored by Hyatt Place and steps access to the Razorback Greenway trail system. The property faces Spring Creek Shopping Center and is surrounded by many other national retailers and dense residential neighborhoods including student housing to support the 27,000+ students enrolled at the University of Arkansas. Future surrounding developments include 422 apartment units, Washington Regional expansion and road improvements.



Location



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	4,023	44,457	150,068
Projected Population (2029)	4,249	46,459	157,475
Average HH Income (2024)	\$88,588	\$93,381	\$85,961
Proj. Average HH Income (2029)	\$99,928	\$107,164	\$98,641
Households (2024)	2,241	19,637	57,889

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