

ABOUT THIS PROPERTY

*Excellent Location

* 2.48 Acres

*87,000 VPD on I-49

Great location for hospitality, restaurant, office, retail, with additional land for additional development.



5100 S Thompson Rd, Springdale, AR, 72764
www.WeichertGriffin.com



PRESENTED BY: JASON MOLES



EMAIL

JasonM@WeichertGriffin.com



PHONE

(479) 530-6794



ADDRESS

5100 S Thompson Rd,
Springdale, AR, 72764

PROPERTY PHOTOS

2.48 Acres ready for YOU!



LOCATION



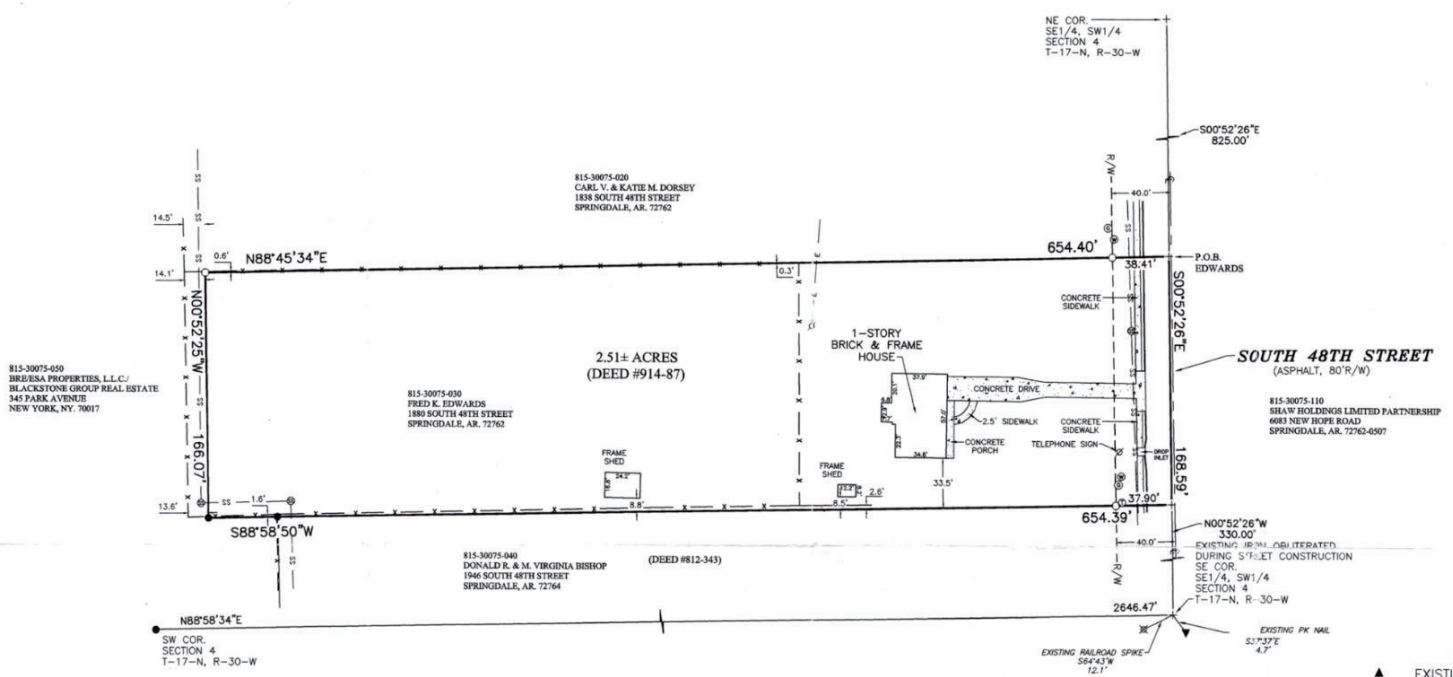
FROM I-49 TAKE 412 (SUNSET) EXIT. HEAD EASTBOUND 0.3 MILES. TURN RIGHT ON 48TH ST. PROPERTY IS 0.3 MILES ON RIGHT.

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Survey



815-30075-030
B/E/ESA PROPERTIES, L.L.C./
BLACKSTONE GROUP REAL ESTATE
345 PARK AVENUE
NEW YORK, NY, 79017

815-30075-030
FRED K. EDWARDS
1880 SOUTH 48TH STREET
SPRINGDALE, AR, 72762

815-30075-030
CARL V. & KATIE M. DORSEY
1818 SOUTH 48TH STREET
SPRINGDALE, AR, 72762

815-30075-040
DONALD R. & M. VIRGINIA BISHOP
1946 SOUTH 48TH STREET
SPRINGDALE, AR, 72764

815-30075-110
SBA/W HOLDINGS LIMITED PARTNERSHIP
6083 NEW HOPE ROAD
SPRINGDALE, AR, 72762-0507

SURVEY DESCRIPTION (FREDERICK EDWARDS)
A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, THENCE S00°52'26"E ALONG THE EAST LINE OF SAID 40 ACRE TRACT 825.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN 48TH STREET AND FROM WHICH A SET 1/2" IRON REBAR ON THE WEST RIGHT-OF-WAY LINE OF SAID STREET BEARS S88°45'34"W 38.41 FEET; THENCE S00°52'26"E 168.59 FEET TO A POINT 48TH STREET, SAID POINT BEING N00°52'26"W 330.00 FEET FROM THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT AND FROM WHICH A SET 1/2" IRON REBAR ON THE WEST RIGHT-OF-WAY LINE OF SAID STREET BEARS S88°50'00"W 37.90 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT S88°59'00"W 654.40 FEET TO AN EXISTING IRON; THENCE N00°52'26"W 166.07 FEET TO A SET 1/2" IRON REBAR, THENCE N88°45'34"E 654.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2.51 ACRES, MORE OR LESS, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 2.51 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

PROPERTY ADDRESS:
1880 SOUTH 48TH STREET
SPRINGDALE, ARKANSAS

BASIS OF BEARINGS: ASSUMED

STATE LAND SURVEYOR FILE CODE
500-17N-30W-0-04-320-72-1005



- ▲ EXISTING PK NAIL
- × EXISTING CHISELED "X"
- ⊗ EXISTING R.R. SPIKE
- ⌵ POWER POLE
- ⊙ GAS METER
- ⊙ SET 1/2" IRON REBAR
- ⊙ WATER METER
- EXISTING IRON PIN
- + COMPUTED CORNER
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE PEDESTAL
- E— OVERHEAD ELECTRIC
- X— FENCE LINE
- SS— SANITARY SEWER LINE



LINDSEY & ASSOC.		
DRAWN JCC	DATE 09/08/04	ALAN REID & ASSOC. 118 S. COLLEGE FAYETTEVILLE, AR. (479) 444-8784
APPROVED	DATE	PROJECT NO. 04401A
SCALE 1" = 50'	SHEET	

Nearby Attractions...

- University of Arkansas
- Tyson Headquarters
- JB Hunt Headquarters
- Walmart Home Office
- Walmart AMP
- Crystal Bridges Museum
- XNA Regional Airport

Map View



7.7 Miles Away
13 Minute Drive



Tyson

13.6 Miles Away
21 Minute Drive



7.7 Miles Away
10 Minute Drive



Walmart

17.6 Miles Away
22 Minute Drive



11.7 Miles Away
14 Minute Drive

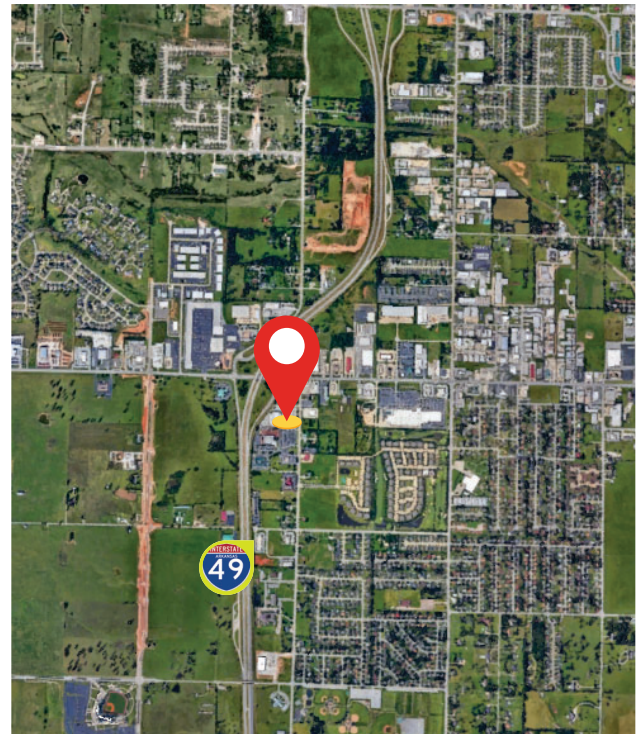


CRYSTAL BRIDGES
MUSEUM OF AMERICAN ART

18.5 Miles Away
20 Minute Drive



15.2 Miles Away
20 Minute Drive



Northwest Arkansas has been named as one of the Best Places to Live

NWA is a welcoming community ranked as one of the best places to live in the U.S. The growing region surrounding Fayetteville is home to numerous Fortune 500 Companies and one of the nation's strongest economies. Northwest Arkansas is also quickly gaining a national reputation for its focus on the arts and overall quality of life. Arkansas is a natural wonder of forests, mountains and lakes framed by picturesque rivers and streams. Some of the best outdoor amenities and most spectacular bike & hiking trails are a short drive.

AREA INFORMATION

#8 BEST PLACES TO LIVE

NWA IS HOME TO THREE FORTUNE 500 COMPANIES

#22 FASTEST GROWING PLACES

#7 NATIONALLY FOR JOB GROWTH RATE



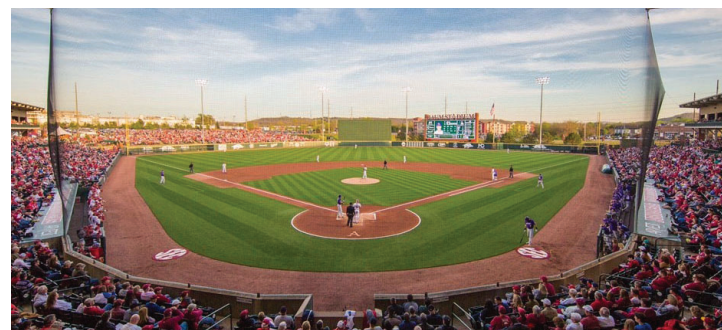
University of Arkansas



Northwest Health



Apartment Developments



Baum Walker Stadium