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1035 HATCHER RD - SPRINGDALE, AR 72764

OFFERING SUMMARY

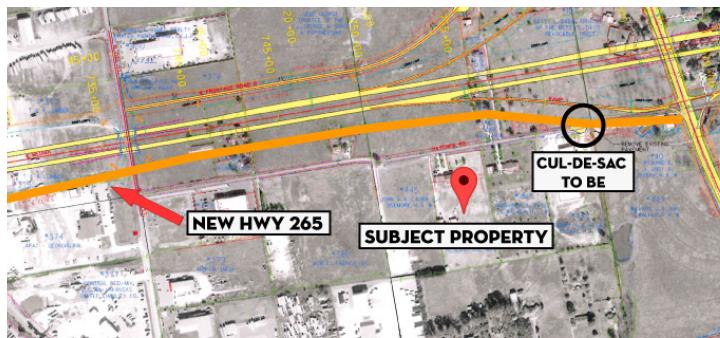
Sale Price:	\$990,000
Price / Acre:	\$5.76
Lot Size:	4.78 Acres
Zoning:	A-1

PROPERTY OVERVIEW

This property presents an excellent opportunity for future development within one of Springdale's growing industrial corridors. Currently zoned A-1 (Agricultural District), the site offers flexibility for a variety of uses with strong potential for rezoning to light industrial or commercial. Potential future uses, subject to rezoning and city approval, include warehouse or distribution facilities, light manufacturing, contractor shops or yards, equipment storage, flex space, or office-with-warehouse components.

PROPERTY HIGHLIGHTS

- Rezone potential for light industrial or commercial use (Subject to city approval)
- Excellent access to Highway 412, Don Tyson Parkway, and I-49
- Level topography suitable for development
- Surrounded by mixed-use and industrial growth
- Strategic Springdale location with long-term potential



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