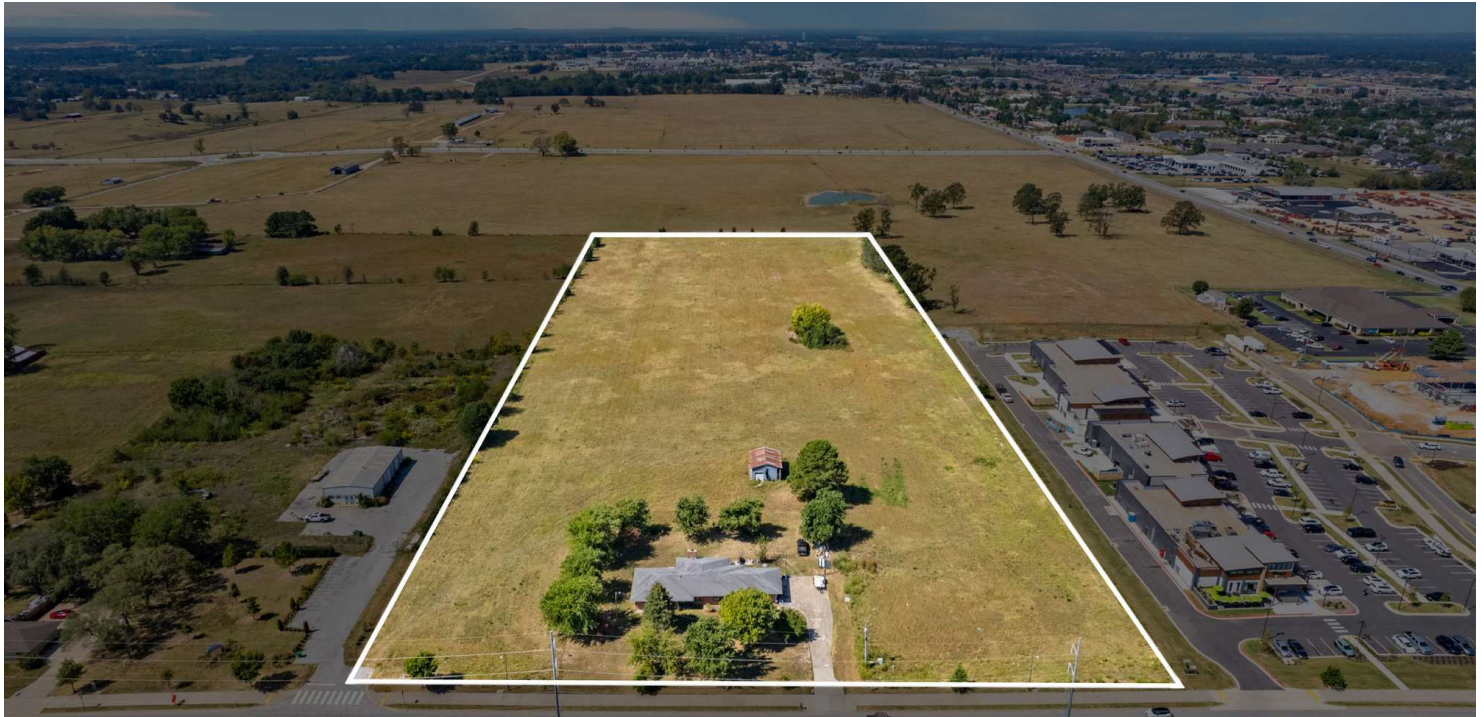


**+/- 15 ACRES ZONED MF-24 FOR SALE**

# 1550 GENE GEORGE BLVD

Springdale, AR 72762



## PROPERTY DESCRIPTION

Exceptional opportunity to own +/- 15 acres of open, level land in the heart of Springdale. Zoned MF-24, this property is ideal for high-density multi-family residential development, allowing maximum dwelling units per acre. Perfect for building single-family homes, townhouses, duplexes, triplexes, or larger residential complexes. Located just 0.5 miles from I-49, the main transportation artery through NWA, this property offers convenient access to all major area. Situated directly across from Sam's Club, with popular businesses like Chick-fil-A, Popeyes, Hobby Lobby, Harbor Freight, and more nearby, this location is ideal for investors who want to build a community that will be both convenient and offer easy access to community amenities for its residents. Don't miss out on this prime piece of land in a rapidly growing area of Springdale!

## PROPERTY HIGHLIGHTS

- Zoned MF-24 for multifamily development
- Nearby businesses include, Sam's Club, Chick-fil-A, Hobby Lobby, and more
- Approx. 0.5 miles to I-49

## OFFERING SUMMARY

Sale Price:	\$7,500,000
Lot Size:	15.6 Acres

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	187	1,973
Total Population	39	474	4,523
Average HH Income	\$114,029	\$146,867	\$111,111

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## TIMOTHY SALMONSEN

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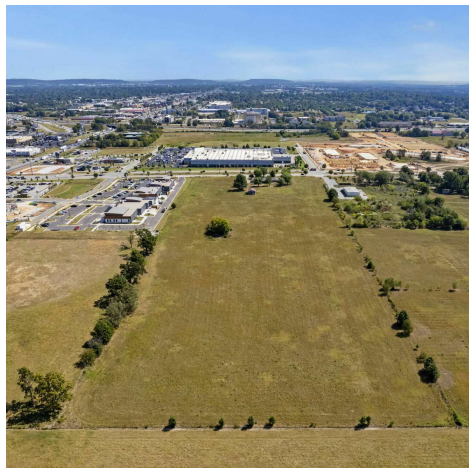
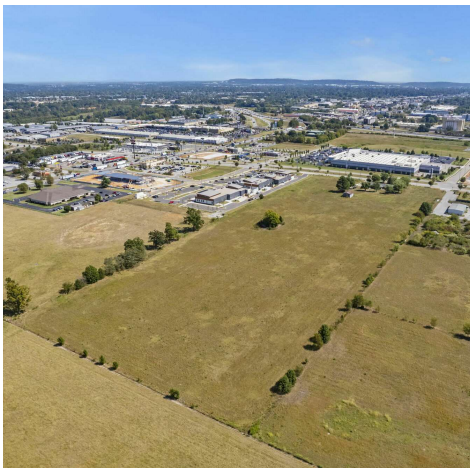
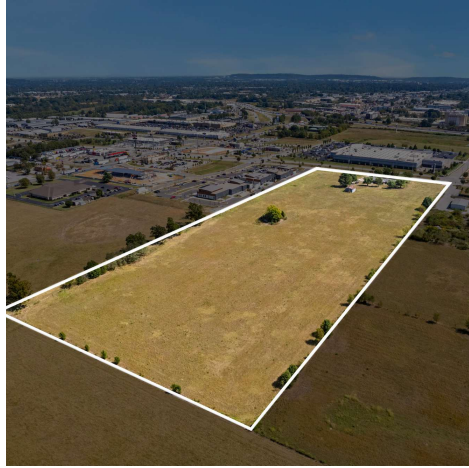
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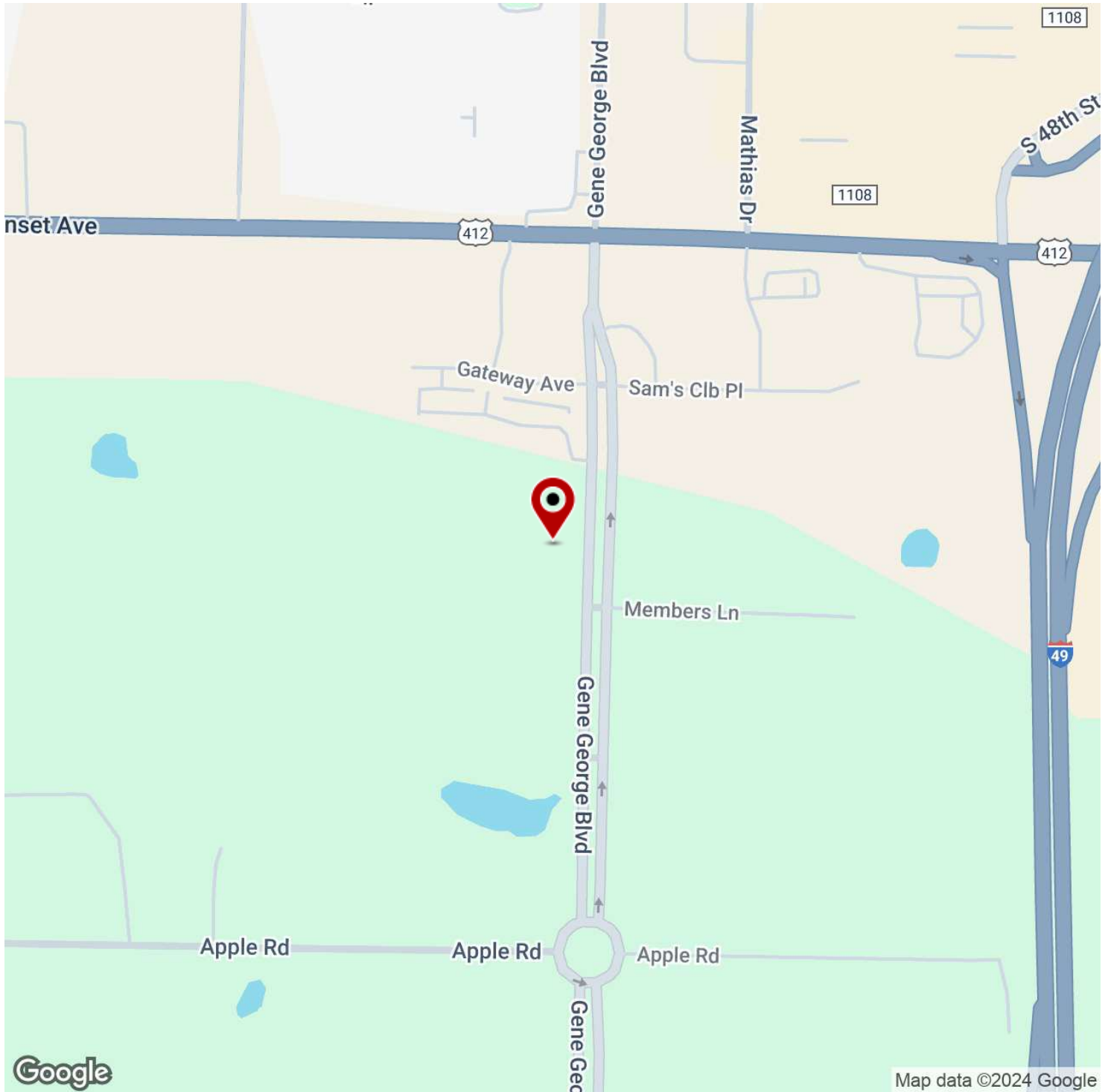
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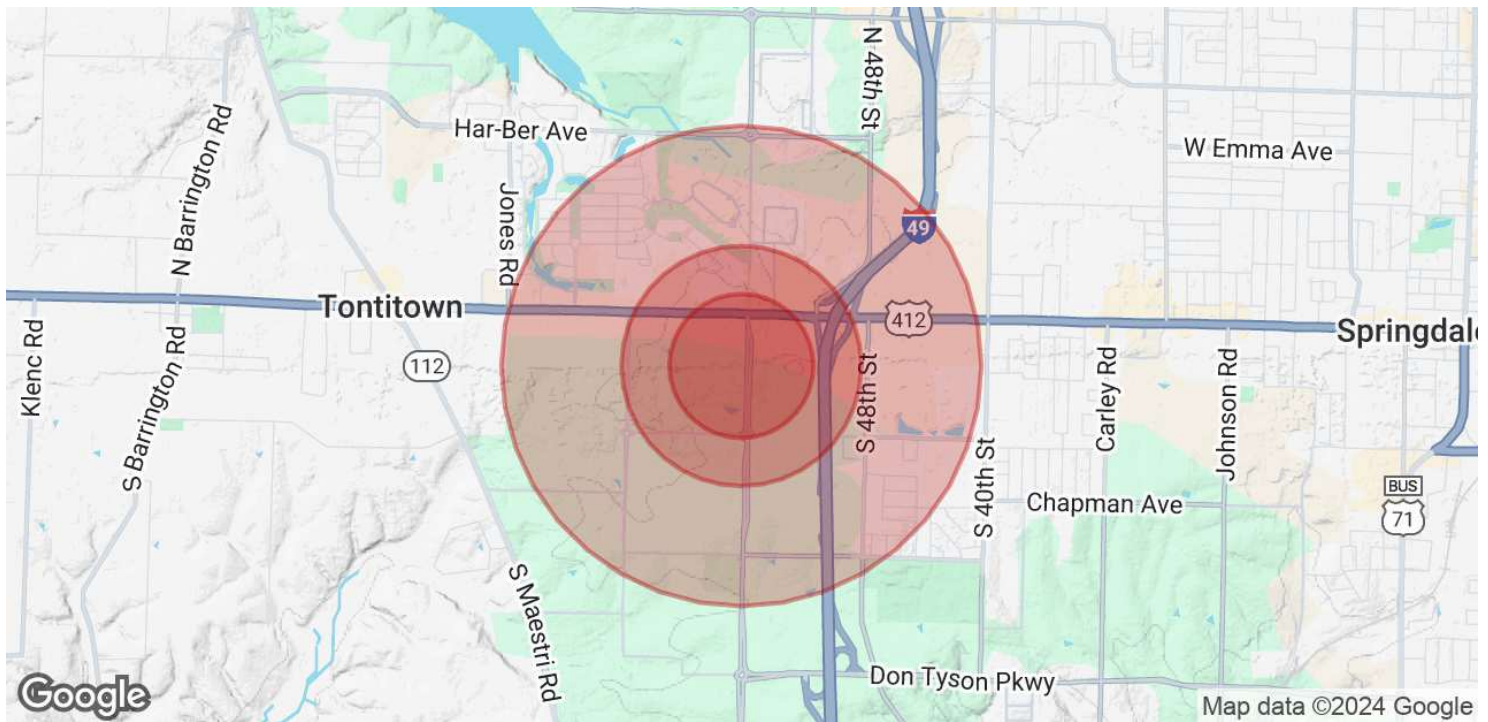
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Springdale, AR 72762



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	39	474	4,523
Average Age	38	42	39
Average Age (Male)	37	41	38
Average Age (Female)	39	44	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	19	187	1,973
# of Persons per HH	2.1	2.5	2.3
Average HH Income	\$114,029	\$146,867	\$111,111
Average House Value	\$568,062	\$509,912	\$500,566

Demographics data derived from AlphaMap

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