



FINEBERG & ASSOCIATES
 COMMERCIAL REAL ESTATE
 104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



2.79 ACRES 3320 S 48TH ST - SPRINGDALE, AR

OFFERING SUMMARY

Sale Price:	\$2,187,583
Lot Size:	2.79 Acres
Price / SF:	\$18.00
Zoning:	C-2

PROPERTY HIGHLIGHTS

- 2.79 acres remaining, 1 acre under contract
- Club Carwash coming to adjoining property to the south
- Lamar Advertising recently constructed to the north
- Near Walmart Neighborhood Market and Casey's General Store
- High traffic area with visibility from I-49
- Flat, clear property with all utilities at site

PROPERTY OVERVIEW

Prime development opportunity in a rapidly growing area. Acreage is centrally located in the new Springdale Care Corridor. Property is surrounded by many large scale developments taking place along I-49 & Don Tyson Pkwy.



BRENNAN SHARPE
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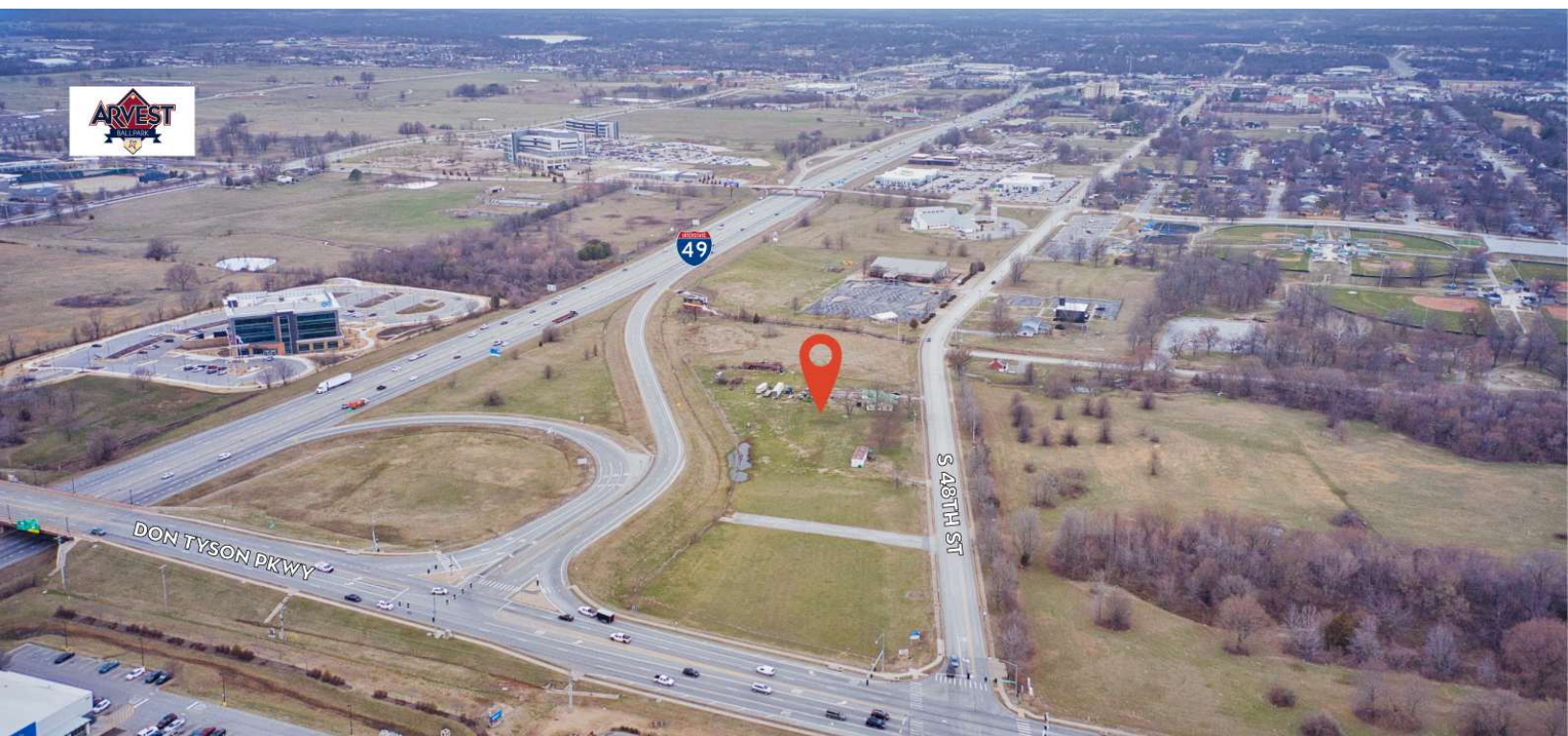


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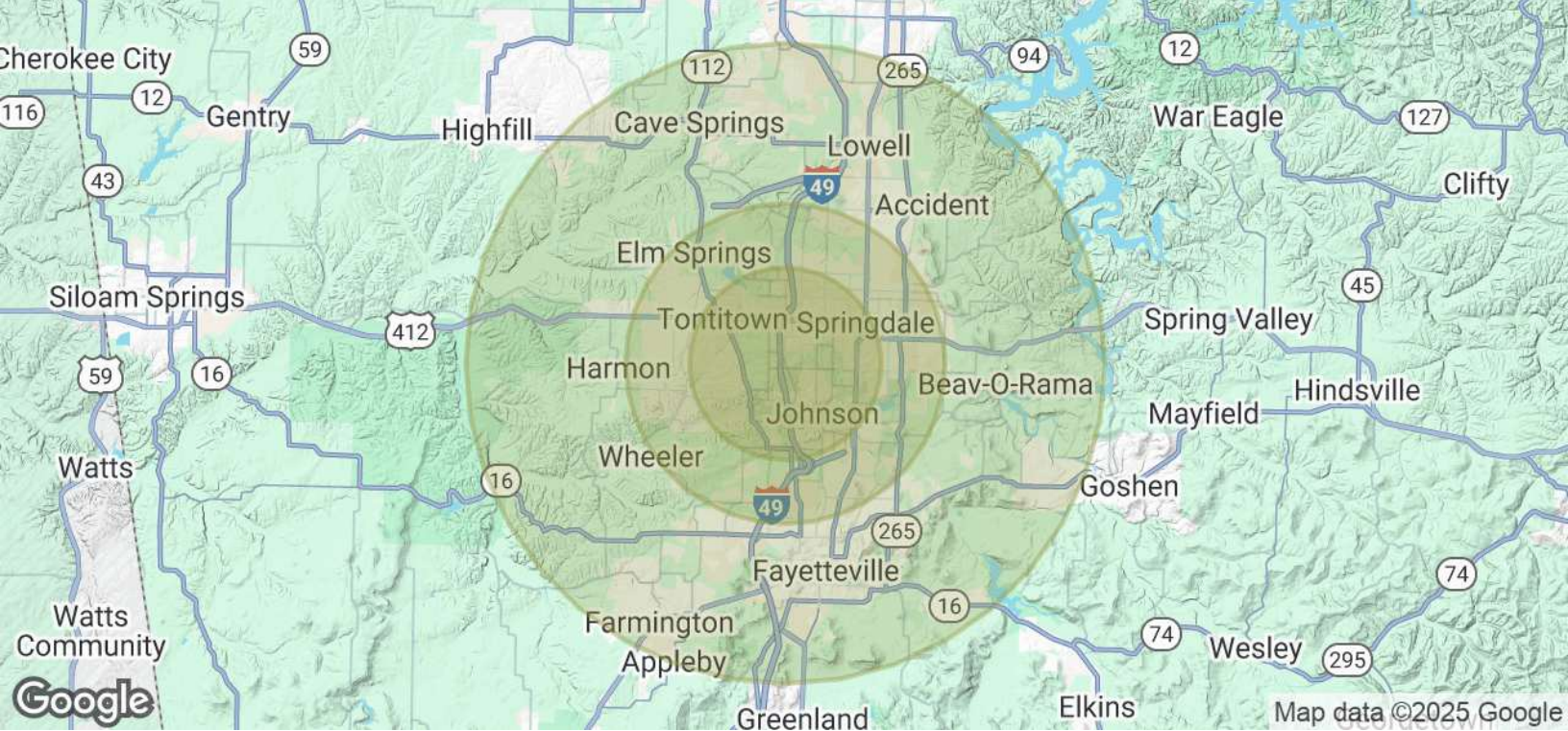


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POPULATION

3 MILES

5 MILES

10 MILES

Total Population	39,453	126,387	266,187
Average Age	37	36	35
Average Age (Male)	36	35	34
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	14,940	47,101	97,720
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$93,608	\$92,505	\$103,310
Average House Value	\$362,977	\$313,486	\$352,654

Demographics data derived from AlphaMap

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