

5119 ELM SPRINGS RD

Springdale, AR 72762



PROPERTY DESCRIPTION

Prime re-development opportunity on +/- 1.36 acres of level land right off Elm Springs Rd, which sees around 17,000 VPD! This piece of land is strategically located near one of the busiest Walmart Supercenters, considered a "Test Store" and just a half mile from I-49, which sees around 108,000 VPD. Surrounded by excellent neighboring businesses including Aldi, Arvest Bank, Jiffy Lube, Firehouse Subs, Starbucks, Shell Gas Station and more. These businesses help provide a solid local demographic and potential customer base. Sewer is available on the site next door. Currently Zoned C-5 Thoroughfare Commercial, allowing for endless development potential, including, office/retail buildings, medical facilities, hotel, and more! Don't miss out on this ideal site for your next project!

PROPERTY HIGHLIGHTS

- Re-Development Opportunity
- Located off Elm Springs Rd (17,000 VPD)
- Only 0.5 miles from I-49 (108,000 VPD)
- Strong local demographics and customer base
- Sewer available on site next door
- Zoned C-5 Thoroughfare Commercial

OFFERING SUMMARY

Sale Price:	\$1,299,990
Lot Size:	1.36 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,354	15,545	33,572
Total Population	4,171	45,531	99,956
Average HH Income	\$106,398	\$96,915	\$93,984

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.

SALMONSEN GROUP

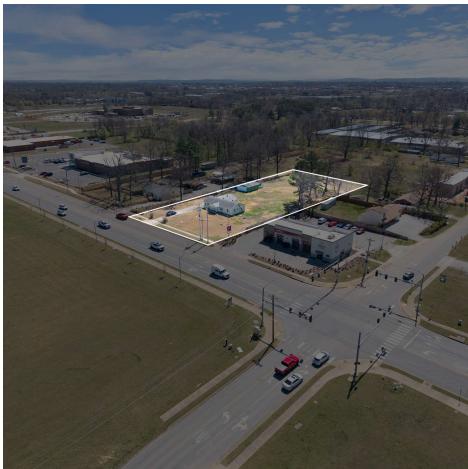
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201 SW 14th St.
Suite 203
Bentonville, AR 72712

+/- 1.36 ACRES OF RE-DEVELOPMENT LAND FOR SALE

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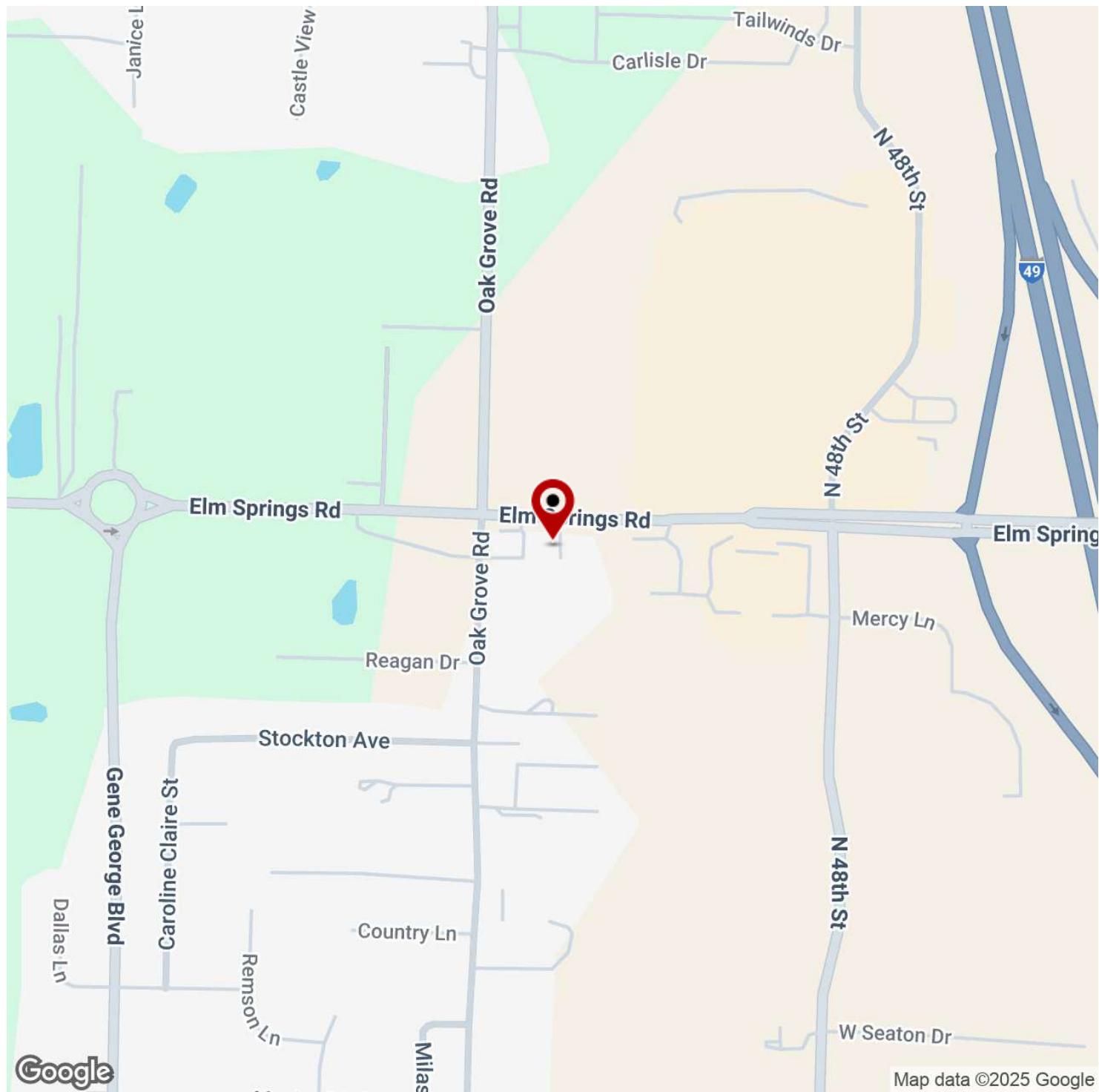
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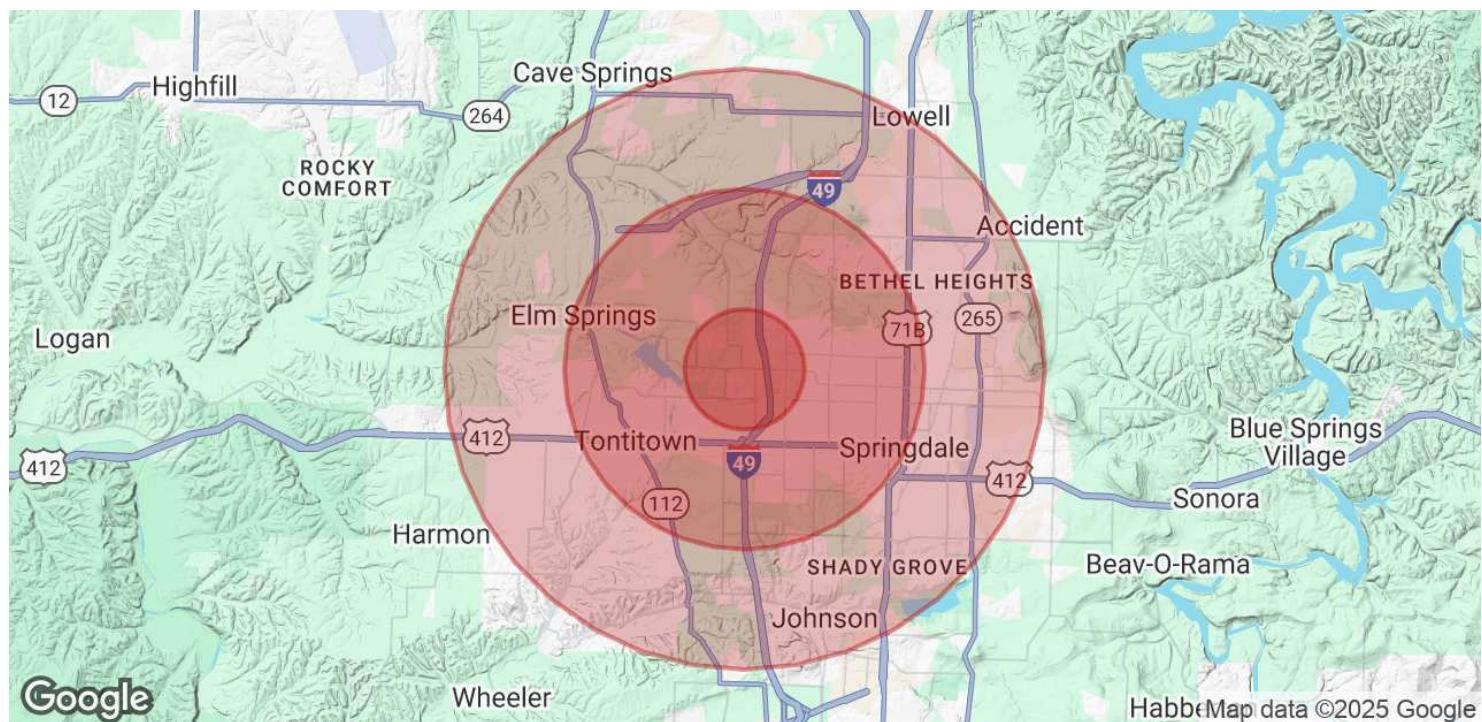
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,171	45,531	99,956
Average Age	38	37	35
Average Age (Male)	37	36	34
Average Age (Female)	39	38	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,354	15,545	33,572
# of Persons per HH	3.1	2.9	3
Average HH Income	\$106,398	\$96,915	\$93,984
Average House Value	\$315,859	\$307,841	\$316,221

Demographics data derived from AlphaMap

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