

**+/- 1.52 ACRES OF LAND ZONE C-5 FOR SALE**

**1431 & 1463 S 48 TH ST**

Springdale, AR 72762



#### PROPERTY DESCRIPTION

This prime +/- 1.52 acre commercial property offers outstanding development opportunities in a highly sought-after location, less than a half mile from I-49. Zoned C-5 - Thoroughfare Commercial, this site is perfect for a variety of uses, including an office or retail building, restaurant, motel, church, medical facility, and more. With utilities on-site, including water, sewer, electric, and a buried AT&T cable, development is ready to go. Surrounded by well-known businesses like Sonic, Phillips 66, Denny's, La Quinta Inn & Suites, Waffle House, and more, this property also sits directly across from the Northwest Arkansas Convention Center, ensuring high visibility and traffic. Its prime location and easy access to I-49, the major interstate connecting all of Northwest Arkansas, make this an exceptional investment opportunity.

#### PROPERTY HIGHLIGHTS

- Zoned C-5 Thoroughfare Commercial
- +/- 1.52 Acres with Outstanding Development Potential
- Utilities on Site: Water, Sewer, Electric, and Buried AT&T Cable
- Less than a Half Mile from I-49
- Directly Across from the Northwest Arkansas Convention Center
- Exceptional Investment Opportunity in a Prime Growth Area

#### OFFERING SUMMARY

Sale Price:	\$629,000
Lot Size:	1.52 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,701	16,435	36,774
Total Population	6,653	46,783	104,833
Average HH Income	\$90,246	\$93,678	\$92,271

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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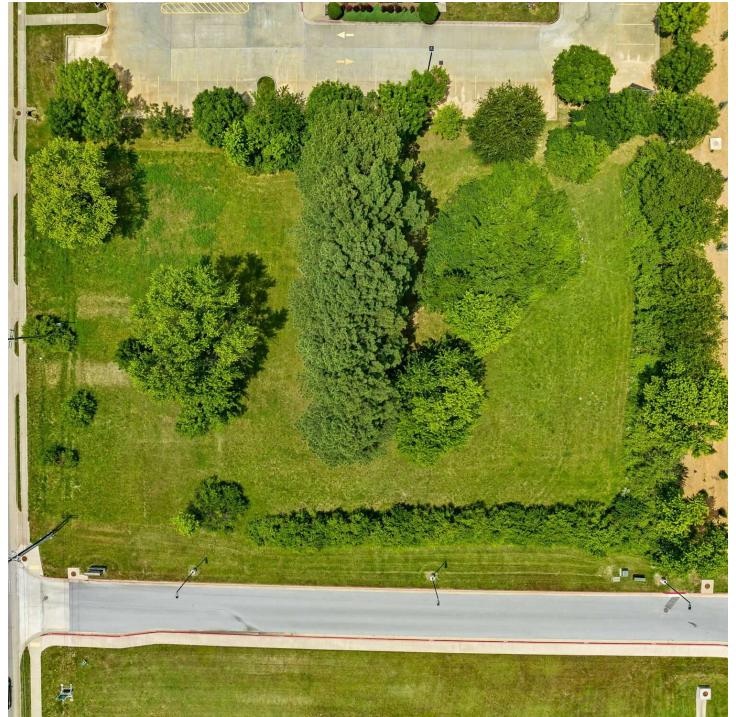
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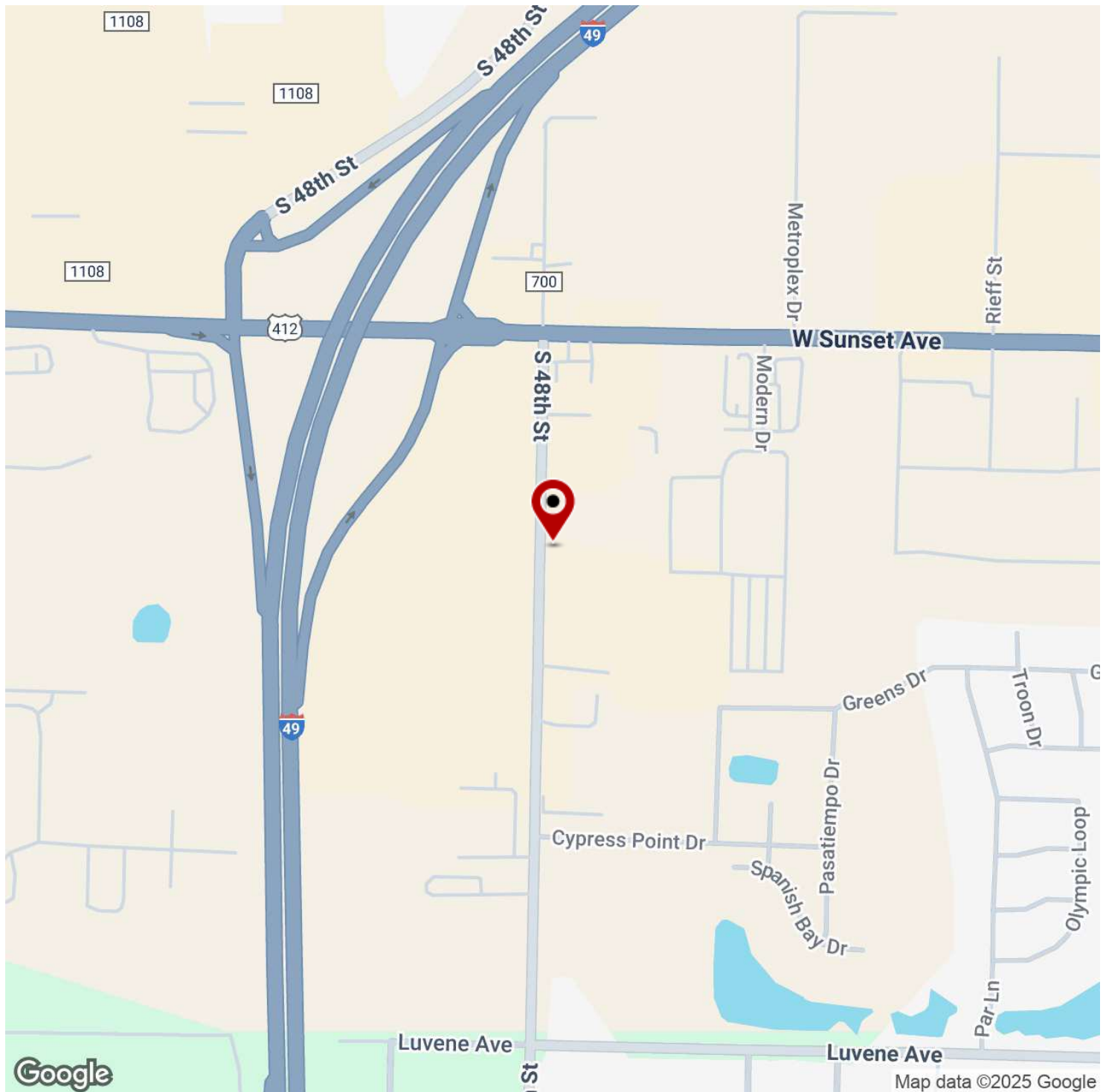


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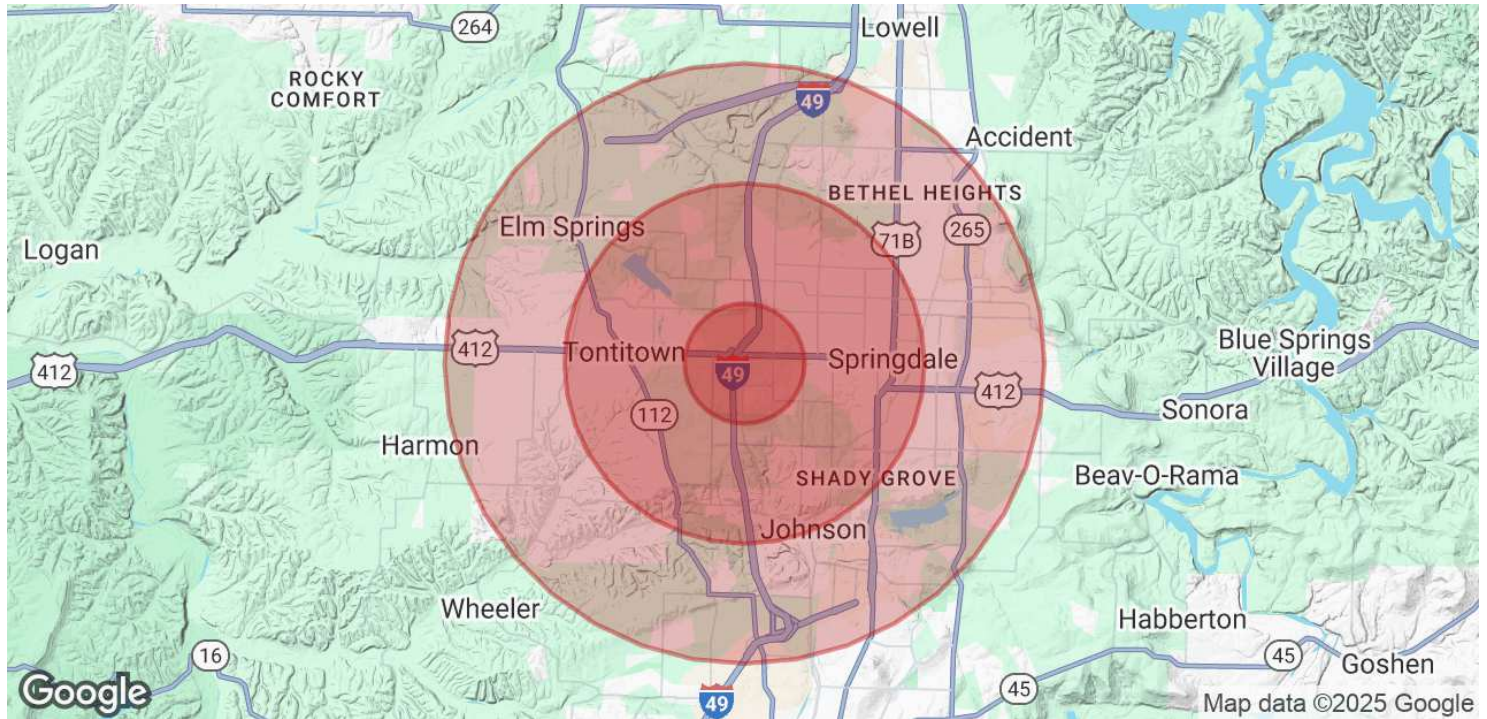
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,653	46,783	104,833
Average Age	39	37	36
Average Age (Male)	37	36	35
Average Age (Female)	40	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,701	16,435	36,774
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$90,246	\$93,678	\$92,271
Average House Value	\$414,901	\$333,070	\$316,871

Demographics data derived from AlphaMap

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