



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

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



## LOTS 1 & 2 WAGON WHEEL RD - SPRINGDALE, AR 72762

### OFFERING SUMMARY

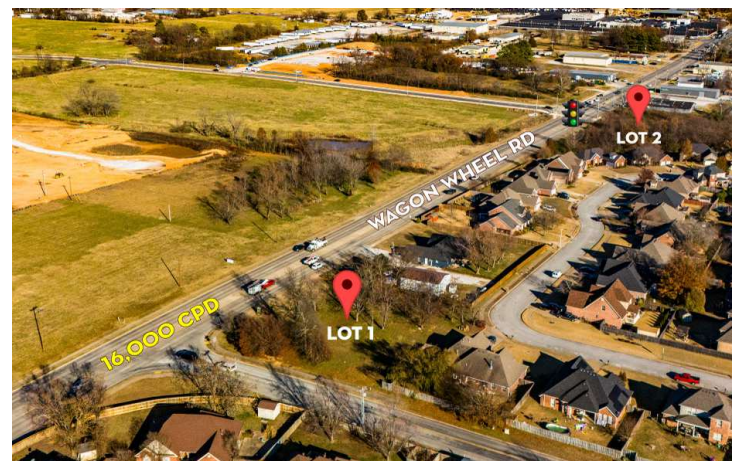
Lot 1: 0.95 AC	\$310,365   \$7.50 psf
Lot 2: 5.22 AC	\$2,273,830   \$10.00 psf
Lots 1 & 2: 6.18 AC	\$2,573,852
Lot 1 Zoning:	C-2
Lot 2 Zoning:	MF-12

### PROPERTY HIGHLIGHTS

- Centrally located in Northwest Arkansas.
- 1.80 mi to I-49 / 0.24mi to Hwy 71.
- Fronts south traffic at signal light to Chief Truman Brewer St.
- 16,000 CPD on Wagon Wheel.
- 108,000 CPD on I-49.
- Water & sewer at street.

### PROPERTY OVERVIEW

Development opportunity located in prime location with high traffic volume and easy access to I-49 & Hwy 71.



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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	4,469	44,577	112,151
Average Age	36	35	35
Average Age (Male)	35	34	34
Average Age (Female)	36	36	35

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total Households	1,401	13,836	36,539
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$109,298	\$89,041	\$99,846
Average House Value	\$350,893	\$263,748	\$305,846

*Demographics data derived from AlphaMap*

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