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±9.27 ACRES OF LAND FOR SALE

522 S 40th Street, Springdale, AR



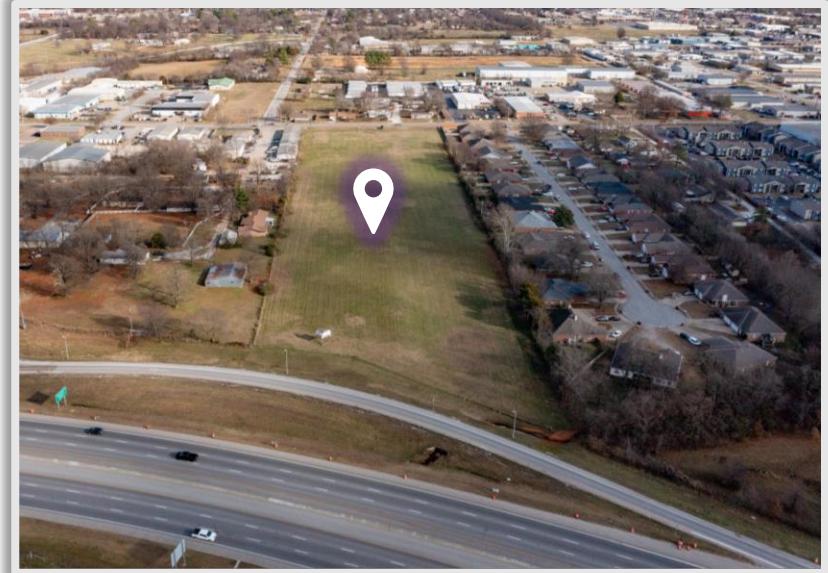
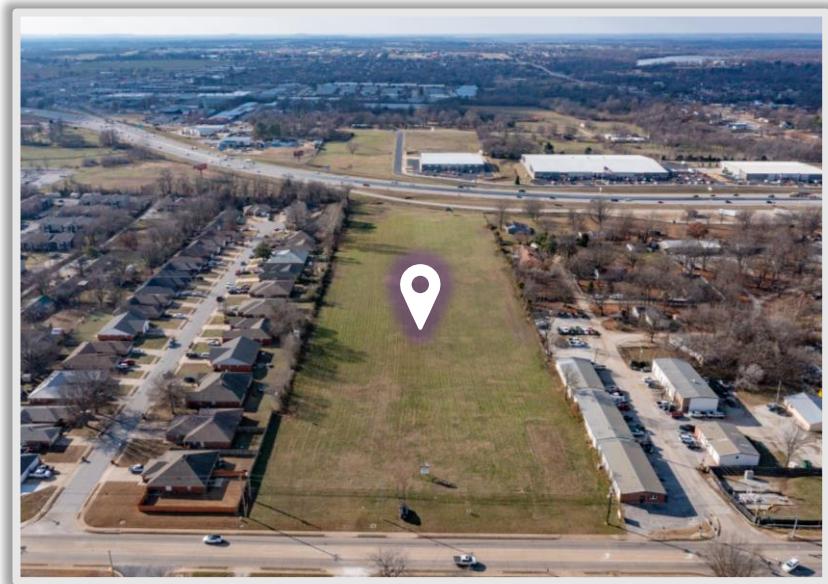
CONTACT US TODAY
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Property Understanding

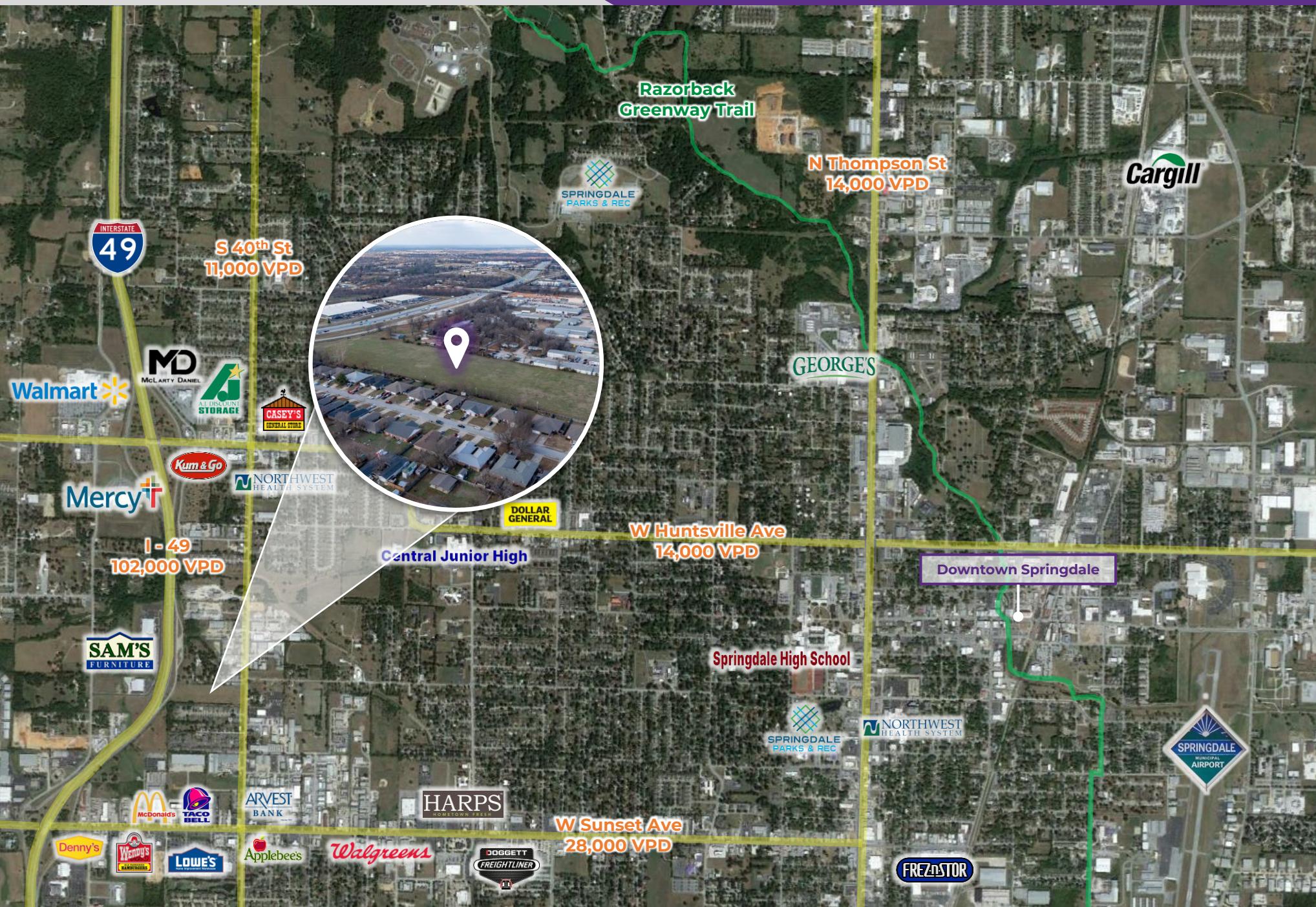
OVERVIEW

Offering	For Sale
Price	\$2,800,000
Address	522 S 40 th Street
City/State	Springdale, AR 72762
Property Type	Unimproved Land
Land Size	±9.27 Acres
Zoning	C-2 & C-5
Traffic Counts	<ul style="list-style-type: none"> ○ S 40th St – 11,000 VPD ○ W Sunset Ave – 28,000 VPD



PROPERTY HIGHLIGHTS

- Highly visible land located just off I-49 (102,000 VPD)
- 1 minute drive to the W Sunset/I-49 exit
- Flat terrain with access to all utilities
- One of the few remaining parcels with favorable C-5 zoning and I-49 frontage
- Access from S 40th Street (11,000 VPD)





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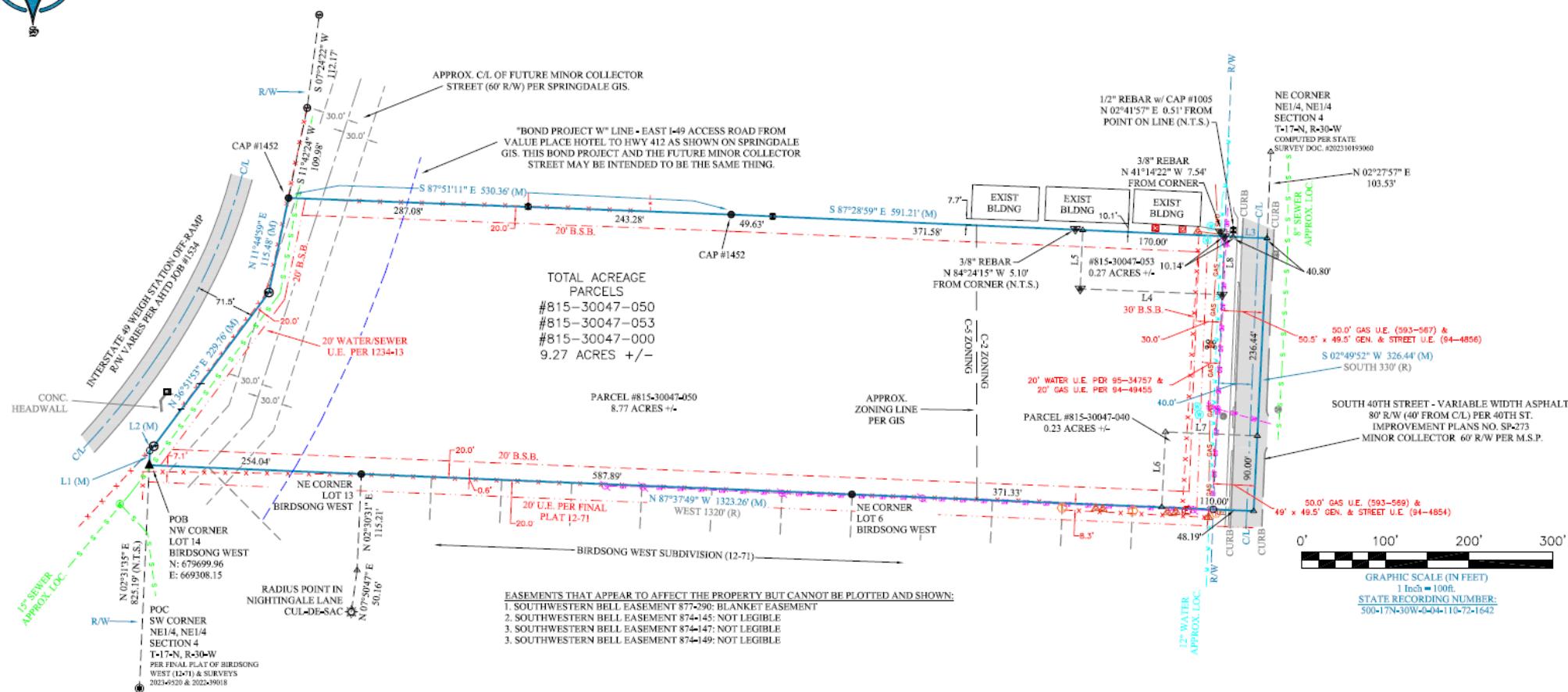
DRONE AERIAL

LOOKING SOUTH





[CLICK HERE](#) for zoning information



Springdale, AR



Springdale is the fourth most populous city in Arkansas and located in the center of booming Northwest Arkansas. Springdale serves as a hub for business, travel, and entertainment. Its location also provides easy access to other major cities in the region such as Fayetteville, Bentonville, and Rogers.

Springdale ranks 7th in the country for job growth annually and is the 6th fastest growing city under 100,000 people in the U.S. Springdale's largest employers include Tyson Foods, Northwest Health, Harps Food Stores, Cargill and George's. Springdale is also home of the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals.

DEMOGRAPHICS*

Population

3 MILES **5 MILES** **10 MILES**

57,238 112,666 288,525

Households

19,484 38,357 150,253

Average Age

36.3 35.4 35.1

Average Household Income

\$92,677 \$94,398 \$101,610

Businesses

1,873 3,491 8,115

*Demographic details based on property location

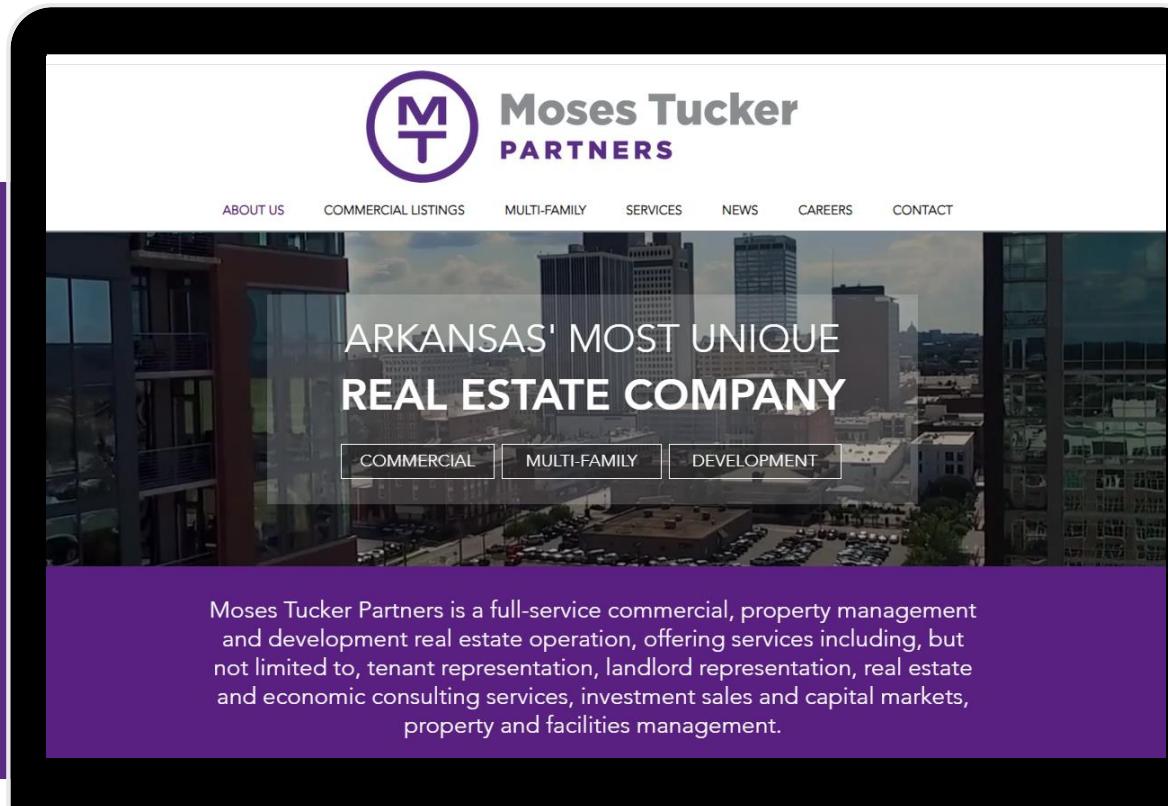
CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and the text "Moses Tucker PARTNERS". Below the header is a navigation menu with links to "ABOUT US", "COMMERCIAL LISTINGS", "MULTI-FAMILY", "SERVICES", "NEWS", "CAREERS", and "CONTACT". The main content area has a background image of a city skyline and the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" with three buttons below it labeled "COMMERCIAL", "MULTI-FAMILY", and "DEVELOPMENT". A purple sidebar on the left contains the text: "Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management."

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DISCLAIMER

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