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# ±9.27 ACRES OF LAND FOR SALE

## 522 S 40<sup>th</sup> Street, Springdale, AR



±9.27 Acres

**CONTACT US TODAY**

479.271.6118 | [mosestucker.com](http://mosestucker.com)





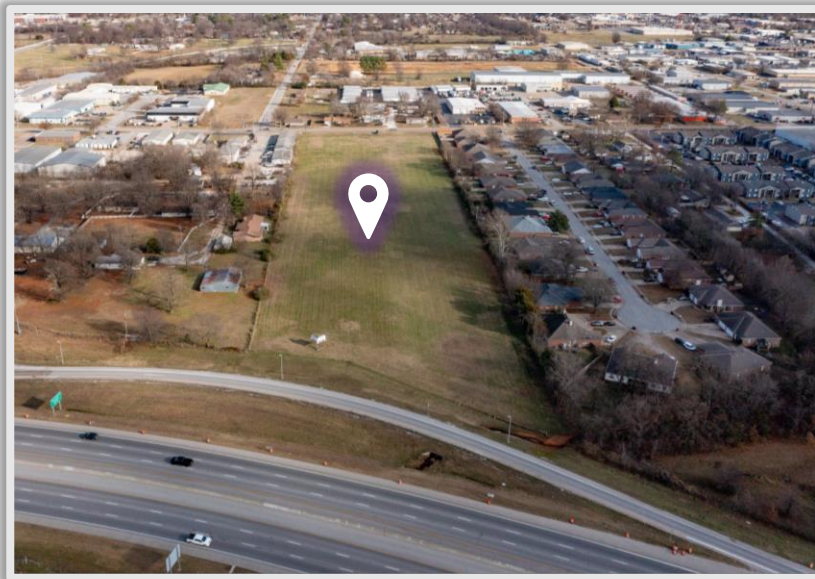
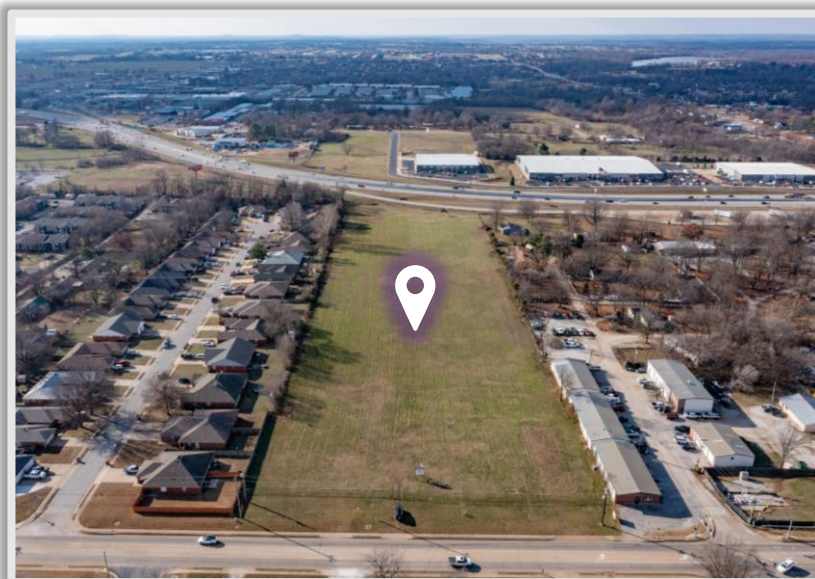
## Property Understanding

### OVERVIEW

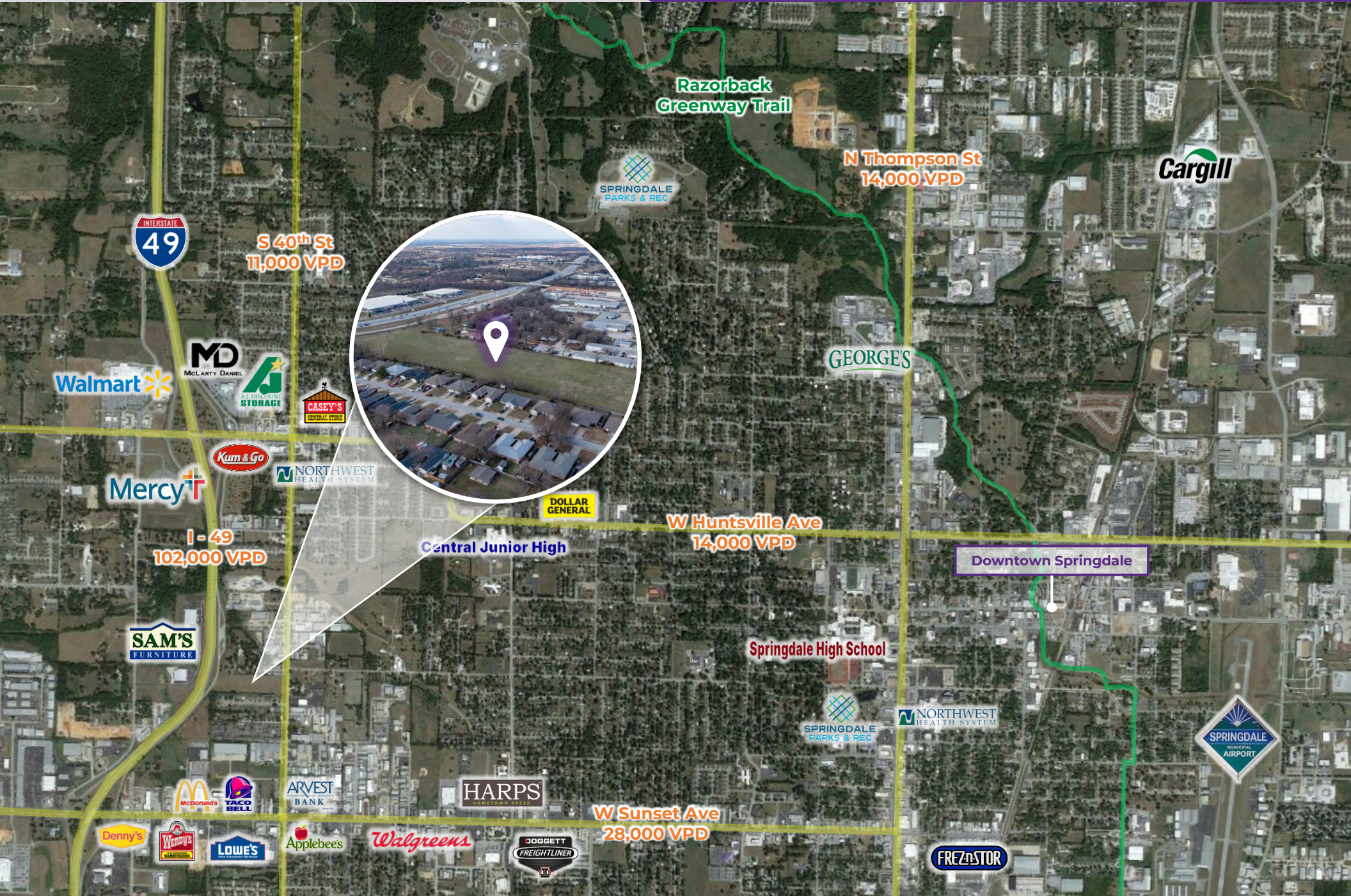
Offering	For Sale
Price	\$2,800,000
Address	522 S 40 <sup>th</sup> Street
City/State	Springdale, AR 72762
Property Type	Unimproved Land
Land Size	±9.27 Acres
Zoning	C-2 & C-5
Traffic Counts	<ul style="list-style-type: none"> <li>○ S 40<sup>th</sup> St – 11,000 VPD</li> <li>○ W Sunset Ave– 28,000 VPD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

### 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 40<sup>th</sup> Street (11,000 VPD)









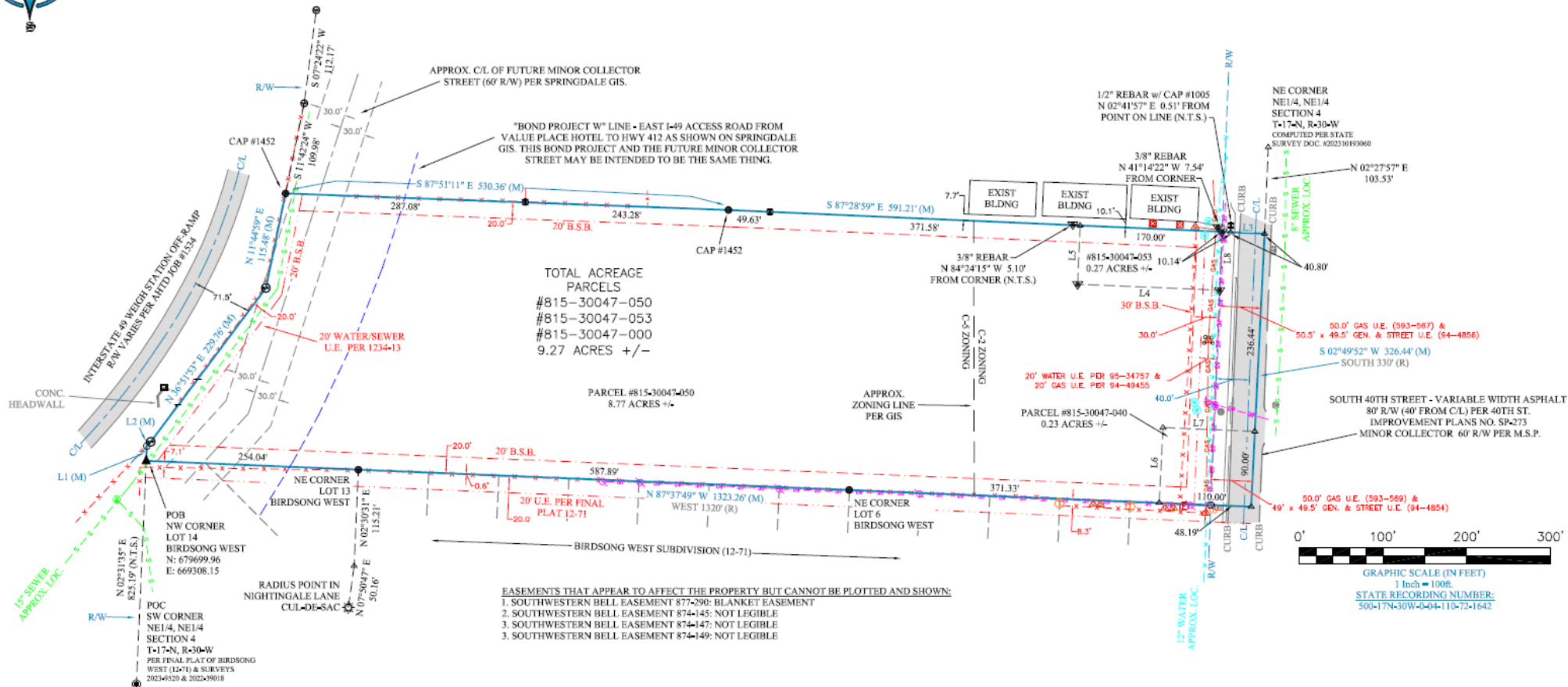
## LOOKING SOUTH







[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 7<sup>th</sup> in the country for job growth annually and is the 6<sup>th</sup> 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\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	57,238	112,666	288,525
<b>Households</b>	19,484	38,357	150,253
<b>Average Age</b>	36.3	35.4	35.1
<b>Average Household Income</b>	\$92,677	\$94,398	\$101,610
<b>Businesses</b>	1,873	3,491	8,115

*\*Demographic details based on property location*



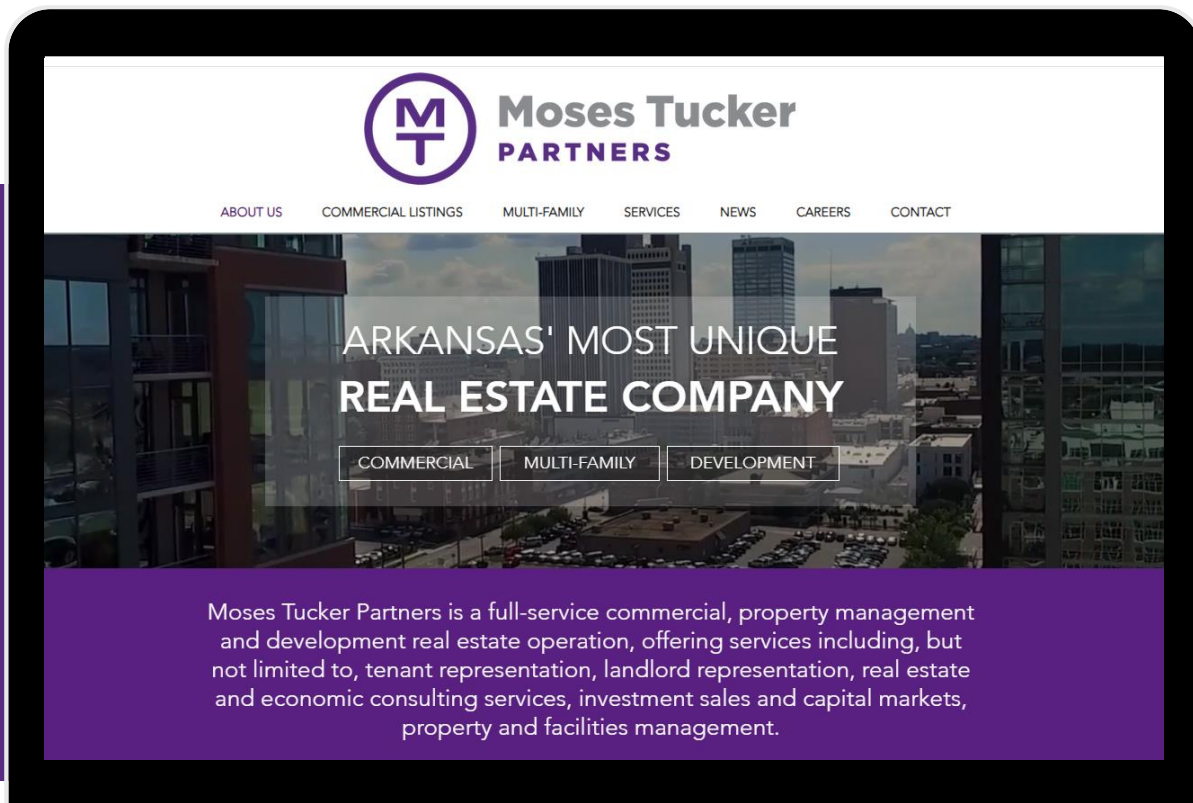
# CONNECT

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