

FOR SALE OR LEASE

ADAPTIVE REUSE OPPORTUNITY ON GULLEY PARK

SALE OFFERED AT

\$1,500,000



+/- 0.71 ACRES

+/- 7,600 SQ FT BUILDING

~ \$197 PRICE PER SQ FT

NS-G ZONING

+/- 27 ON-SITE PARKING

+/- 70 PUBLIC PARKING

LEASING OPTIONS

\$30/FT NNN

500SF-7600SF

Delivered Conditions - White Box Plus

SALE SUBJECT TO LOT SPLIT

Gulley Park



2060 E Township St



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DESTINATION THAT SITS DIRECTLY ON **GULLEY PARK**

2060 E Township sits on the front door of Gulley Park, one of Fayetteville's busiest neighborhood parks. The park sits in a high-income, family-dense pocket of the city. Nothing currently fronts the park itself. The nearest F+B options sit roughly a mile southeast at Mission and Crossover, meaning walkers, runners, and park families have no reason to stop here today. The end user of this building becomes the only walk-up option on the park.

BUILT-IN TRAIL TRAFFIC

An approved trail connection ties the property directly into Gulley Park's trail network — daily walkers, runners, and families are already passing the front door of the building.

RARE PARK FRONTAGE

The closest F+B options today are Locals Drive Thru and Mojo's Pints & Pies (~0.8 mi) and the Confident Coffee restaurants (~0.69 mi). None of them sit on Gulley Park — this would be the first F+B option.

DESIGN IN HAND

Stoke Architecture's food + beverage renovation plans— civil, structural architectural, and MEP drawings are complete. No construction has started. Buyer can execute plan or bring their own concept.



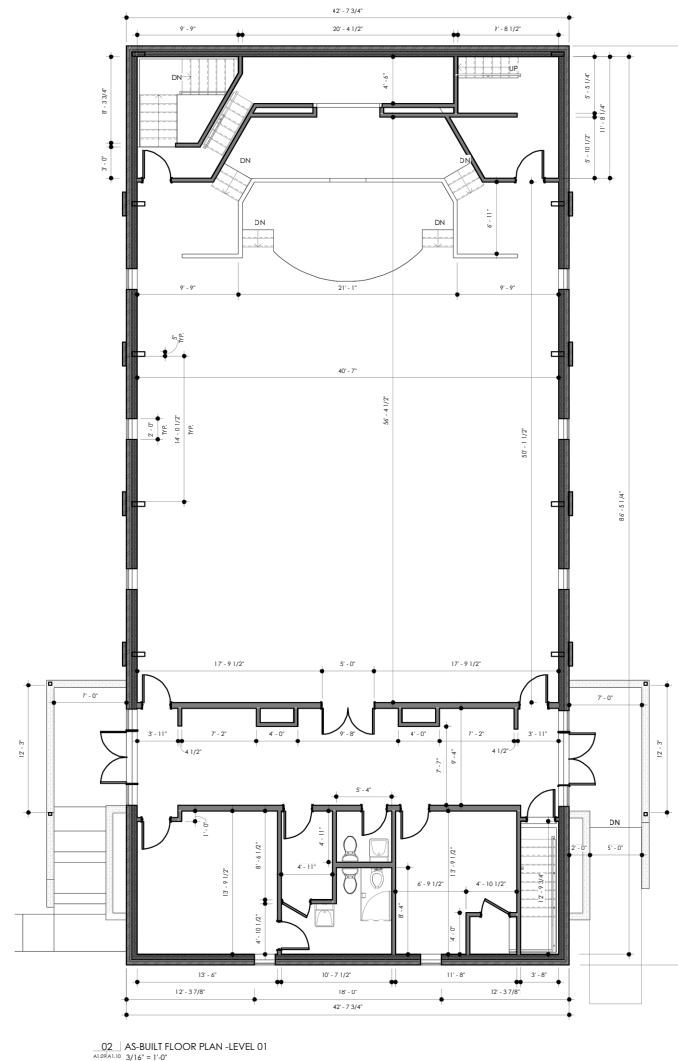
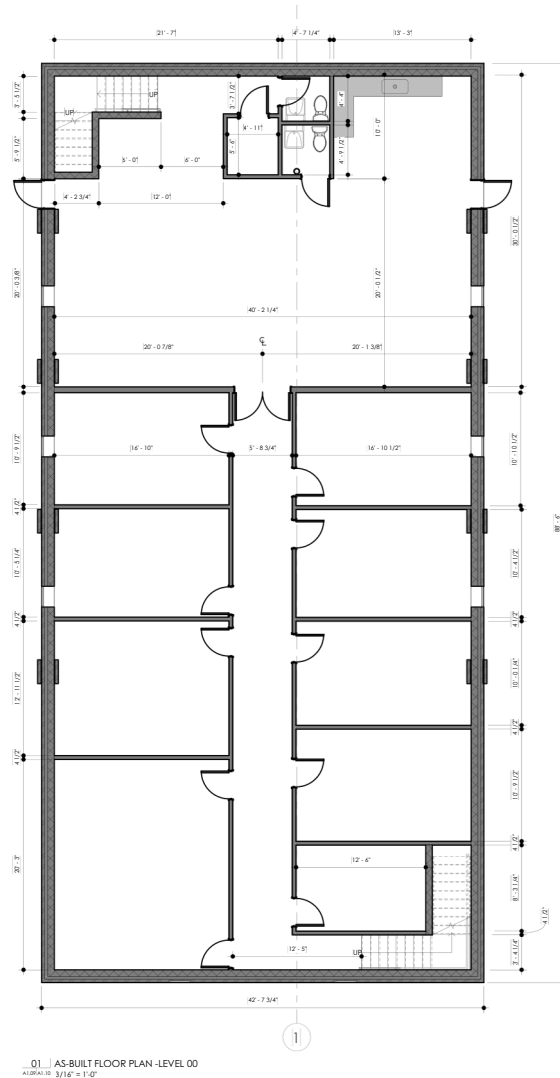
AERIALS

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2060 E Township Street
Fayetteville, AR 72703





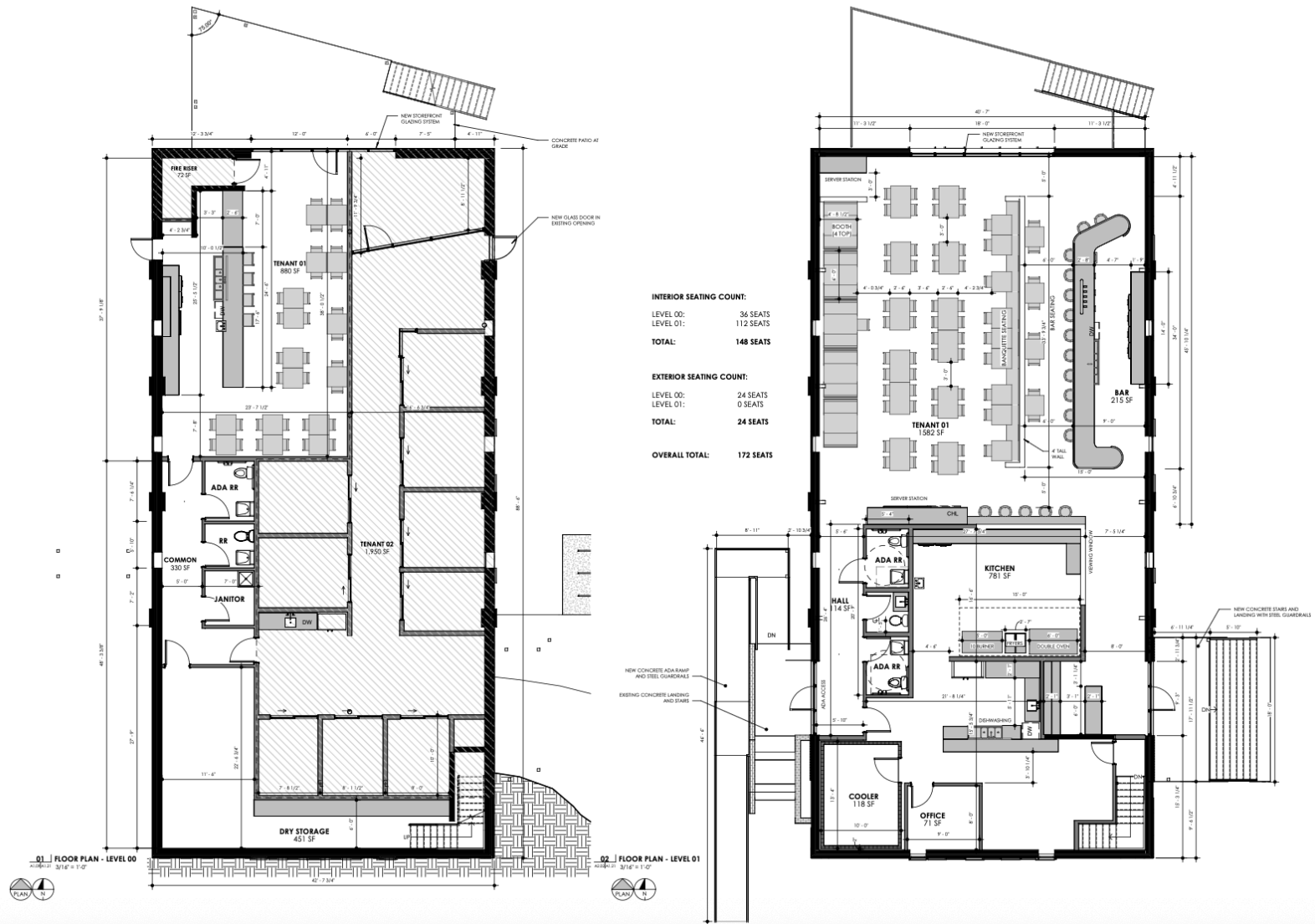
CURRENT FLOOR PLAN

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CONCEPTUAL FLOOR PLAN



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CONCEPTUAL RENDERINGS

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2060 E Township Street
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- **Directly connected to Gulley Park**, one of Fayetteville's most-used neighborhood parks
- **Fully designed renovation in hand** – Stoke Architecture construction documents complete across civil, architectural, structural and MEP
- **Buildout is not constructed and does not convey with sale** – buyer can execute design or bring their own unique concept
- **NS-G zoning** allows a wide range of commercial uses, including restaurant, office, grocery, cafe, retail, and more.
- **8 new Townhome units adjacent** *not* included in a sale, context only. Townhomes projected to be complete by January 2027



OPPORTUNITY INFO



2060 E Township Street
Fayetteville, AR 72703



FOR MORE INFO



LISTING AGENT

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PRINCIPAL BROKER

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*Property lines shown are approximate. Not a survey.
Actual boundaries, acreage, and improvements to be verified by buyer.*