

# Commercial Land For Sale

West Fork, Arkansas

475 Phillips St  
West Fork, AR 72774  
[www.cbre.com/fayetteville](http://www.cbre.com/fayetteville)

Entire Property: \$349,500



## Commercial Land

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For Sale

# Property Information

## Highlights

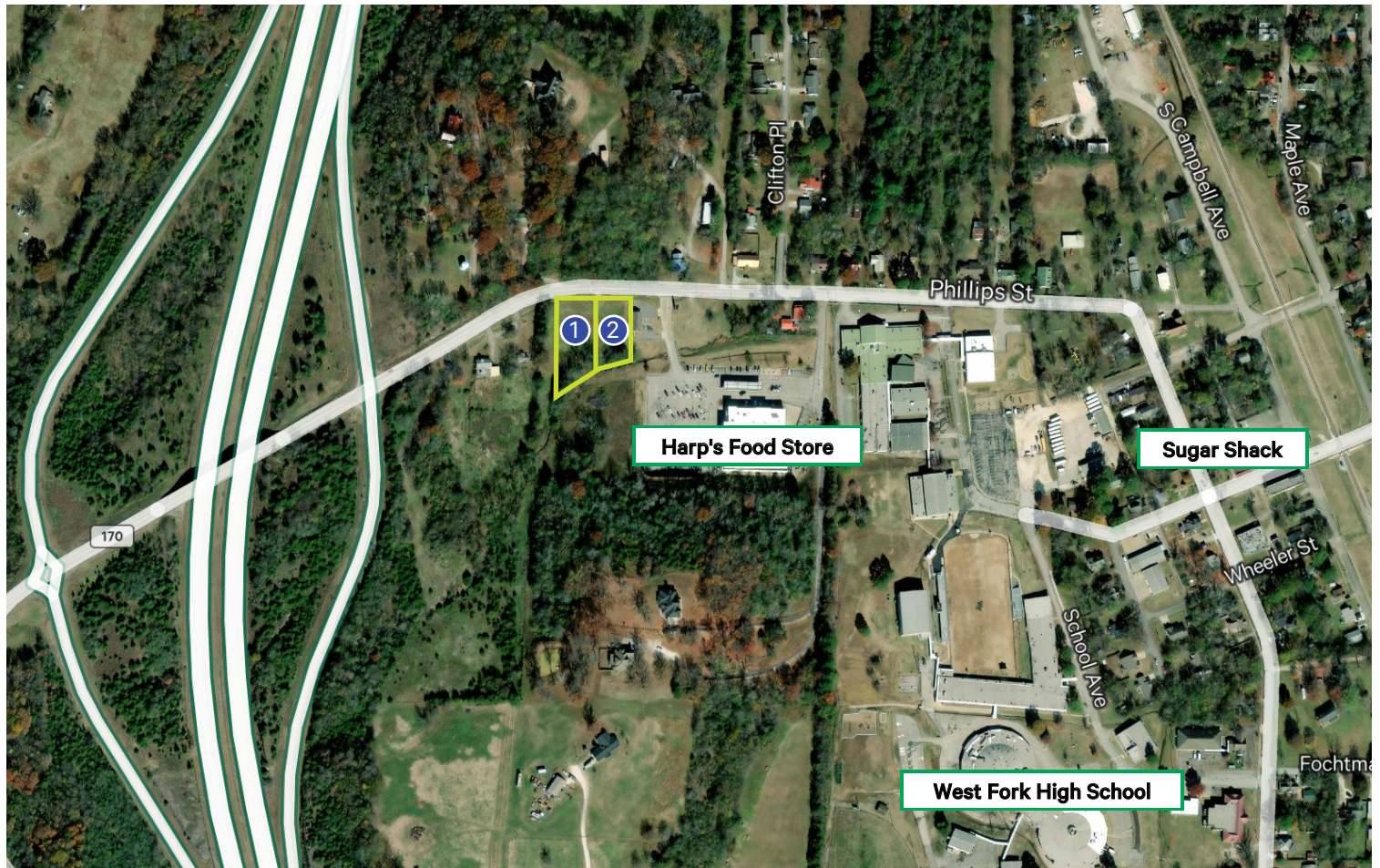
- + Zoning: General Commercial
- + Existing Water Tap
- + Sewer Available
- + Two Lane Access to I-49
- + 252' Frontage on Phillips St

## Pricing

- + Entire Property:  $\pm 1.36$  AC  
- \$349,500
- + Tract 1:  $\pm 0.91$  AC
- + Tract 2:  $\pm 0.45$  AC

## Overview

Desirable commercial tract adjacent to Harp's Food Store, which is one of the only grocery stores in West Fork. Property is located 0.1 Miles from I-49 with significant frontage on Phillips St.

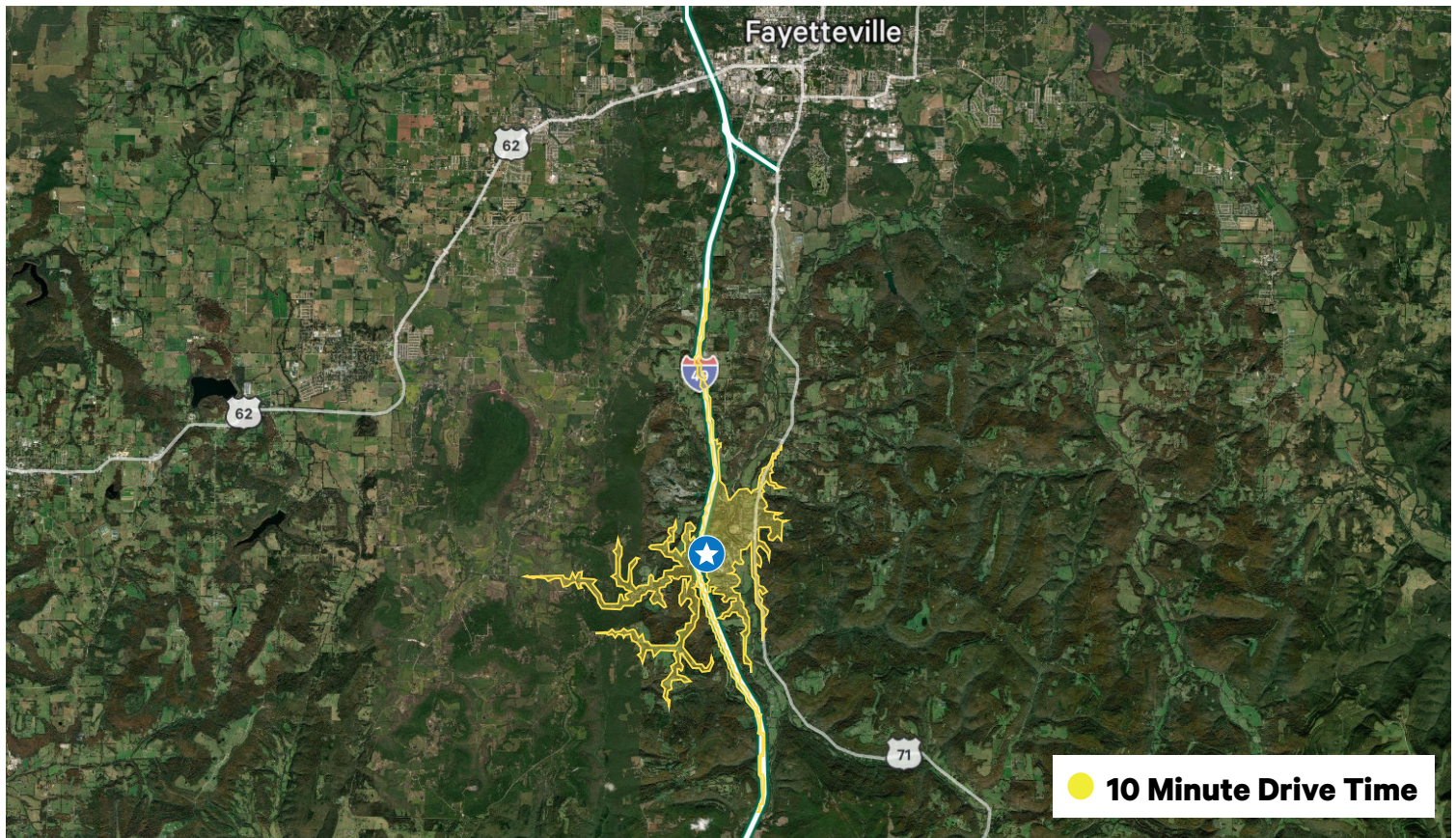


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Demographics	10 Minute Drive Time
<b>Population</b>	
2024 Population - Current Year Estimate	15,508
2029 Population - Five Year Projection	16,380
<b>Households</b>	
2024 Households - Current Year Estimate	6,443
2029 Households - Five Year Projection	6,839
2024 Average Household Income	\$64,836
2029 Average Household Income	\$73,736
<b>Place of Work</b>	
2024 Employees	6,500



## Contact Us

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