

+/- 7.4 AC OF PRIME LAND FOR SALE

ELM SPRINGS/OAK GROVE RD

Springdale, AR 72762



PROPERTY DESCRIPTION

Prime development opportunity! +/- 7.4 Acres of level, partially wooded land just a half mile away from I-49 which sees around 108,000 VPD! This piece of land is strategically located near one of the busiest Walmart Supercenters, considered a "Test Store" and surrounded by excellent neighboring businesses, including Aldi, Arvest Bank, Starbucks, Firehouse Subs, a Shell Gas Station, and more. These businesses help provide a solid local demographic and potential customer base. 169' road frontage along Elm Springs Rd., which sees around 17,000 VPD and 238' road frontage along Oak Grove Rd., which sees around 2,300 VPD. Currently zoned A-1, offering flexibility for various development possibilities. Don't miss out on this ideal site for your next project!

PROPERTY HIGHLIGHTS

- +/- 7.4 Acres of land Zoned A-1
- Prime Location in Springdale, just a half mile from I-49
- 169' Road Frontage on Elm Springs Rd. and 238' Road Frontage on Oak Grove Rd
- Suitable for a variety of investment opportunities

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

Sale Price:	\$5,195,000
Lot Size:	7.399 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	287	1,322
Total Population	308	846	4,098
Average HH Income	\$123,116	\$119,837	\$108,309

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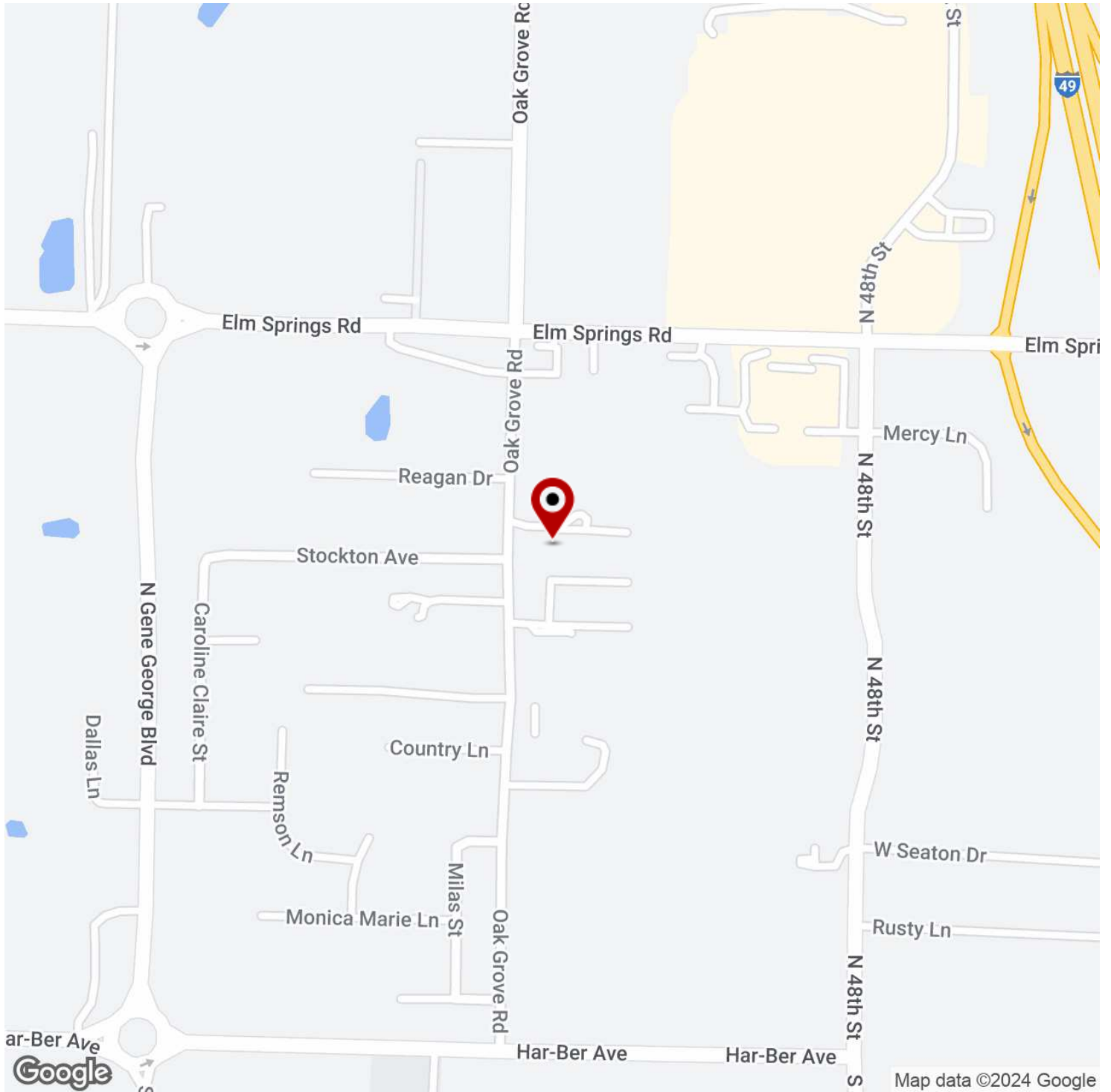
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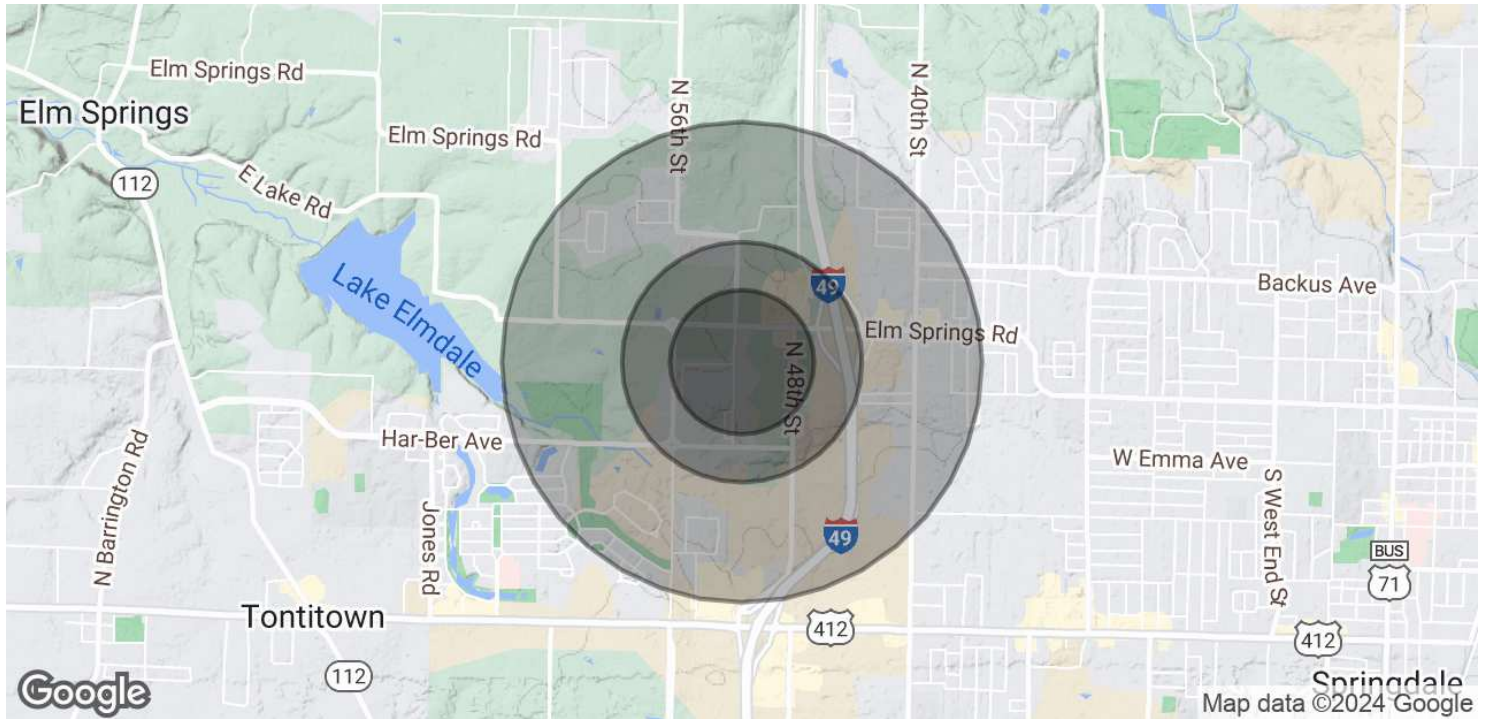
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	308	846	4,098
Average Age	39	39	38
Average Age (Male)	38	38	36
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	287	1,322
# of Persons per HH	2.9	2.9	3.1
Average HH Income	\$123,116	\$119,837	\$108,309
Average House Value	\$371,595	\$368,910	\$332,395

Demographics data derived from AlphaMap

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