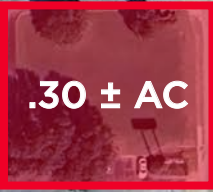




**CUSHMAN &
WAKEFIELD**

sage
PARTNERS

S 48th Street



.30 ± AC

FOR SALE

**S 48TH ST
SPRINGDALE, AR
72762**

SPRINGDALE DEVELOPMENT OPPPORTUNITY

**.30 ±
ACRES AVAILABLE**

**FOR MORE INFORMATION
PLEASE CONTACT:**

MATTHEW ALLEN
479 899 1917
mallen@sagepartners.com

TOM ALLEN, CCIM
479 903 6331
tallen@sagepartners.com

sagepartners.com

HIGHLIGHTS

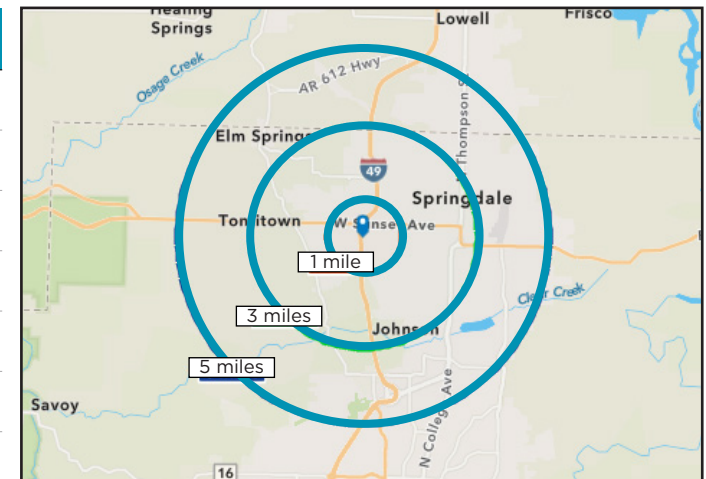
- .30 ± Acres Available For Sale
- Sale Price: \$215,000
- Zoning: C-2
- Easy access to I-49 and Hwy 412
- Centrally located within Northwest Arkansas
 - 4 mins to Arvest Ballpark and Arkansas Children’s Northwest Hospital
 - 12 mins to Pinnacle Hills
 - 13 mins to the University of Arkansas
 - 23 mins to Walmart’s New Home Office

*information deemed reliable but not guaranteed



1720 S 48TH ST | SPRINGDALE, AR

	1 mile	3 miles	5 miles
Population:	5,872	46,550	113,241
Households:	2,296	16,613	39,782
Average Household Size:	2.5	2.8	2.8
Average Household Income:	\$85,481	\$94,566	\$93,527
Total Businesses:	409	2,120	4,587
Total Employees:	5,439	26,957	67,178





W SUNSET AVE

412

INTERSTATE 49

GENE GEORGE BLVD

43,000 VEHICLES PER DAY

99,000 VEHICLES PER DAY

NWA Convention Center

SUBJECT PROPERTY

Chick-fil-A

Toasted Yolk

sam's club

HARBOR FREIGHT
SLIM CHICKENS
LA BOY
HOBBY LOBBY

Andy's
Frozen Custard

LAQUINTA
INNS & SUITES

SONIC

McDonald's

McDonald's

MEEKS
THE BUILDERS CHOICE

TACO BELL

STARBUCKS COFFEE

Wendy's
HAMBURGERS

DOUBLETREE
by Hilton

Verizon

verizon

LOWE'S
SUPERCUTS
planet fitness
H&R BLOCK

Holiday Inn
Residence Inn
Hampton

ARVEST
Arkansas Children's
Hospital