



**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



## LOTS 1 & 2 WAGON WHEEL RD - SPRINGDALE, AR 72762

### OFFERING SUMMARY

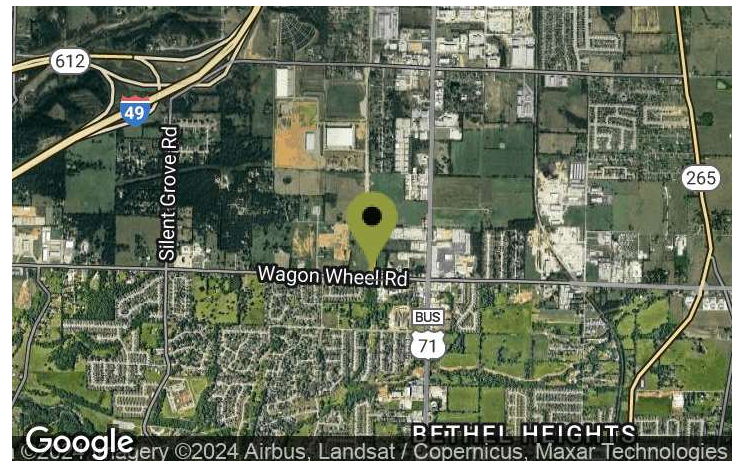
Lot 1: 0.95 AC	\$310,365   \$7.50 psf
Lot 2: 5.22 AC	\$2,273,830   \$10.00 psf
Lots 1 & 2: 6.18 AC	\$2,573,852
Lot 1 Zoning:	C-2
Lot 2 Zoning:	MF-12

### PROPERTY HIGHLIGHTS

- Centrally located in Northwest Arkansas.
- 1.80 mi to I-49 / 0.24mi to Hwy 71.
- Fronts south traffic at signal light to Chief Truman Brewer St.
- 16,000 CPD on Wagon Wheel.
- 108,000 CPD on I-49.
- Water & sewer at street.

### PROPERTY OVERVIEW

Development opportunity located in prime location with high traffic volume and easy access to I-49 & Hwy 71.



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