

+/- 2.55 ACRES OF LAND FOR SALE

5085 ELM SPRINGS ROAD

Springdale, AR 72762



PROPERTY DESCRIPTION

Prime development opportunity on +/- 2.5 acres of level land right off Elm Springs Rd, which sees around 17,000 VPD! This piece of land is strategically located near one of the busiest Walmart Supercenters, considered a "Test Store" and just a half mile from I-49, which sees around 108,000 VPD. Surrounded by excellent neighboring businesses, including, Aldi, Arvest Bank, Jiffy Lube, Firehouse Subs, Starbucks, Shell Gas Station and more. These business help provide a solid local demographic and potential customer base. Currently zoned A-1, offering flexibility for various development possibilities. Don't miss out on this ideal site for your next project!

OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	2.552 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,354	15,834	33,572
Total Population	4,171	46,423	99,956
Average HH Income	\$106,398	\$96,642	\$93,984

PROPERTY HIGHLIGHTS

- Prime Location in Springdale, AR
- High Visibility on Elm Springs Rd
- Surrounded by Thriving Commercial and Retail Establishments
- 0.5 Miles from I-49 which sees around 108,000 VPD
- Zoned A-1

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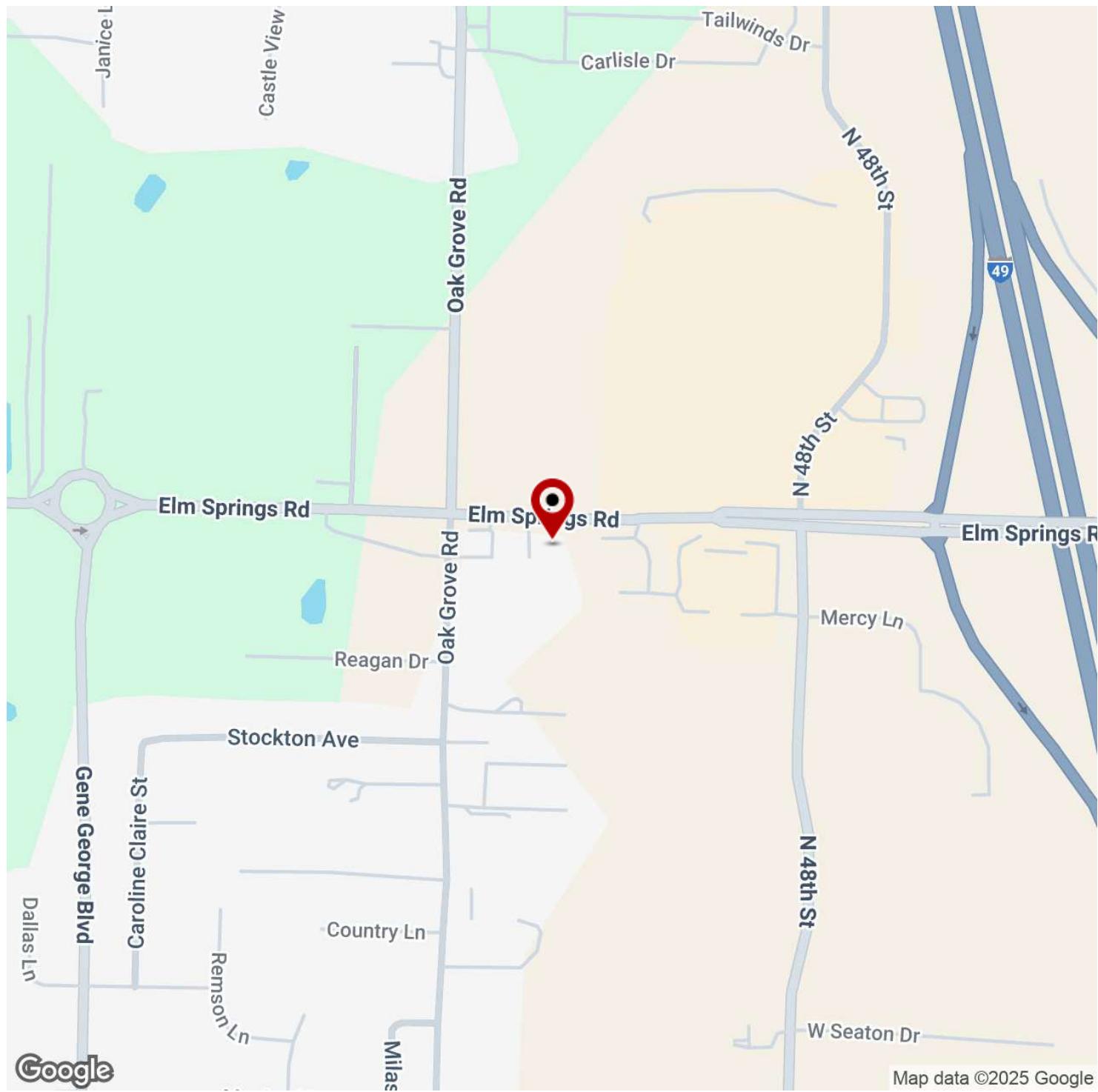
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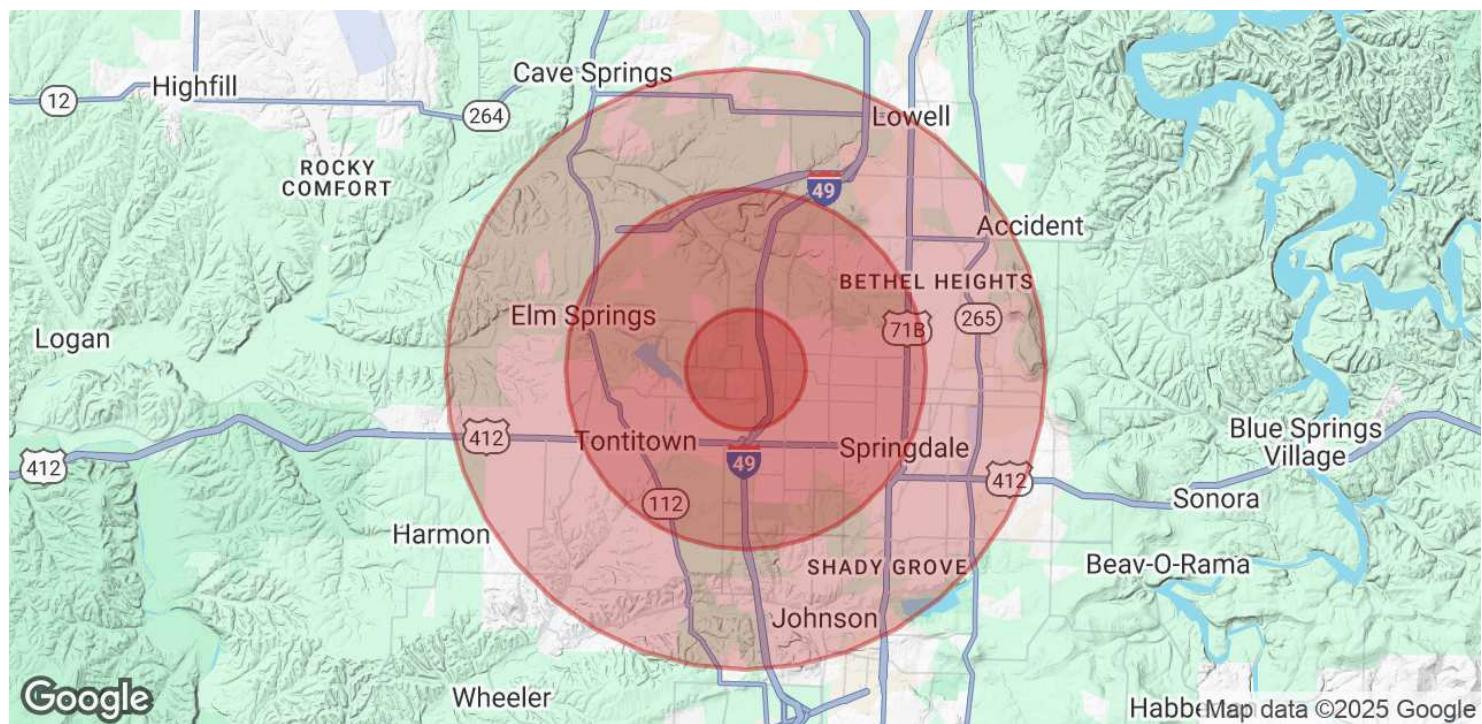
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,171	46,423	99,956
Average Age	38	37	35
Average Age (Male)	37	36	34
Average Age (Female)	39	38	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,354	15,834	33,572
# of Persons per HH	3.1	2.9	3
Average HH Income	\$106,398	\$96,642	\$93,984
Average House Value	\$315,859	\$306,873	\$316,221

Demographics data derived from AlphaMap

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