



**WILSON**  
REAL ESTATE INVESTMENT SERVICES

**OVERLAND TOWNHOMES**  
1472 BUTTERFIELD COACH ROAD, SPRINGDALE, AR 72764

# Property Description

Wilson Real Estate Investment Services is pleased to present this 25-unit townhome community located in Springdale, Arkansas. Completed in 2021, the property comprises two-story, three-bedroom residences, each offering approximately 1,800 square feet of living space along with a single-car garage. Every unit is equipped with two bathrooms, central heating and air, an electric range, microwave, dishwasher, garbage disposal, washer, and dryer.

Community amenities include an on-site property management office, dedicated playground, and professionally landscaped common areas. Situated within an Opportunity Zone, the property benefits from proximity to elementary and middle schools, numerous retail centers, and convenient access to U.S. Highway 412, located approximately one-half mile away.

Springdale is recognized as a major industrial hub in Northwest Arkansas, serving as the headquarters for Tyson Foods, the world's largest meat processing company, and hosting multiple national trucking firms.

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# Executive Summary

**SALE PRICE:** **\$7,350,249**

**OFFERING SUMMARY**

**NOI:** **\$441,014.93**

**CAP RATE:** **6.00%**

**BUILDING INFORMATION**

**STREET ADDRESS:** **1472 BUTTERFIELD COACH RD**

**CITY, STATE, ZIP** **SPRINGDALE, AR 72764**

**COUNTY:** **WASHINGTON**

**UNIT SIZE:** **1,880 SQ FT/UNIT**

**LOT SIZE:** **3.91 ACRES**

**YEAR BUILT:** **2021**

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# Investment Highlights

- New Construction: Built in 2021 with modern finishes, efficient layouts, and quality construction.
- Unit Mix: 25 three-bedroom, two-bath townhomes with approximately 1,800 SF each including single-car garages.
- Amenities: On-site property management office, playground, and landscaped common areas.
- Location Advantage: Situated in an Opportunity Zone within minutes of Downtown Springdale and major employment centers.
- Proximity: Approximately 0.5 miles from U.S. Highway 412 and minutes to Interstate 49.



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# Location

Overland Townhomes is strategically located just minutes from Downtown Springdale, Arkansas, placing residents in close proximity to essential amenities including medical facilities, shopping centers, and municipal services. The property is well-positioned within the Northwest Arkansas metropolitan area—one of the fastest-growing regions in the United States—supported by a diverse economic base in retail, healthcare, and technology.

Northwest Arkansas has experienced consistent population growth, with the metropolitan area exceeding 576,000 residents and projected to continue expanding at above-average national rates. Springdale's median household income exceeds \$70,000, reflecting a strong and stable local economy. Major employers in the area include Tyson Foods, Walmart's corporate operations in nearby Bentonville, and J.B. Hunt Transport Services, contributing to a robust employment market and low unemployment rates.

Convenient access to U.S. Highway 412 and Interstate 49 connects residents to the broader region, enhancing both the livability and long-term investment potential of this location.



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## Contact

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