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OPPORTUNITY ZONE | REDEVELOPMENT OPPORTUNITY

800 E Emma Avenue, Springdale, AR



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Property Understanding

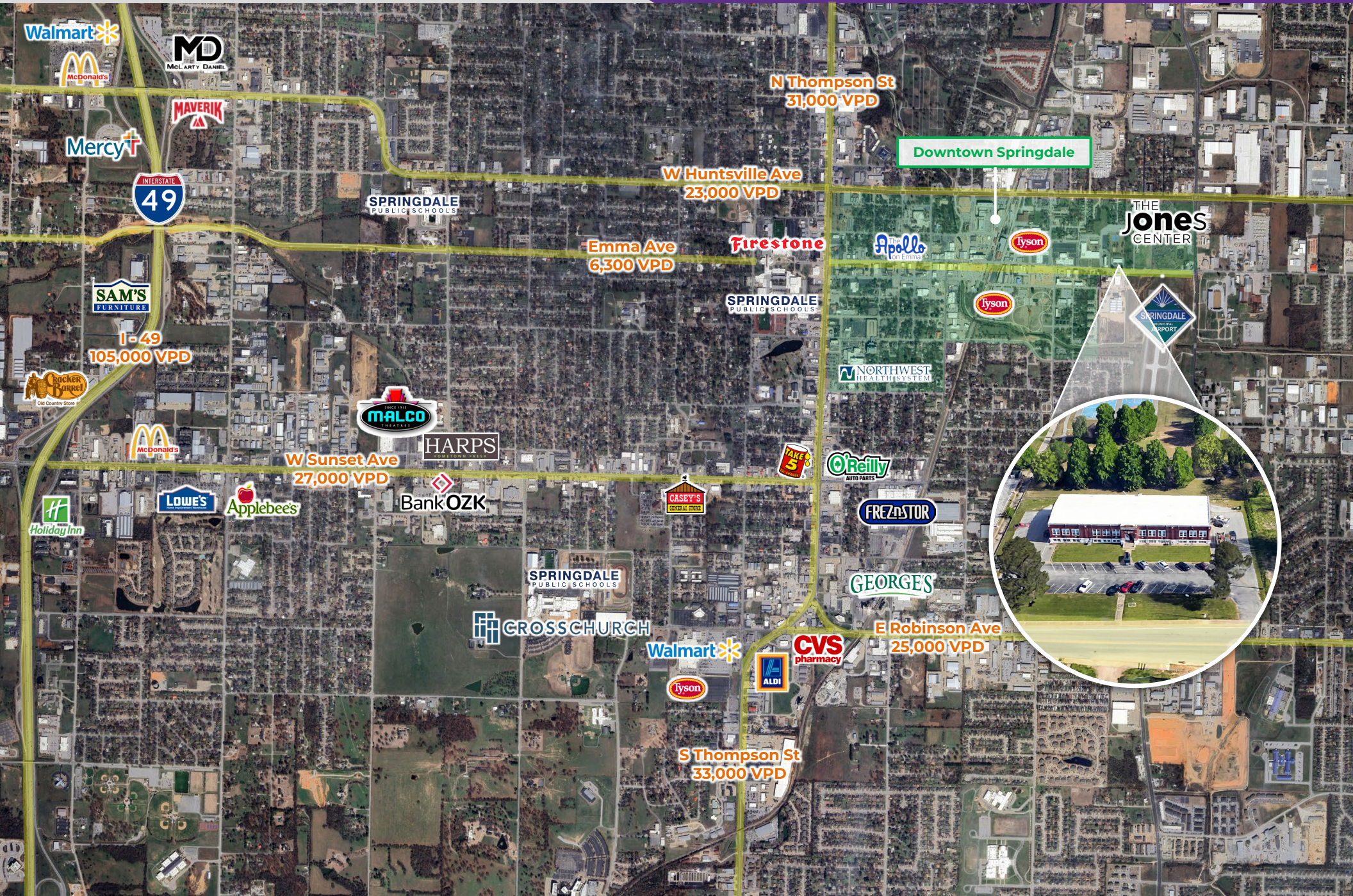
OVERVIEW

Offering	For Sale
Price	\$2,250,000
Address	800 E Emma Avenue, Springdale, AR 72764
Property Type	Multifamily/Office
Building & Lot Size	±21,020 SF ±1.34 Acres
Year Built	1923
Stories	2
Zoning	C-1
Frontage	E Emma Avenue – ±250 feet of frontage
Traffic Count	E Emma Avenue – 6,300 VPD

PROPERTY HIGHLIGHTS

- This historic building was originally the Washington Elementary School
- Situated with frontage on E Emma Avenue and surrounded by significant development, including mixed-use and multifamily projects, as well as the new Hilton Tapestry Collection hotel
- Located in downtown Springdale and adjacent to the Market Center of the Ozarks, the new Springdale Senior Center, and in close proximity to The Jones Center
- Economic Opportunity Zone eligible

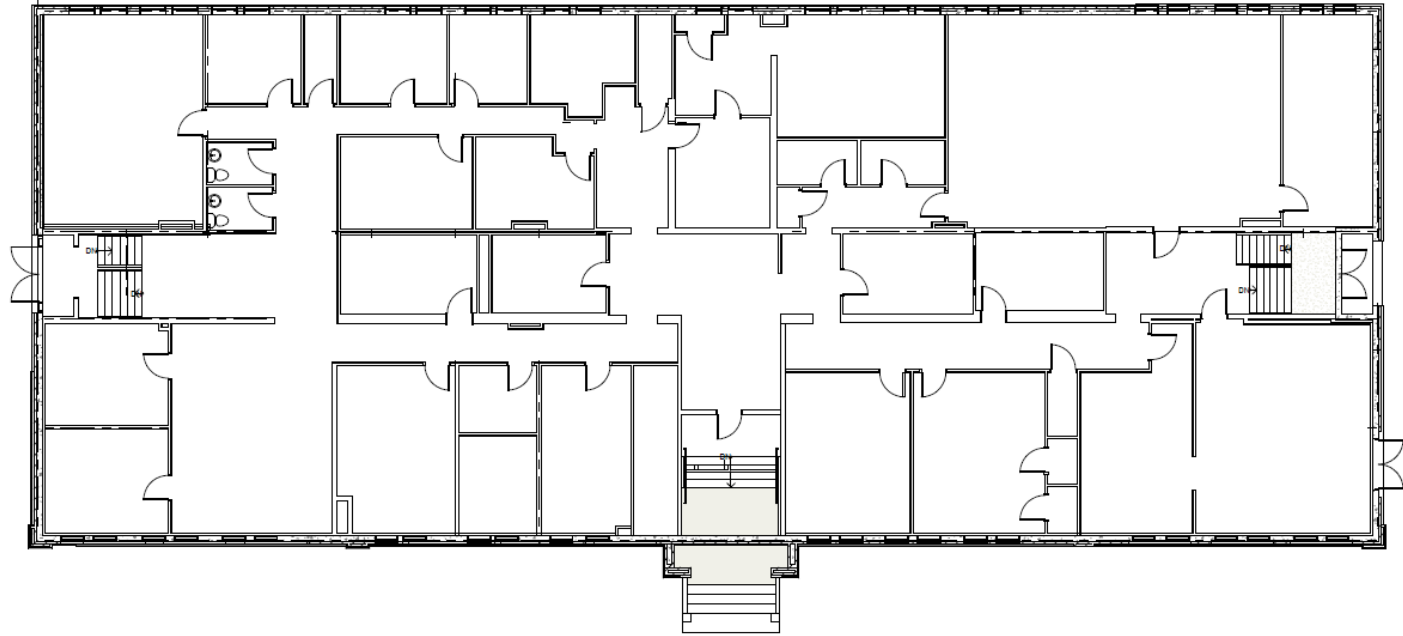




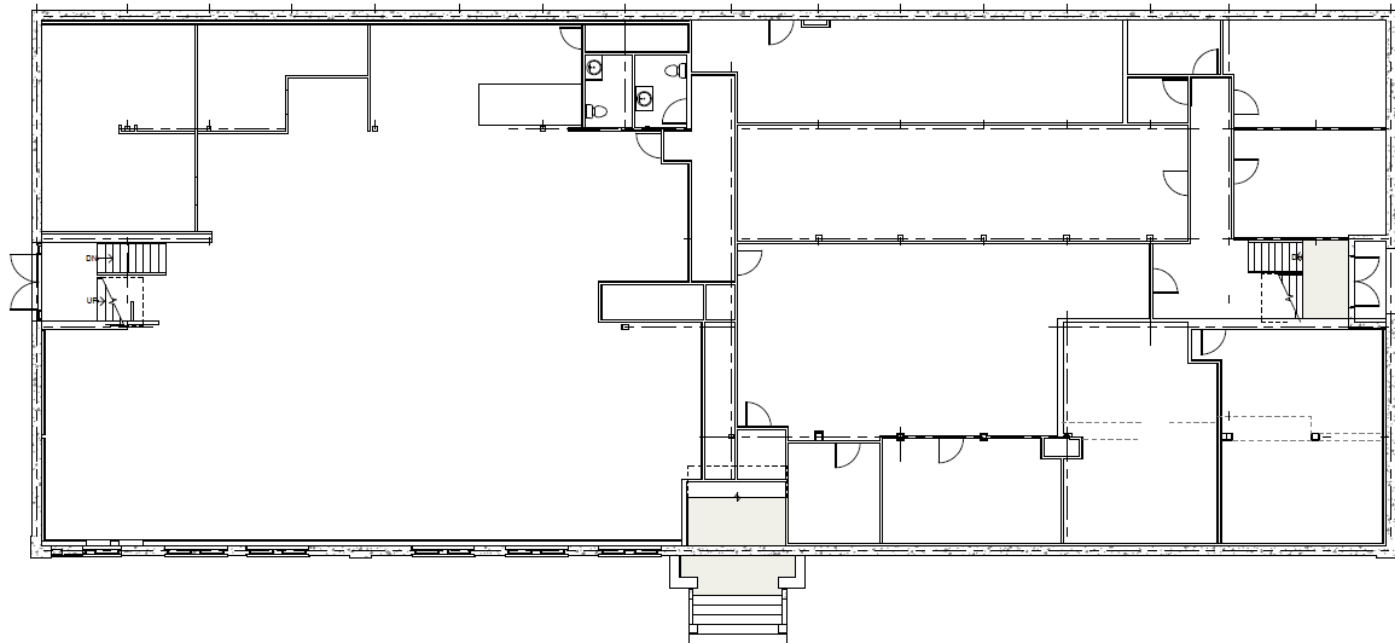




1st Floor



Basement



Springdale, AR



Springdale, Arkansas, is the industrial heart of Northwest Arkansas and one of the region's fastest-growing cities. Home to Tyson Foods' global headquarters and a deep bench of advanced manufacturers and food processors, Springdale's largest employers include Tyson Foods, George's, Springdale Public Schools, Cargill, Northwest Medical Center-Springdale, Rockline Industries, Kawneer, and others.

Springdale is the fourth most populated city in Arkansas, and recent rankings from the U.S. News & World Report put it among the "Top 50 Best Places to Live" in the U.S., reflecting job strength and affordability. Zooming out, the Milken Institute ranked the Fayetteville-Springdale-Rogers metro area as the 7th Best-Performing City in its 2025 report.

In 2025, the \$31 million Market Center of the Ozarks—a Walton-backed regional food hub—opened in downtown Springdale to support farmers, food entrepreneurs, and institutional buyers. The Arkansas DOT also secured a \$24.4 million federal grant to advance the final segment of the Springdale Northern Bypass, improving regional mobility and freight efficiency.

The Razorback Greenway and an expanding trail network connect Springdale to neighboring cities, supporting an outdoor culture that generates significant regional economic impact from cycling and trail use. Arvest Ballpark hosts the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals, drawing families and visitors all season.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	78,539	115,598	295,785
Households	24,721	39,223	108,290
Average Age	34.7	35.7	35.7
Average Household Income	\$94,473	\$108,703	\$116,996
Businesses	2,098	3,686	8,641

**Demographic details based on property location*

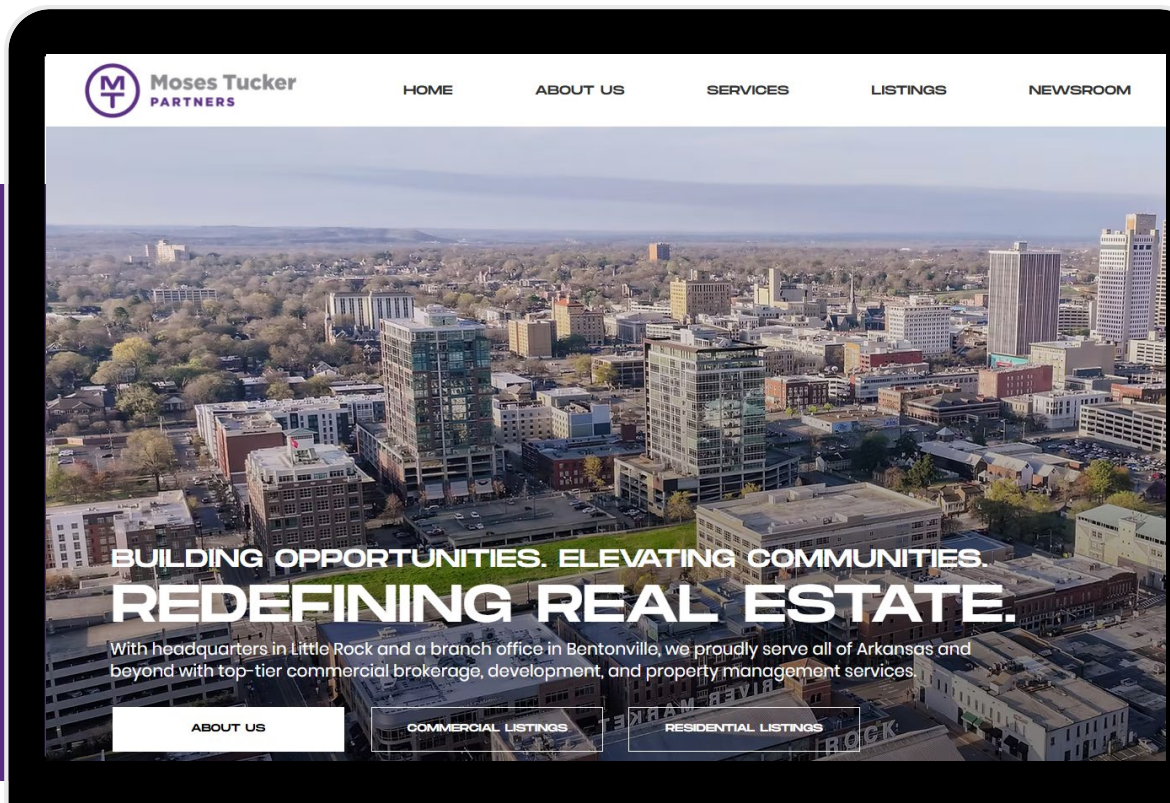
CONNECT

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