



FOR SALE • 1.3± ACRES

\$309,000

LAND • SPRINGDALE, ARKANSAS

# OLD WIRE ROAD

LISTED BY

Jason Keeling  
479-530-5066

Ben Young  
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4219 Old Wire Rd • Springdale, AR 72764

ACREAGE

**1.3±  
ACRES**

TYPE

**DEVELOPMENT  
POTENTIAL**

CORRIDOR

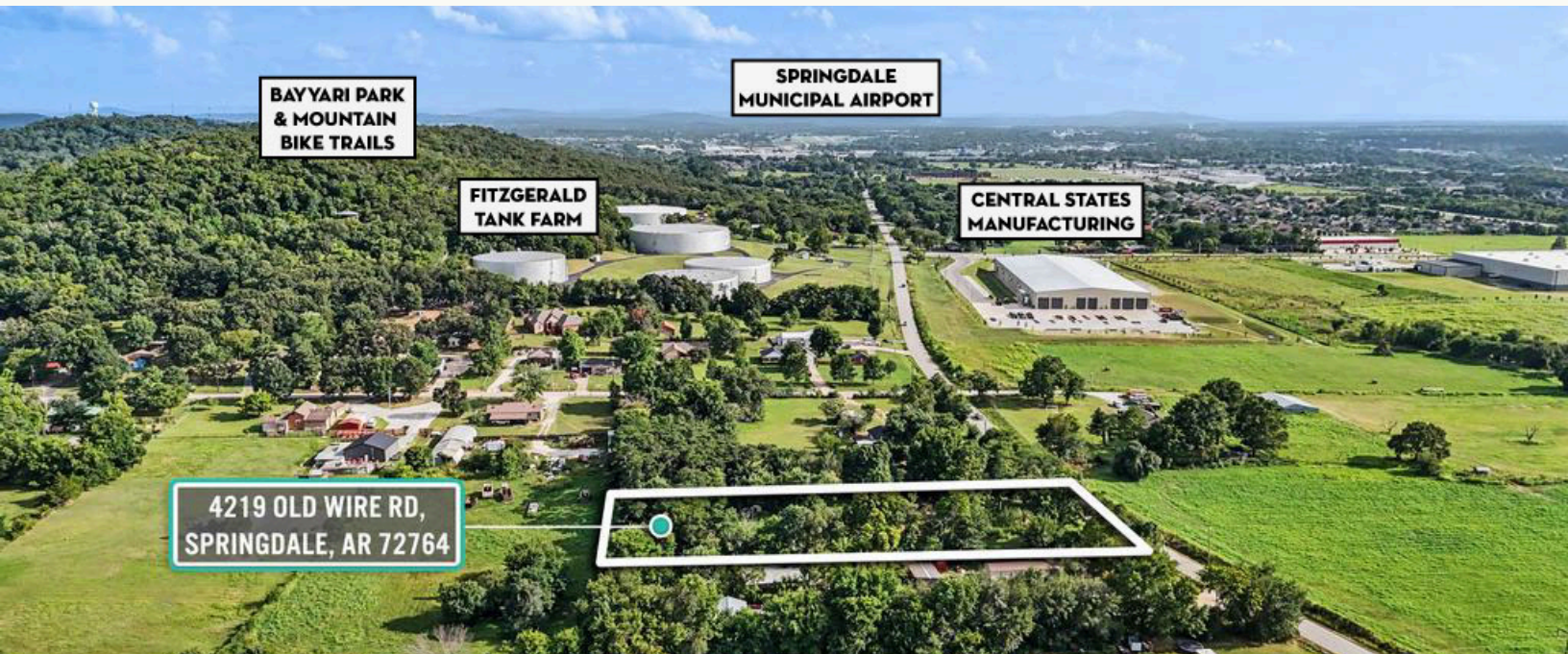
**HWY  
265/264**



THE OPPORTUNITY

# PRIME NWA LOCATION

Positioned on Old Wire Road, this **1.3-acre tract** sits in one of Northwest Arkansas' fastest-growing corridors. It is located next to the Highway 265 and Highway 264 intersection, with easy access to Fayetteville, Springdale, and surrounding communities.



**1.3<sub>±</sub>AC**

TOTAL ACREAGE

**612**

PROPOSED BYPASS NEARBY

**\$309,000**

ASKING PRICE

## A future-growth corridor

The property also sits close to the proposed Highway 612 bypass, a project expected to improve regional connectivity as the area grows. Whether you have a future homesite, investment property, or development plan in mind, this tract pairs a strong location with solid long-term potential.



479-271-4161  
arkrealestate.com



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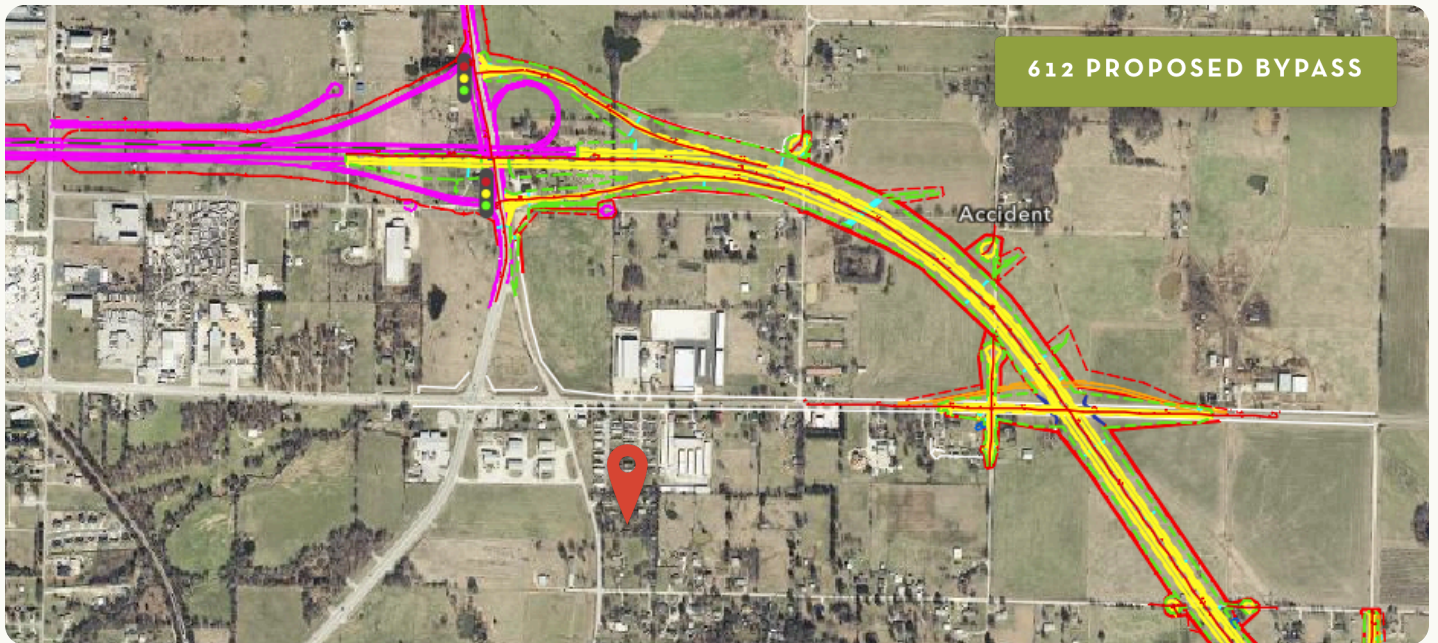
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## PROPERTY HIGHLIGHTS

# AT A GLANCE

- 1.3± acres with **Old Wire Rd frontage**
- Close to the proposed **Hwy 612 bypass**
- Development & investment potential
- Strong future growth corridor
- Near the **Hwy 265 & Hwy 264** intersection
- Growing **Northwest Arkansas** market
- Access to Springdale, Fayetteville & Lowell
- Residential, commercial & industrial upside



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