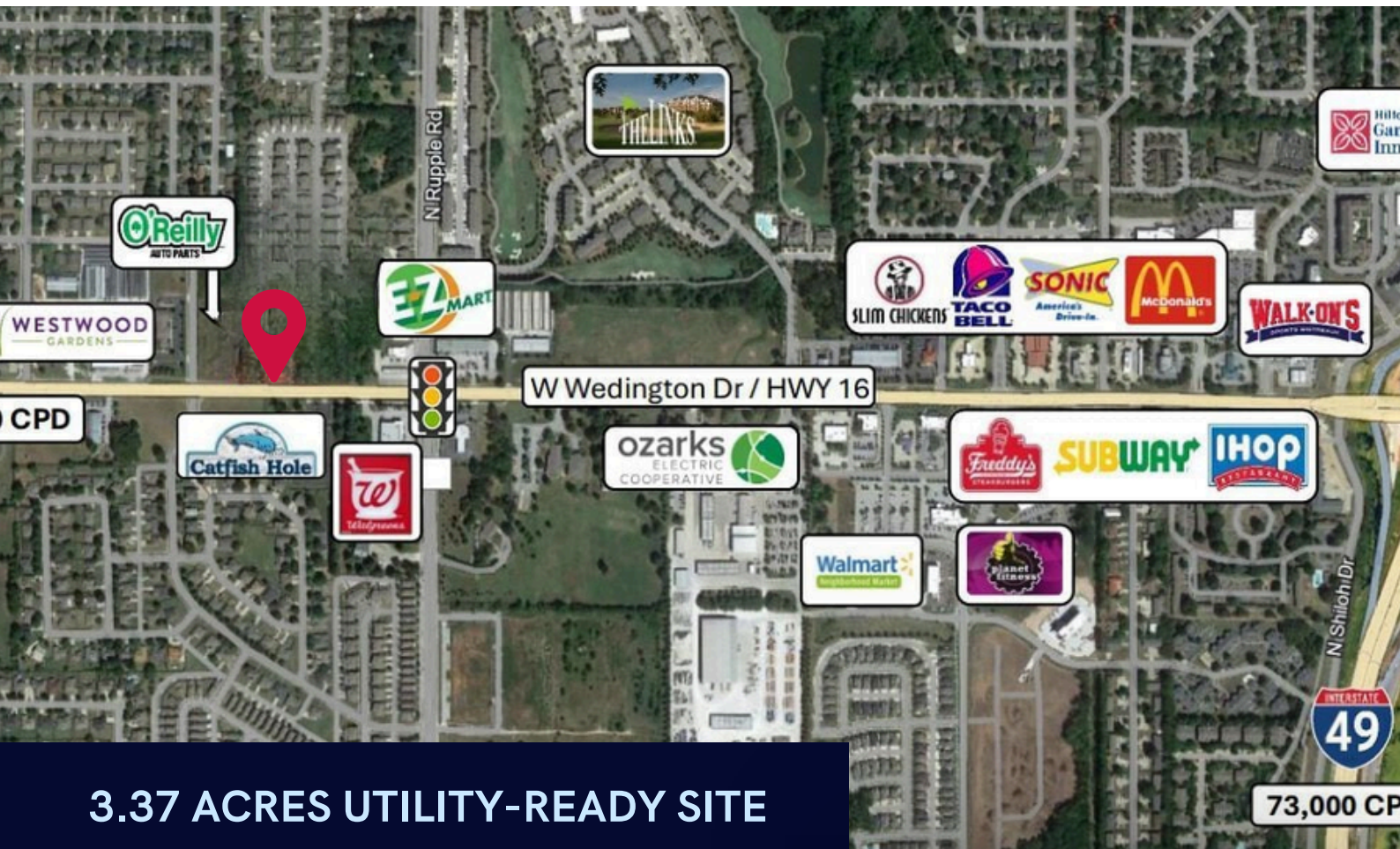




3.37 ACRES UTILITY-READY SITE

W. WEDINGTON DR., FAYETTEVILLE, AR

PRICE: \$20/SF. Will subdivide. Pricing varies based on tract size and location.



Lot Size: 3.37 AC



Frontage on Wedington: 502'



Will subdivide



Traffic: 22,000+ ADT



Utilities at street

- Prime frontage with exceptional visibility for retail or service users
- Easy access to I-49
- Surrounded by dense residential growth
- Near retail, restaurants, and the University of Arkansas
- Major west Fayetteville thoroughfare with steady traffic from Farmington, Prairie Grove & Siloam Springs
- Strong commercial momentum with ongoing retail and office development
- Flexible CS zoning supports a wide range of commercial uses

