

+/- 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!

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

OFFERING SUMMARY

Sale Price:	\$1,774,000
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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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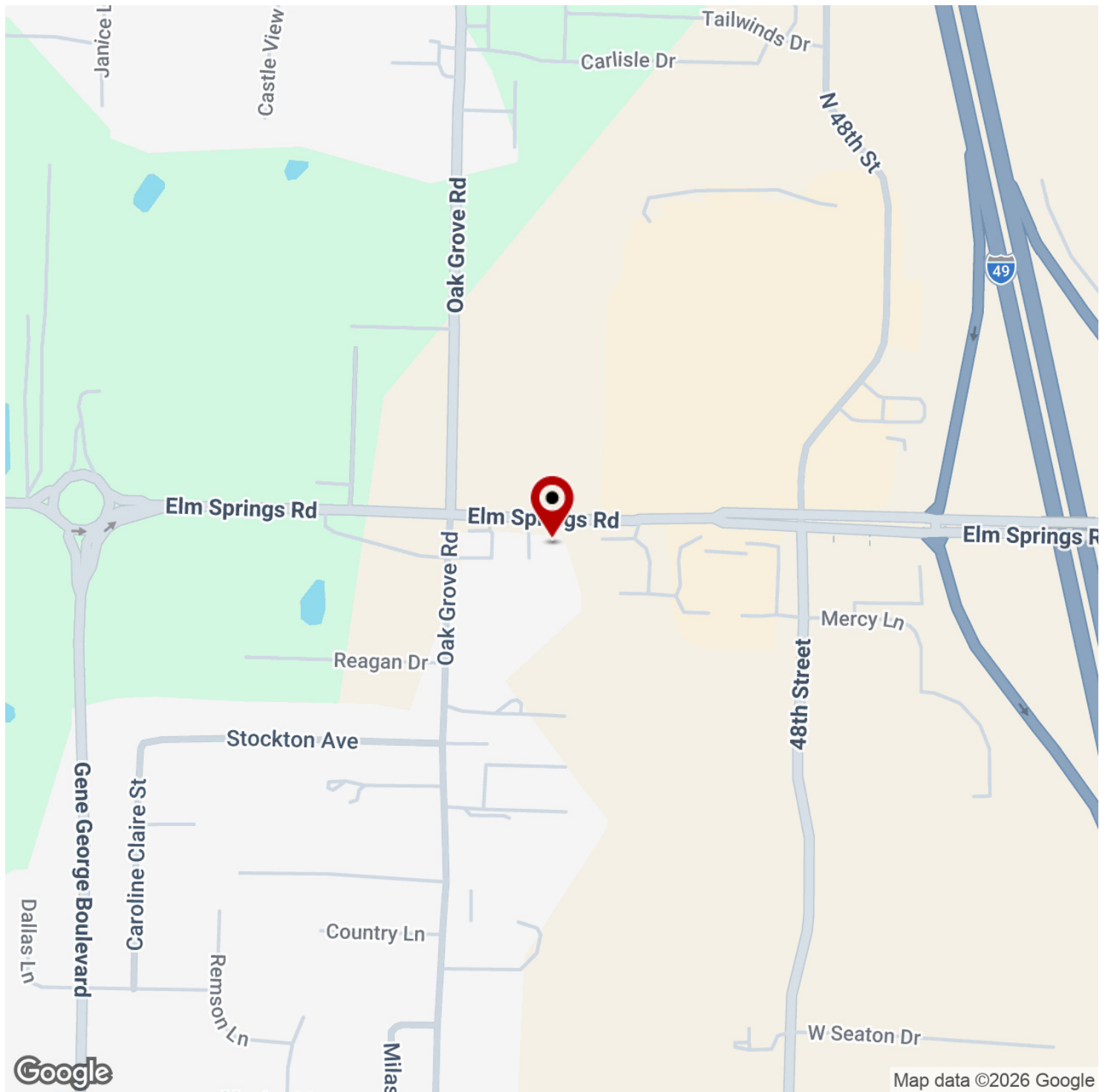
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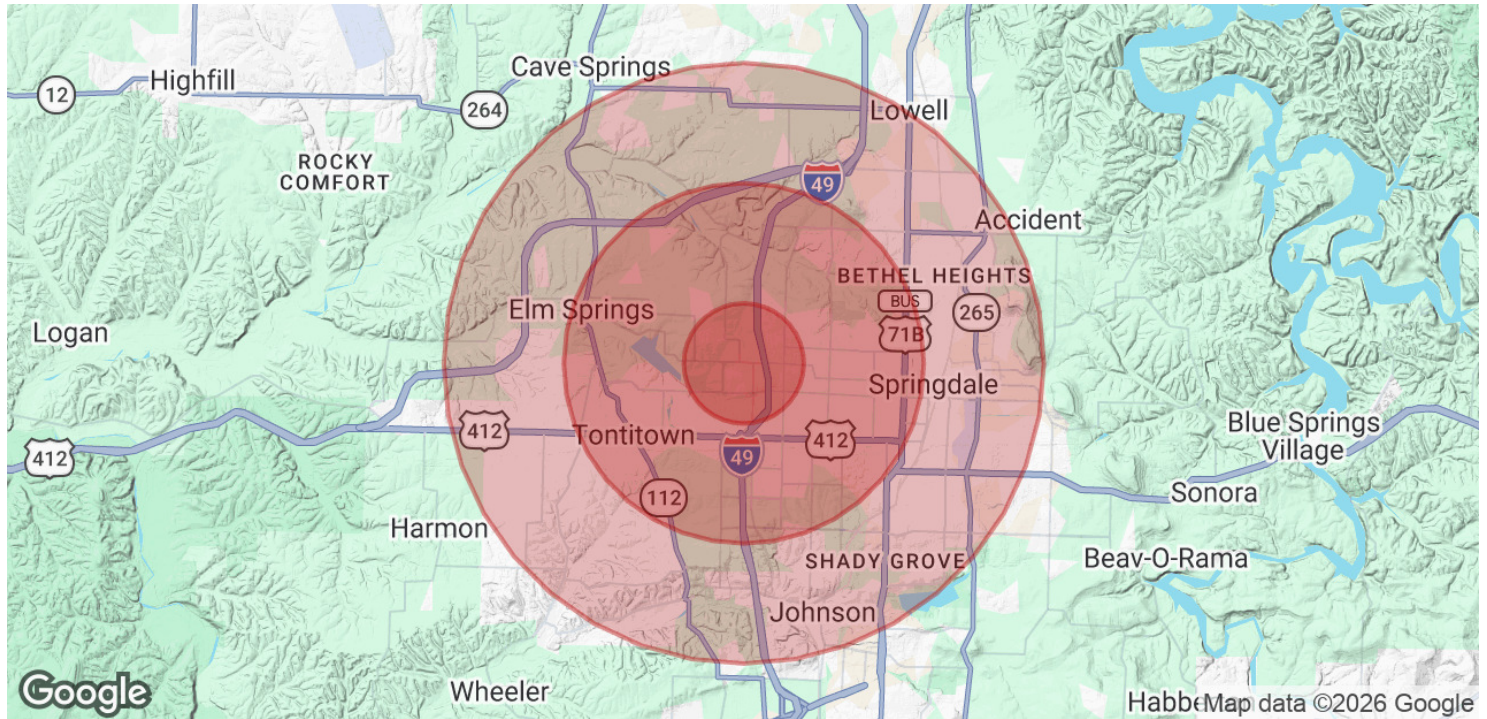
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,171	46,423	99,956
Average Age	38	37	35
Average Age (Male)	37	36	34
Average Age (Female)	39	38	36

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

2020 American Community Survey (ACS)

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