

PRICE REDUCED!



PROPERTY

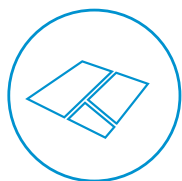
Land For Sale

6.37 Acres

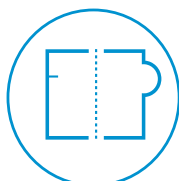
3320 S 48th Street, Springdale | AR

6.37 +/- acres available, as one tract or one acre tracts in Springdale, AR. Located just north of the site are the brand new Sam's Club, Arkansas Children's Hospital, Arvest Ballpark, and future NWACC Springdale Campus. Ideal for retail, office, or multi-family.

FEATURES



6.37 +/- Acres



Seller will subdivide



Within a short drive to nearby attractions, retailers, and amenities



Perfect site for multi-family housing, retail shopping center, or office park



Over 800 ft of frontage on 48th Street, 900 ft of frontage on I-49, and easy access to the interstate

\$3,190,987
(\$500,940 per acre)

Contact us:

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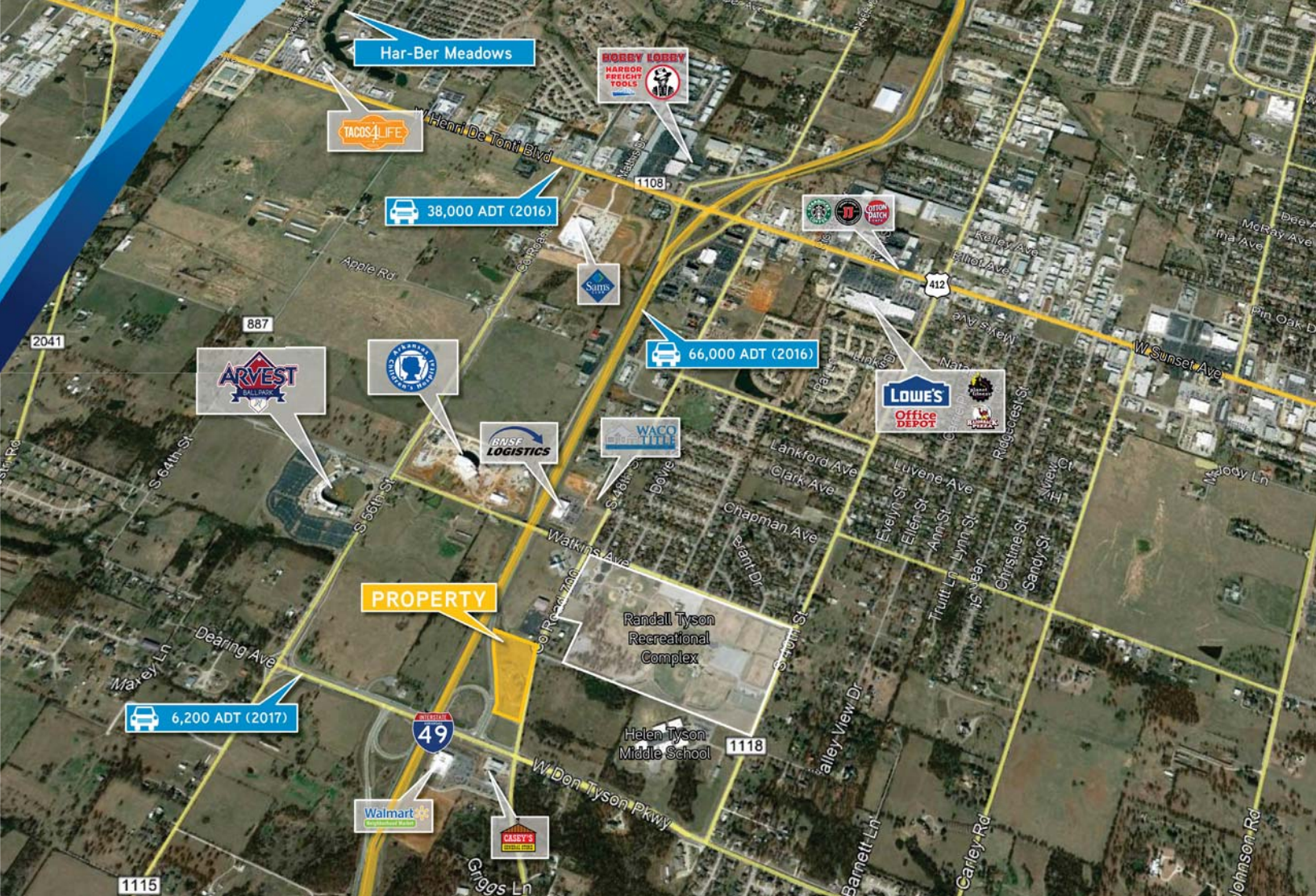
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Area Demographics

	1 Mile	3 Mile	5 Mile
 Population (2017)	3,080	34,517	104,291
 Projected Population (2022)	3,286	37,241	113,383
 Average Household Income (2017)	\$70,323	\$70,377	\$65,463
 Proj. Average Household Income (2022)	\$77,795	\$79,131	\$73,014
 Households (2017)	1,127	12,649	37,624



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