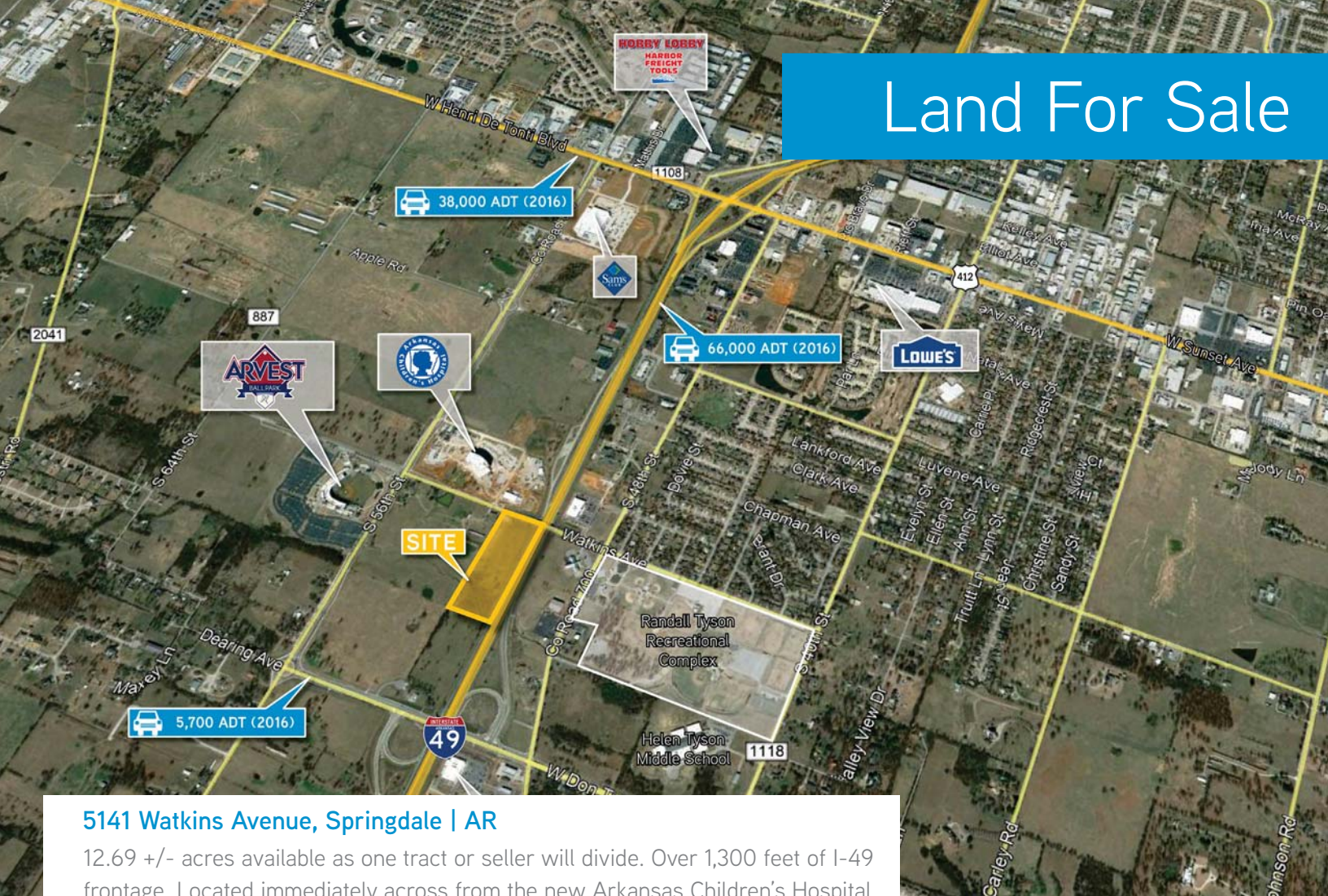


# Land For Sale



## 5141 Watkins Avenue, Springdale | AR

12.69 +/- acres available as one tract or seller will divide. Over 1,300 feet of I-49 frontage. Located immediately across from the new Arkansas Children's Hospital and Just south of a brand new Sam's Club. Property is in close proximity to the Northwest Arkansas Naturals AA Arvest Ballpark and future NWACC Campus.

### Contact us:

**Alan W. Cole**

Principal | Arkansas

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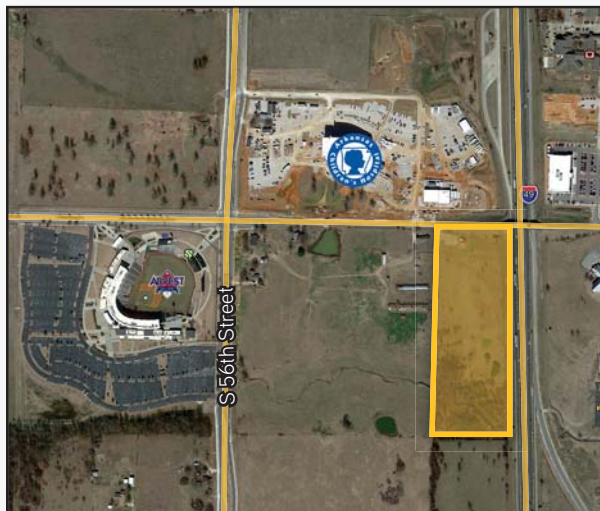
**Darryl Napolitano**

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### FEATURES



+/- 12.69 Acres



Surrounded by nearby major retailers



Seller will subdivide

**\$5,500,000**  
(\$433,412 per acre)



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4204 S. Pinnacle Hills Pkwy | Suite 102

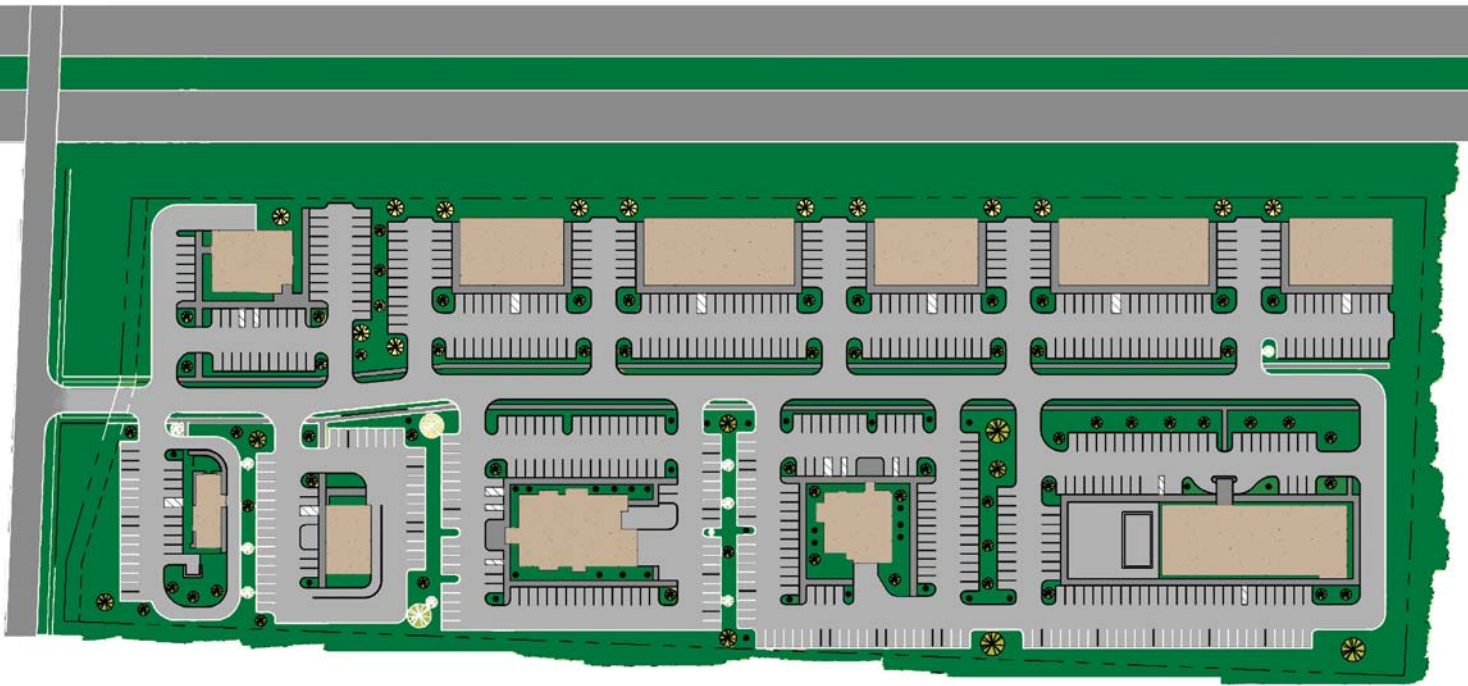
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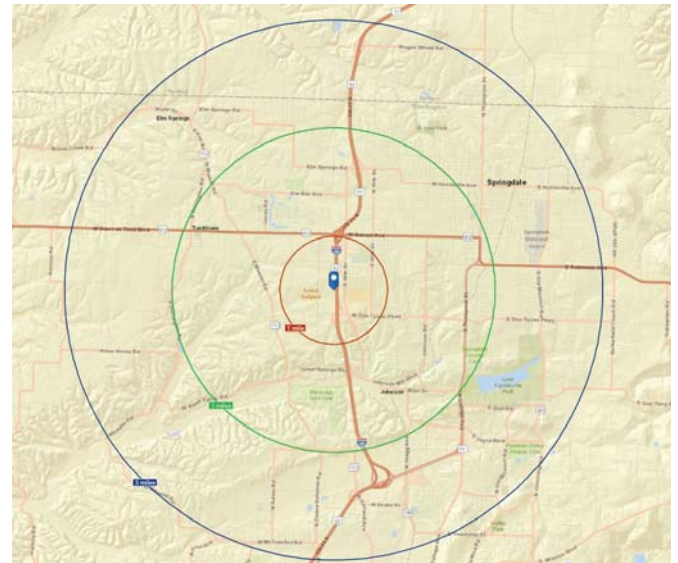
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# Potential Site Plan



## Area Demographics

	1 Mile	3 Mile	5 Mile
 Population (2017)	2,766	36,396	97,895
 Projected Population (2022)	2,931	39,287	106,619
 Average Household Income (2017)	\$61,047	\$69,602	\$66,644
 Proj. Average Household Income (2022)	\$67,108	\$78,212	\$74,477
 Households (2017)	1,152	13,187	35,185



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