

LAKE
FAYETTEVILLE



22,000 AADT (2016)

SUBJECT

BERNA
FUNERAL HOME

MORNINGSIDE
OF FAYETTEVILLE

Land For Sale

FAYETTEVILLE
ATHLETIC
CLUB

22,000 AADT (2016)

4550 N. Crossover Road
Fayetteville, AR

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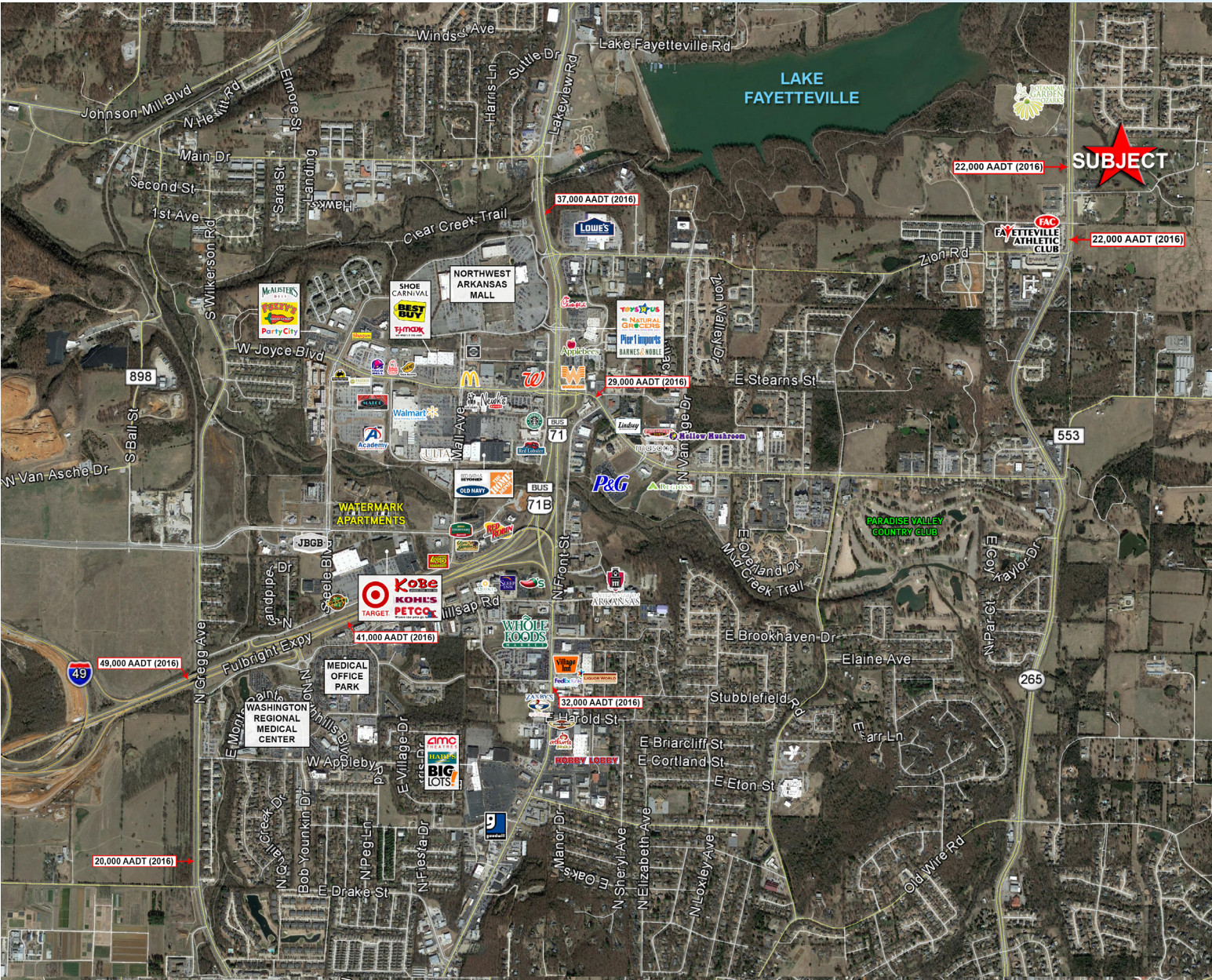
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KEY FEATURES/HIGHLIGHTS

PRICE > \$695,000

- > 8.57 +/- acres located in Northeast Fayetteville near the Botanical Gardens of the Ozarks
- > Just south of the proposed MJ's Pizzeria and Coffee Shop development
- > Adjoining tract is listed, with the opportunity to create near 15 acres of development area
- > Possible uses could be Medical, Assisted Living, Multifamily or Mixed-use



Demographic	1 Mile	3 Miles	5 Miles
Total Population 2017	22,754	45,752	104,890
Projected Population 2022	3,034	49,436	113,091
Estimated Households 2017	1,102	16,479	39,173
Projected Households 2022	1,214	17,774	42,205
Average Household Income 2017	\$103,527	\$74,676	\$66,049

CONTACT US

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