



Land For Sale

10.38 +/- Acres

Hwy 71 B
Fayetteville, AR

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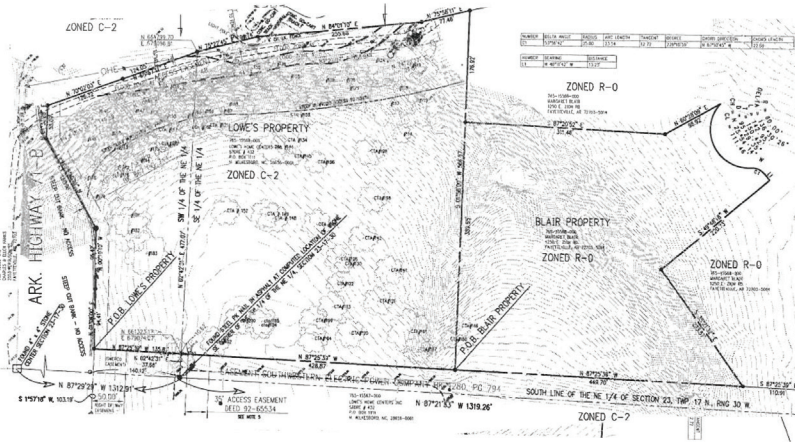
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4204 S Pinnacle Hills Pkwy, Ste 102
Rogers, AR 72758
479 636 9000
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KEY FEATURES/HIGHLIGHTS

PRICE: \$2,135,000

- > 10.38 +/- acres available
- > Located in the heart of Fayetteville
- > Across from NWA Mall, next to Lowe's near Fayetteville Lake with access to newly constructed Fayetteville Trail System
- > Possible hotel, office or condo uses
- > Panoramic views from hilltop with mature trees
- > Utilities available to site



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Demographic	1 Mile	3 Miles	5 Miles
Total Population 2017	4,931	44,447	127,205
Projected Population 2022	5,401	47,989	137,391
Estimated Households 2017	2,354	17,513	47,222
Projected Households 2022	2,582	18,908	51,158
Average Household Income 2017	\$71,736	\$71,606	\$64,699