

+/- 1.52 ACRES OF LAND ZONE C-5 FOR SALE

1431 & 1463 S 48TH ST

Springdale, AR 72762



PROPERTY DESCRIPTION

+/- 1.52 acre commercial land opportunity offering exceptional visibility and development potential in a high traffic Northwest Arkansas corridor, located less than 0.5 miles from I-49. Zoned C-5, thoroughfare commercial, the property supports a wide range of uses including retail, office, restaurant, hotel/motel, medical, and institutional development. All major utilities on site, including water, sewer, electricity, and telecommunications, allowing for a streamlined development process. The site is positioned in a strong retail and hospitality area, surrounded by national brands such as Sonic Drive-In, Phillips 66, Denny's, La Quinta Inn & Suites, and Waffle House. Located directly across from the Northwest Arkansas Convention Center, the property benefits from consistent traffic, strong consumer demand, and excellent exposure. With immediate access to one of the region's primary transportation corridors, this site presents a high value investment and development opportunity in one of the fastest growing markets.

PROPERTY HIGHLIGHTS

- Zoned C-5 Thoroughfare Commercial
- +/- 1.52 Acres with Outstanding Development Potential
- Utilities on Site: Water, Sewer, Electric, and Buried AT&T Cable
- Less than a Half Mile from I-49
- Directly Across from the Northwest Arkansas Convention Center
- Exceptional Investment Opportunity in a Prime Growth Area

OFFERING SUMMARY

Sale Price:	\$599,900
Lot Size:	1.52 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,701	16,435	36,774
Total Population	6,653	46,783	104,833
Average HH Income	\$90,246	\$93,678	\$92,271

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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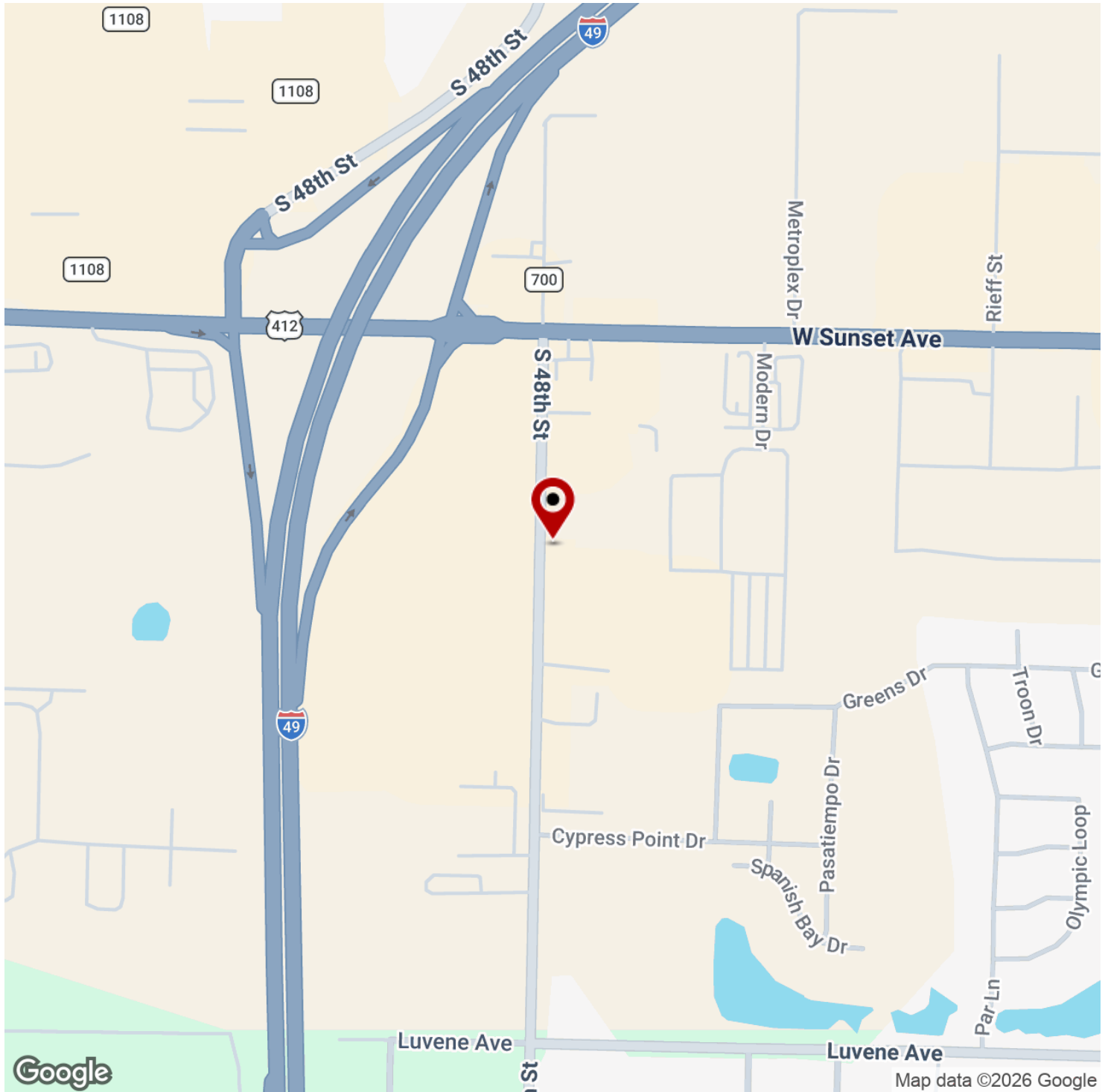
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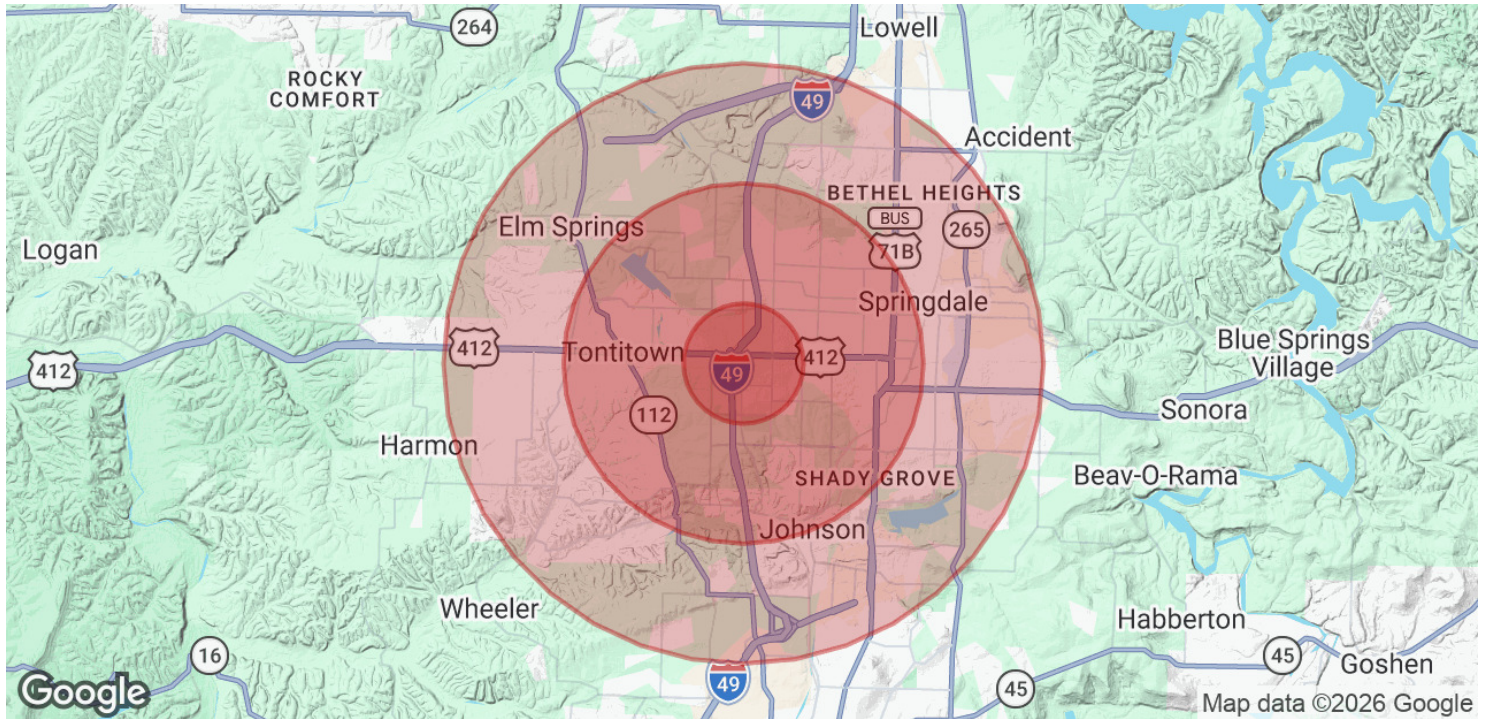
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,653	46,783	104,833
Average Age	39	37	36
Average Age (Male)	37	36	35
Average Age (Female)	40	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,701	16,435	36,774
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$90,246	\$93,678	\$92,271
Average House Value	\$414,901	\$333,070	\$316,871

2020 American Community Survey (ACS)

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