



**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



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**10 ACRES / 3776 MCRAY AVE - SPRINGDALE, AR 72762**

### OFFERING SUMMARY

Sale Price:	\$2,831,400
Lot Size:	10 Acres
Price / SF	\$6.50
Lot Dimensions:	657 FT x 655 FT
Zoning:	C-2 & A-1

### PROPERTY HIGHLIGHTS

- Prime location in the vibrant Springdale area
- Water, sewer, & gas on-site
- Versatile land suitable for a range of investment opportunities
- Convenient access to key amenities and local attractions
- Positioned in a high-demand area
- Within 1.8 miles of I-49

### PROPERTY OVERVIEW

Prime investment opportunity in the vibrant Springdale area. This property boasts 10 acres of versatile land, offering endless potential for development or investment opportunities and is located within just 1.8 miles of I-49.



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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	10,828	65,240	112,346
Average Age	37	36	36
Average Age (Male)	35	35	35
Average Age (Female)	38	37	37

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total Households	3,503	21,696	38,523
# of Persons per HH	3.1	3	2.9
Average HH Income	\$78,528	\$86,814	\$92,136
Average House Value	\$214,300	\$294,260	\$311,106

*Demographics data derived from AlphaMap*

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