

# COMMERCIAL LAND FOR SALE

982 METROPLEX DR, SPRINGDALE



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**FOCUS**  
COMMERCIAL REAL ESTATE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

### SALE OVERVIEW

AVAILABLE:	±2.21 ACRES
ASKING PRICE:	<b>\$500,000</b>
PRICE PER ACRE:	\$226,244
ZONING:	C-2
PARCEL:	815-30052-140
SEWER:	ON SITE
WATER:	ON METROPLEX DR

### SITE HIGHLIGHTS

LOCATED LESS THAN A MILE FROM I-49, THIS ±2.21-ACRE C-2 ZONED PARCEL IS LISTED AT \$500,000 (\$226,244 PER ACRE). THE SITE IS SURROUNDED BY C-2, C-5, AND I-1 ZONING USES. SEWER IS ON SITE, AND WATER IS LOCATED ON METROPLEX DRIVE. TRAFFIC COUNTS INCLUDE 35,000 VPD ON SUNSET AVENUE AND 70,000 VPD ON I-49.



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**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <small>Zone A, V, A99</small>
		With BFE or Depth <small>Zone AE, AO, AH, VE, X</small>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <small>Zone X</small>
		Future Conditions 1% Annual Chance Flood Hazard <small>Zone X</small>
		Area with Reduced Flood Risk due to Levee See Notes, <small>Zone X</small>
		Area with Flood Risk due to Levee <small>Zone D</small>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <small>Zone X</small>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <small>Zone D</small>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall



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### INTERSTATE-49

0.3 MILES 1 MIN

### HWY 412

0.1 MILES 0 MIN

### HWY 71-B

2.5 MILES 6 MIN

### HWY 112

2.3 MILES 7 MIN



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**WE FOCUS ON REAL RESULTS FOR OUR CLIENTS**

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