

# +/- 3 TO 16 ACRES OF COMMERCIAL LAND FOR SALE



## 1640 S. MORNINGSIDE DR.

Fayetteville, AR 72701



### PROPERTY DESCRIPTION

Great multiple tracts of land with all utilities readily available on site or in close proximity. Positioned around a recently constructed subdivision developed by a leading national builder. These parcels are conveniently located just a short 5-minute drive to Downtown Fayetteville and the University of Arkansas Campus. Great for Multi-family development, gas station, retail development, or restaurants!

### PROPERTY HIGHLIGHTS

- Lot 1 - 2+/- Acres - \$975,000
- Lot 2 - 3.7+/- Acres - \$597,000
- Lot 3 - 8+/- Acres - \$345,000
- Lot 4 - +/- 16.4 Acres - \$499,900
- All Utilities available
- Fantastic location

### OFFERING SUMMARY

Sale Price:	\$345,000 - \$975,000
Lot Size:	30 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	691	27,669	62,897
Total Population	1,511	65,118	160,623
Average HH Income	\$56,793	\$49,923	\$54,908

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.

### SALMONSEN GROUP

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Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

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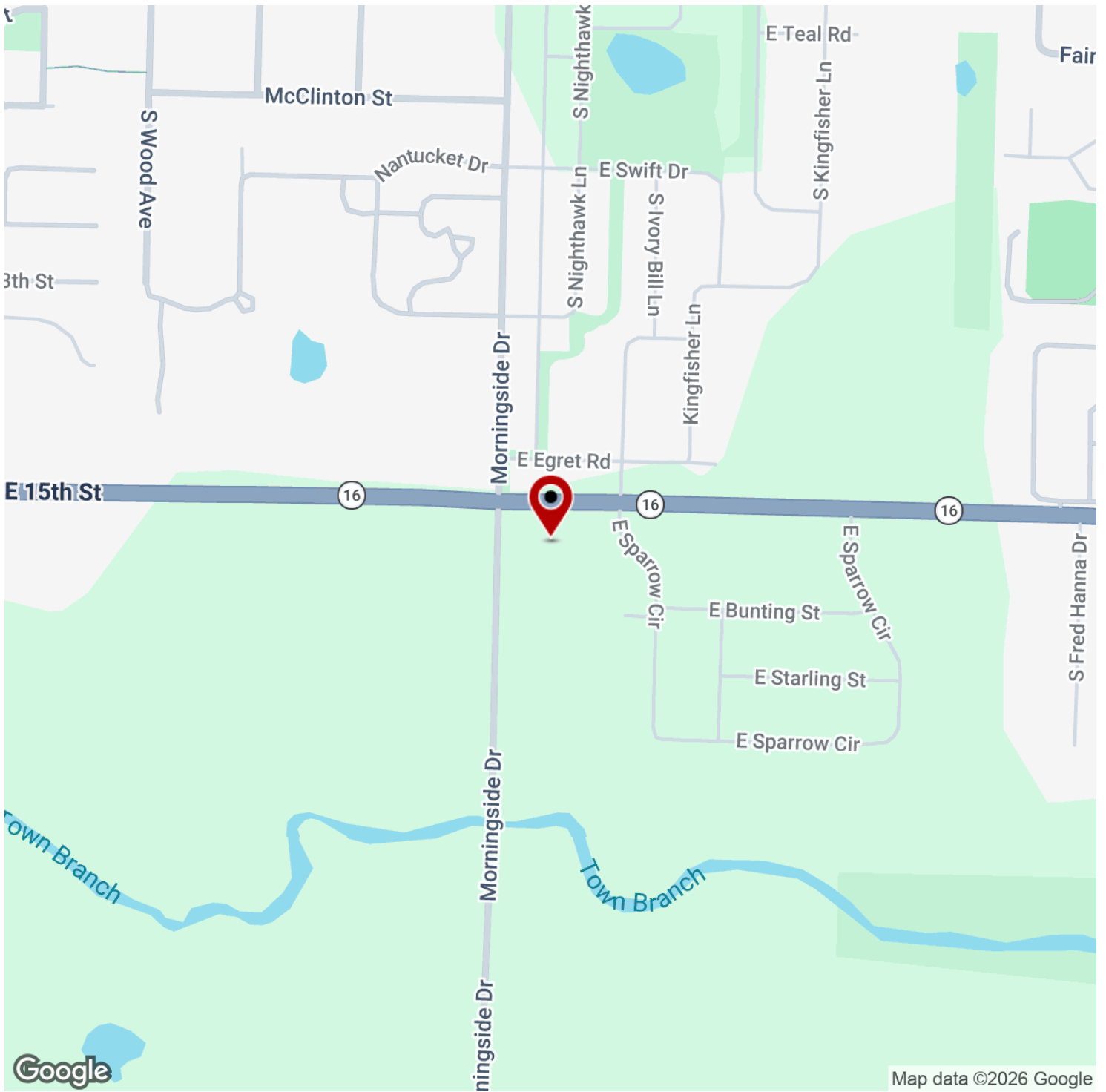
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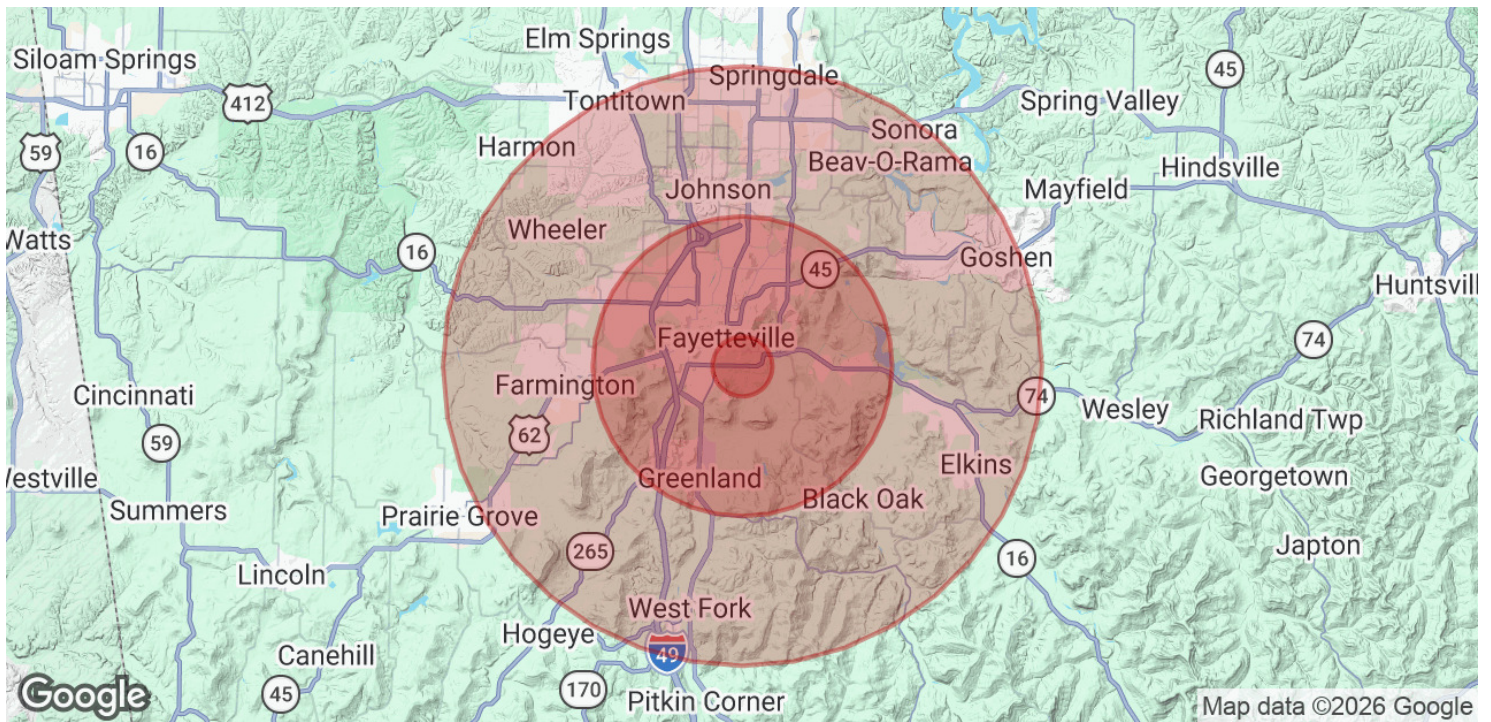
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,511	65,118	160,623
Average Age	33.0	29.5	30.7
Average Age (Male)	32.2	29.4	30.2
Average Age (Female)	34.3	29.9	31.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	691	27,669	62,897
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$56,793	\$49,923	\$54,908
Average House Value	\$246,153	\$223,692	\$206,570

2020 American Community Survey (ACS)

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