

2760 S CITY LAKE ROAD, FAYETTEVILLE

# ±2.87 ACRES OF INDUSTRIAL YARD WITH OFFICE & FUEL ON SITE FOR LEASE

SOIL TO BE GRAVELED

DIESEL TANK & PUMP

ABOVE GROUND OFFICE

SECURED FENCE/GATE

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**FOCUS**  
COMMERCIAL REAL ESTATE

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## EXECUTIVE SUMMARY

±2.87 acres of land available for lease at 2760 S City Lake Rd in Fayetteville, offering a functional and well-equipped yard solution for industrial or contractor users. Priced at \$6,000 per month, modified gross, the site provides a 3.5-mile drive to Interstate 49, allowing for convenient regional access and connectivity. The property includes a small above-ground office structure, supporting on-site operations, as well as a working diesel tank and pump for added efficiency. Additional soil located at the rear of the site will be graveled, further enhancing usability and access for equipment, storage, or fleet operations.

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## PROPERTY HIGHLIGHTS

±2.87 ACRES  
AVAILABLE

\$6,000/MONTH, MG  
LEASE RATE & TYPE

3.5 MILE DRIVE  
DISTANCE TO I-49

# AERIAL VIEW



**SECURED FENCE/GATE**

**ABOVE GROUND OFFICE**

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# OVERHEAD AERIAL VIEW



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# DIESEL TANK & PUMP



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# ABOVE GROUND OFFICE



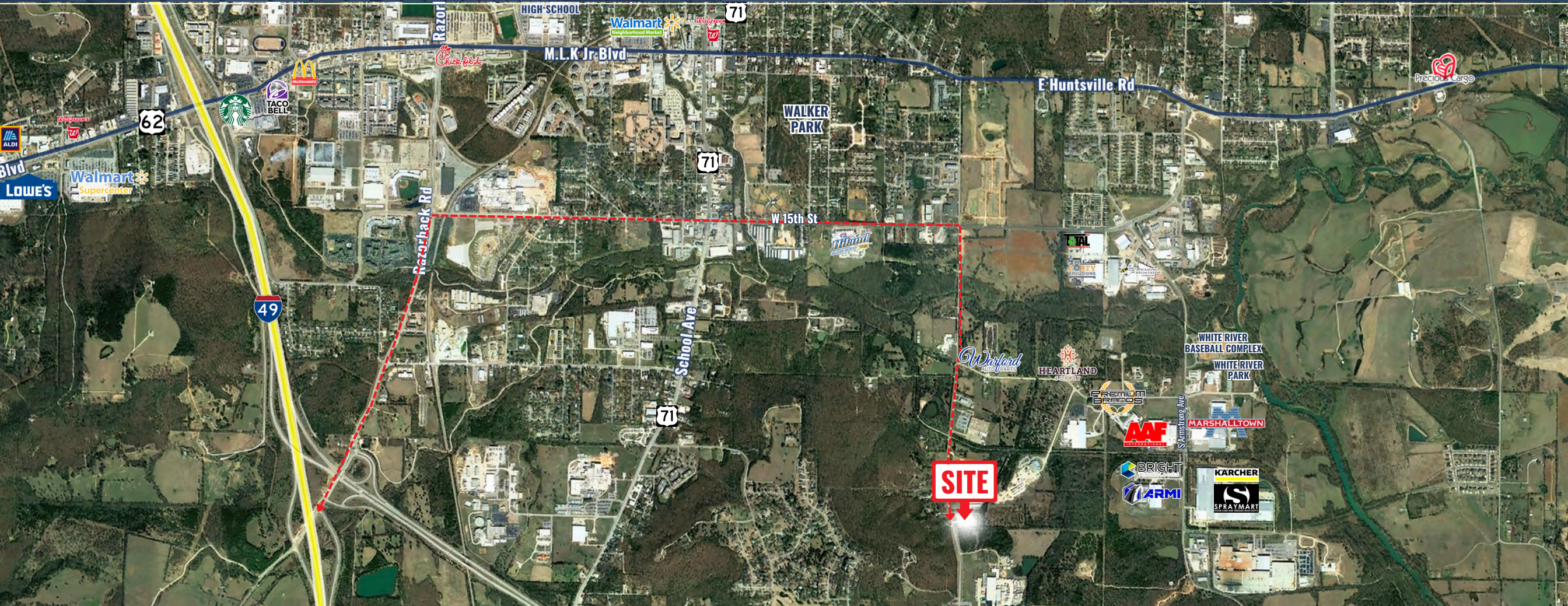
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# AERIAL MAP VIEW — 3.5 MILES FROM I-49



 3.5 MILES  6 MIN  
INTERSTATE-49

 2.4 MILES  6 MIN  
M.L.K. JR BLVD

 2.9 MILES  5 MIN  
HWY 71-B

 5.2 MILES  8 MIN  
HWY 62

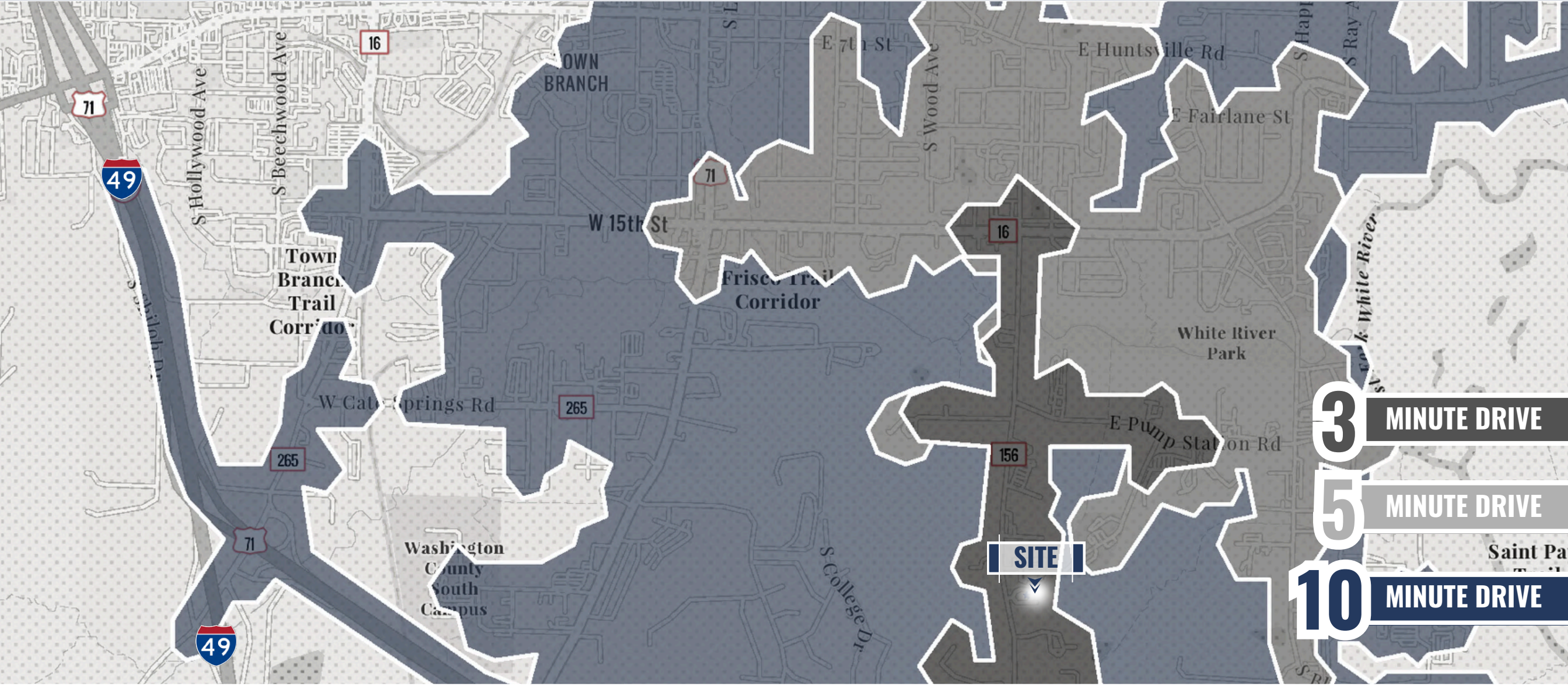
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# DRIVE TIME MAP



**3** MINUTE DRIVE

**5** MINUTE DRIVE

**10** MINUTE DRIVE

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# CONTACT US



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Palmer Hays is a Northwest Arkansas native focused exclusively on industrial and land transactions. Palmer has worked with hundreds of tenants, landlords, and ownership groups across the region and has remained one of the most consistently active brokers in the Northwest Arkansas industrial market.

His business is built on a disciplined understanding of market fundamentals and a strong, consistent work ethic, allowing him to guide clients through real estate decisions with clarity and precision. When grouped with consistent deal flow this provides a real-time lens into market behavior, allowing clients to act on actionable insights rather than generalized assumptions.



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Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond.

With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.



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