



N College Ave

7.72 acres

City owned property
requesting to be vacated

E Longview St.

E Longview St.

N Plainview Ave

FOR SALE - \$3,840,000

N Plainview Ave | Fayetteville, Arkansas

Infill Development Opportunity



Daniel B. Smith
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Executive Summary

Positioned in one of Northwest Arkansas' most dynamic growth corridors, this ±7.72-acre site on N Plainview Ave. in Fayetteville presents a compelling opportunity for development. Surrounded by established neighborhoods and continued residential expansion, the property is ideally suited to meet the area's increasing demand for housing and healthcare services. Its proximity to the University of Arkansas and major employment centers further enhances its long-term investment appeal.

The site offers convenient access to key transportation routes, including Interstate 49 and N College Ave providing seamless connectivity throughout Northwest Arkansas. Nearby amenities include retail, dining, and healthcare options, as well as recreational destinations like Lake Fayetteville, offering added appeal for future residents, patients, and tenants alike. This well-located parcel combines accessibility, visibility, and surrounding growth to create a strong foundation for a new multifamily, mixed-use, or office building development.

A new extension of N Plainview Ave will begin in 2026 and be completed in spring 2028.



Property Overview

Location:

N. Plainview Ave
Fayetteville, Arkansas

Site Size:

+/- 7.72 Acres of
Contiguous Land

Asking Price:

\$3,840,000

Zoning:

UC - Urban Corridor

Interstate Access:

Close Proximity Fulbright
Parkway and I-49

The Urban Corridor District is designed to provide a mix of commercial uses and housing along corridors that provide multi-modal transportation options. The district encourages walkable commercial, residential, and mixed-use developments in urban form that enhance function, economic vitality, and appearance along major urban thoroughfares.

With an infill score of 10 (out of 13) the City of Fayetteville will encourage density on this site. The city is improving N. Plainview Ave to the south and connecting it to HWY 71B.

With water and sewer located on this site and road connections to E Longview Rd on the west and frontage on N Plainview Ave this property there are multiple development options.

Potential development options under current Urban Corridor include Multifamily, Mixed use, Senior Living and Medical Office developments.

A new extension of N Plainview Ave will begin in 2026 and be completed in spring 2028.



Colliers

Fiesta Square Shopping Center

Washington Regional

City owned property requesting to be vacated

7.72 acres

Future Road Extension

WHOLE FOODS MARKET

Fulbright Expressway

N Plainview Ave

Millsap Rd

Chuy's MEXICAN FOOD

Property Location

Colliers

Site Details

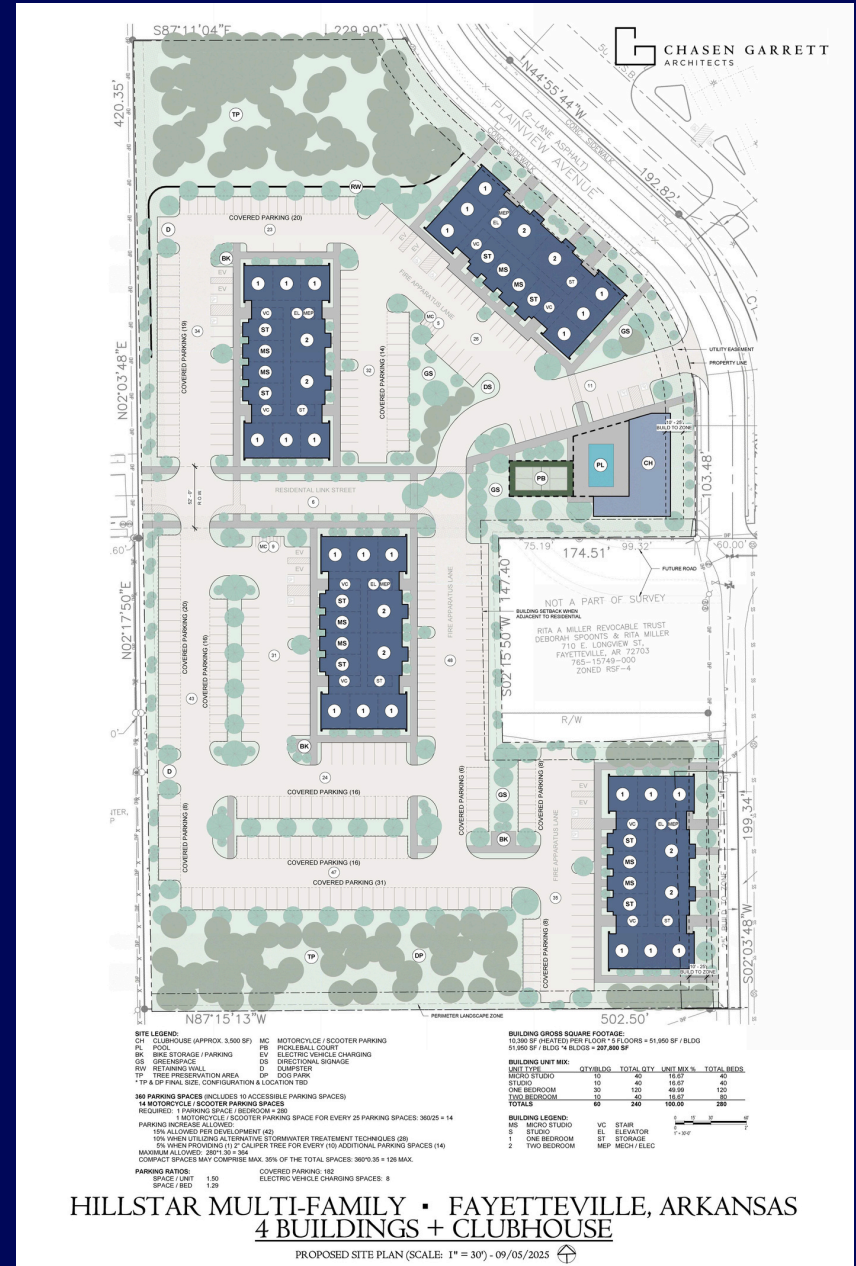


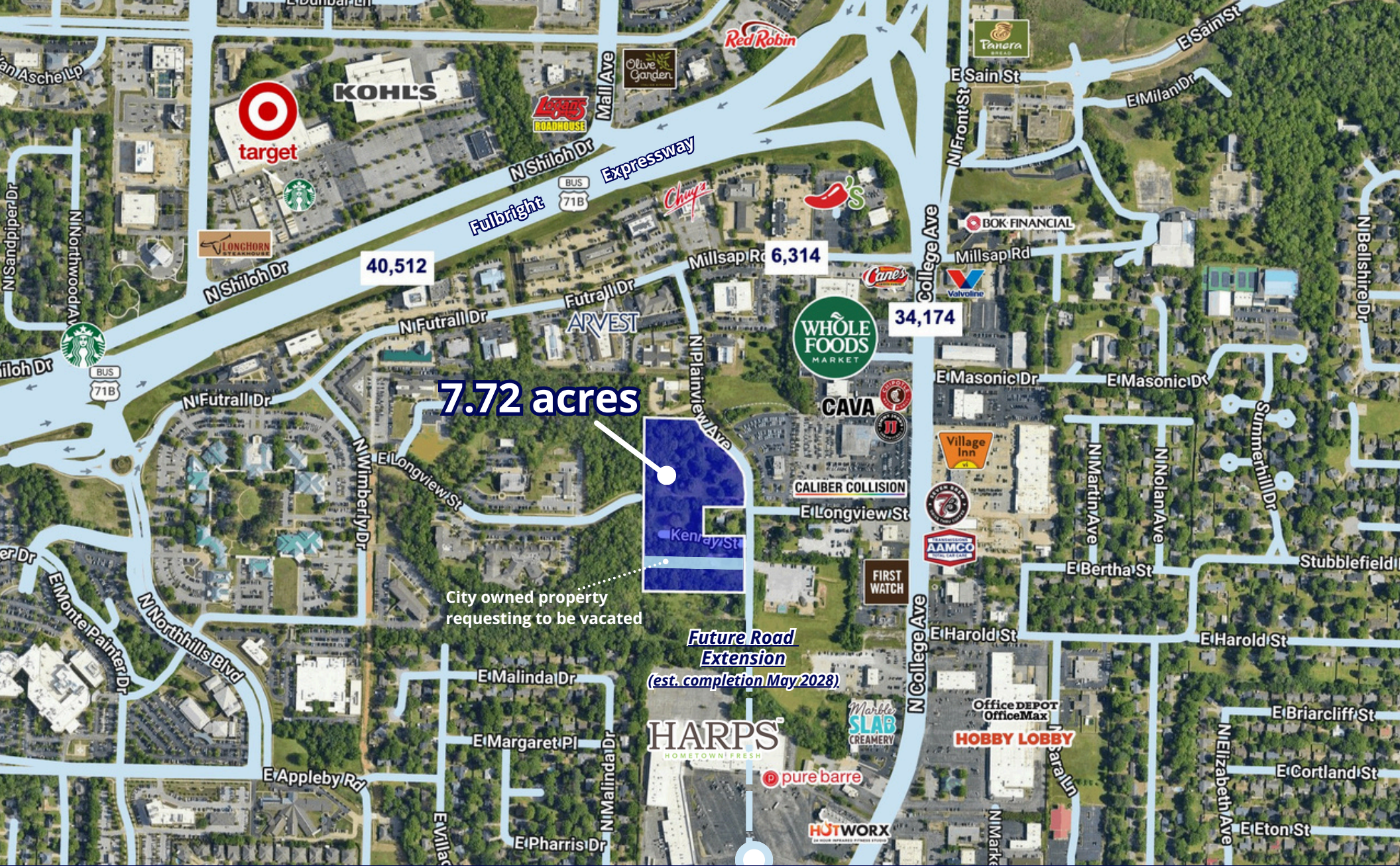
Multiple Potential Development Options under current Urban Corridor Zoning. Some examples are:

- 200+ unit multifamily project- see example site plan
- Medical Office project due to proximity to Washington Regional Medical Center
- There is the potential to add additional land to create an assemblage with approximately 20 acres



SITE PLAN

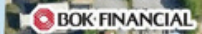




KOHL'S



40,512



Millsap Rd 6,314



34,174

7.72 acres



CALIBER COLLISION



City owned property requesting to be vacated

Future Road Extension
(est. completion May 2028)

HARPS
HOMETOWN FRESH

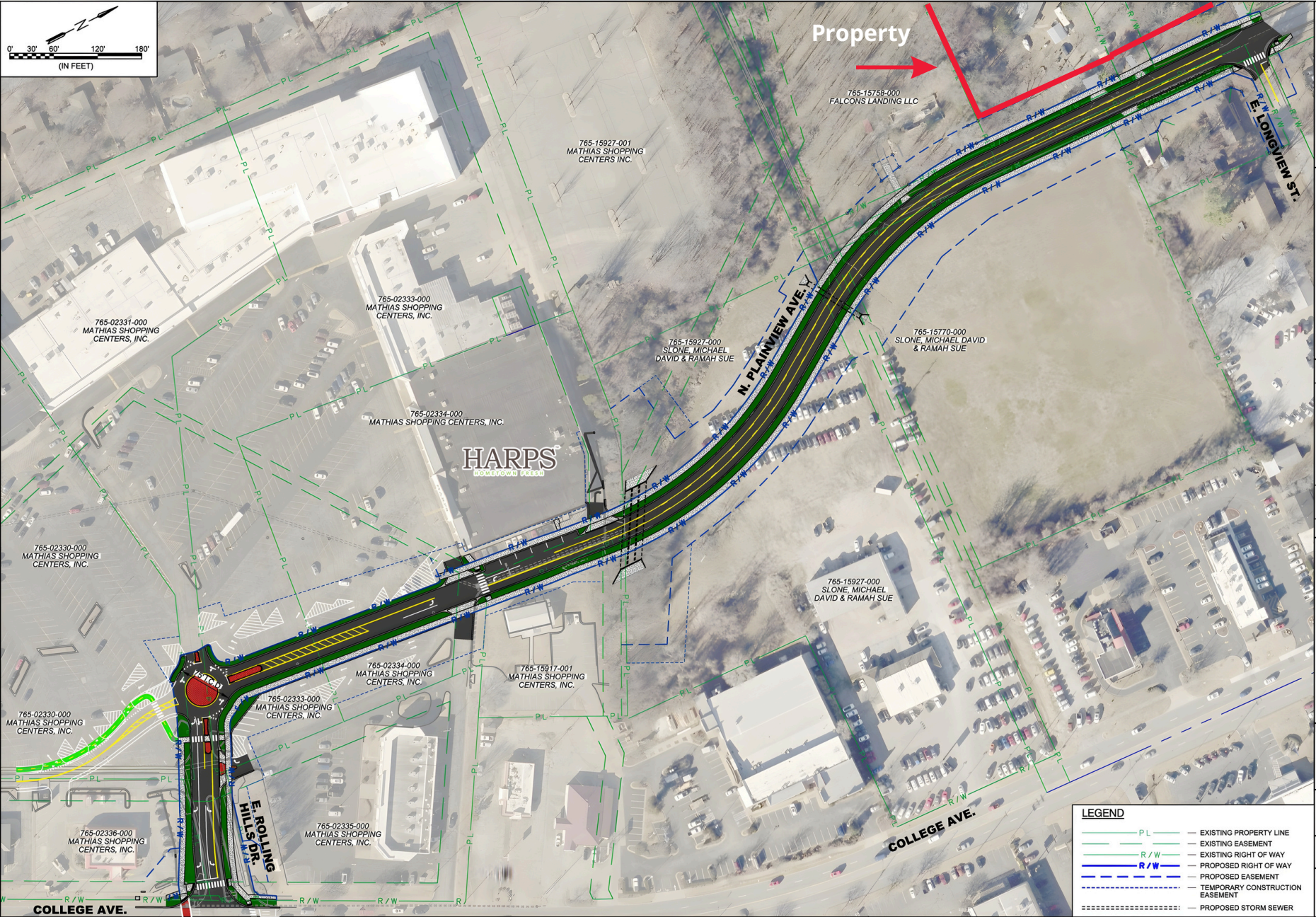


HOBBY LOBBY



Property Location







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REV.	DATE	DESCRIPTION	BY



CITY OF FAYETTEVILLE
 FAYETTEVILLE, ARKANSAS

PLAINVIEW AVENUE EXTENSION

EXHIBIT 1

JOB NO.: 20T21040
 DATE: OCT. 2025
 DESIGNED BY: ZTM
 DRAWN BY: TSA

BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
EXH 1

J:\Masters\1020250710A1 - Fayetteville Plainview Avenue Extension\Drawings\102025-10 Layout\Exhibit2025-01-11 FPAE_EXH1.dgn
 3/19/2026 1:40:00 PM
 1020250710A1 - Fayetteville Plainview Avenue Extension\Drawings\102025-10 Layout\Exhibit2025-01-11 FPAE_EXH1.dgn
 REVISION DATE:

LEGEND

PL	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED STORM SEWER

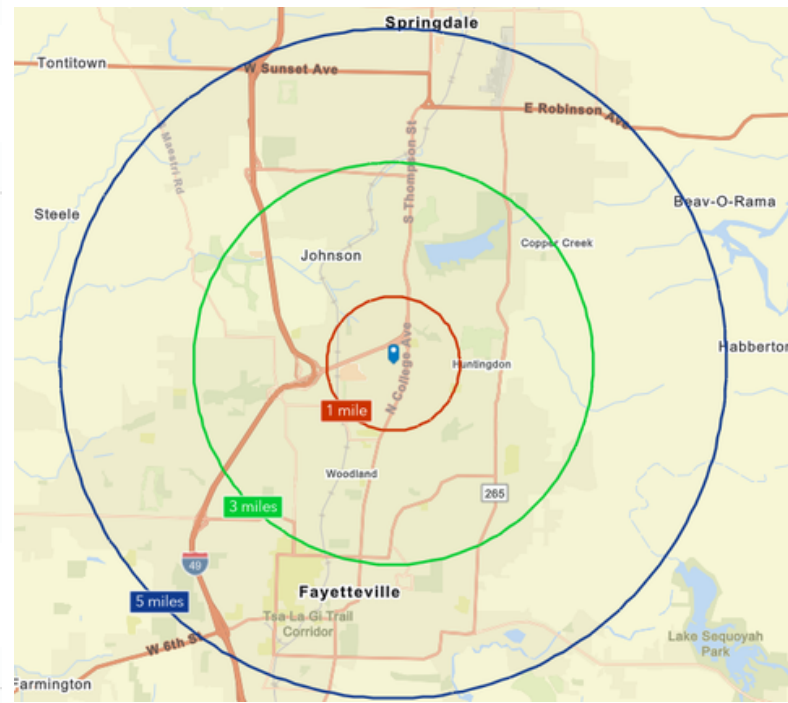
Plainview Avenue Extension



	1 mile	3 miles	5 miles
Avg Household Income	\$97,915	\$99,792	\$88,750
Median Household Income	\$71,949	\$66,738	\$61,081

	1 mile	3 miles	5 miles
2020 Population	6,338	49,363	130,516
2025 Population	6,274	52,629	143,471
2030 Population Projection	6,593	56,092	153,441
Annual Growth 2020-2025	-0.2%	1.3%	2.0%
Annual Growth 2025-2030	1.0%	1.3%	1.4%

	1 mile	3 miles	5 miles
Median Home Value	\$364,464	\$384,363	\$348,886
Median Year Built	1989	1991	1995



Demographics



Market Overview: Northwest Arkansas Growth Story

Northwest Arkansas remains one of the fastest-growing regions in the country, driven by corporate headquarters, continued population growth, and expanding lifestyle infrastructure.

Regional Growth Drivers

Population Growth
Consistent in-migration and above-national growth trends

Corporate Anchors

- Walmart
- Tyson Foods
- J.B. Hunt

University Influence

- University of Arkansas

Household Income

- Above state averages with strong white-collar employment base

Submarket + Absorption

Established retail & entertainment node
High traffic counts along I-49 and 71B
Limited large-scale development sites remaining
Multifamily Absorption
Strong lease-up velocity in Class A projects
Sustained renter demand near employment centers
Retail Performance
National tenant presence
Continued experiential retail expansion

Strong Market Fundamentals

Fayetteville

Home to the University of Arkansas Razorbacks and Dickson Street, the epicenter of nightlife, dining and entertainment. Attractions include the Walton Arts Center, TheatreSquared and historic downtown square.

The Bella Vista Back 40 & Razorback Greenway

Miles of breathtaking singletrack trails through the Ozark foothills featuring a variety of terrains, from flowy paths and challenging climbs to scenic overlooks and winding switchbacks, making them perfect for mountain bikers, hikers, and trail runners of all skill levels.

Pinnacle Hills | The Downtown of Northwest Arkansas

A vibrant hub for entertainment, shopping and now, sports. Home to the Walmart AMP, an outdoor music venue hosting world-class performances and the Pinnacle Hills Promenade, upscale dining options, Rogers Convention Center and future home of the United Soccer League.

Beaver Lake & Outdoor Recreation

28,000 acres of pristine water surrounded by limestone bluffs. Beaver Lake is perfect for fishing, boating, swimming and paddleboarding. With miles of scenic shoreline, the endless recreations does not start and stop with camping, hiking, wildlife watching or relaxing.

Springdale Care Corridor & Downtown Redevelopment

Home to the bustling Care Corridor, a hub of medical innovation and services featuring top-tier healthcare facilities like Arkansas Children's Northwest and the Children's Center for Health & Wellness. Complementing this modern healthcare district is the revitalized downtown area, which blends rich history with new energy.



Meet Dan | Your Land Expert

Daniel B. Smith

Land Specialist | Arkansas

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Dan specializes in land brokerage and multifamily properties and has been a commercial real estate broker since 2009 when he gained experience in every asset type, handling dispositions for multiple lenders during the recession.

That experience led to other projects including repositioning big box retail stores, retail site selection, single family and multifamily development projects and self-storage.

He has been leveraging the strength of the Colliers team to advise and assist land owners and developers throughout Northwest Arkansas since 2021. He is the local subject matter expert on proposed and existing infrastructure as it pertains to land for development.

His CCIM designation, Master of Real Estate Development degree, varied experience, and ability to leverage technology helps Dan add value to client development projects and investment properties.

Dan also serves on the Management Committee for the Northwest Arkansas Chapter of the Urban Land Institute and on the NWA Housing Coalition Committee.



FOR SALE

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