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MULTIFAMILY PROPERTY FOR SALE

1701 S West End St, Springdale, AR



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Property Understanding

OVERVIEW

Offering	For Sale
Price	\$7,250,000
Address	1701 S West End Street Foxfire Apartments Springdale, AR 72764
Property Type	Multifamily
Total Buildings	8
Total Units	82
Stories	2
Building Size	±57,000 RSF
Lot Size	±3.76 Acres
Zoning	MF-12 (Medium Density MF/Res District)
Traffic Counts	<ul style="list-style-type: none"> ○ W Sunset Ave – 27,000 VPD ○ S Thompson St – 33,000 VPD

PROPERTY HIGHLIGHTS

- **Embedded Upside:** \$12,263/month (\$147,000/year) loss-to-lease – organic NOI growth without renovation capital
- Centrally located in the heart of Northwest Arkansas with close proximity to Tyson Foods Headquarters, numerous corporate offices, and Northwest Health Hospital
- Value-add opportunity to capitalize on rising rents driven by strong in-migration throughout Northwest Arkansas
- Easy access to Hwy 412, Hwy 71-B, and I-49



Foxfire Apartments

Current Occupancy

93.9%

Cap Rate

7.06%

Proforma Average Asking Per Unit

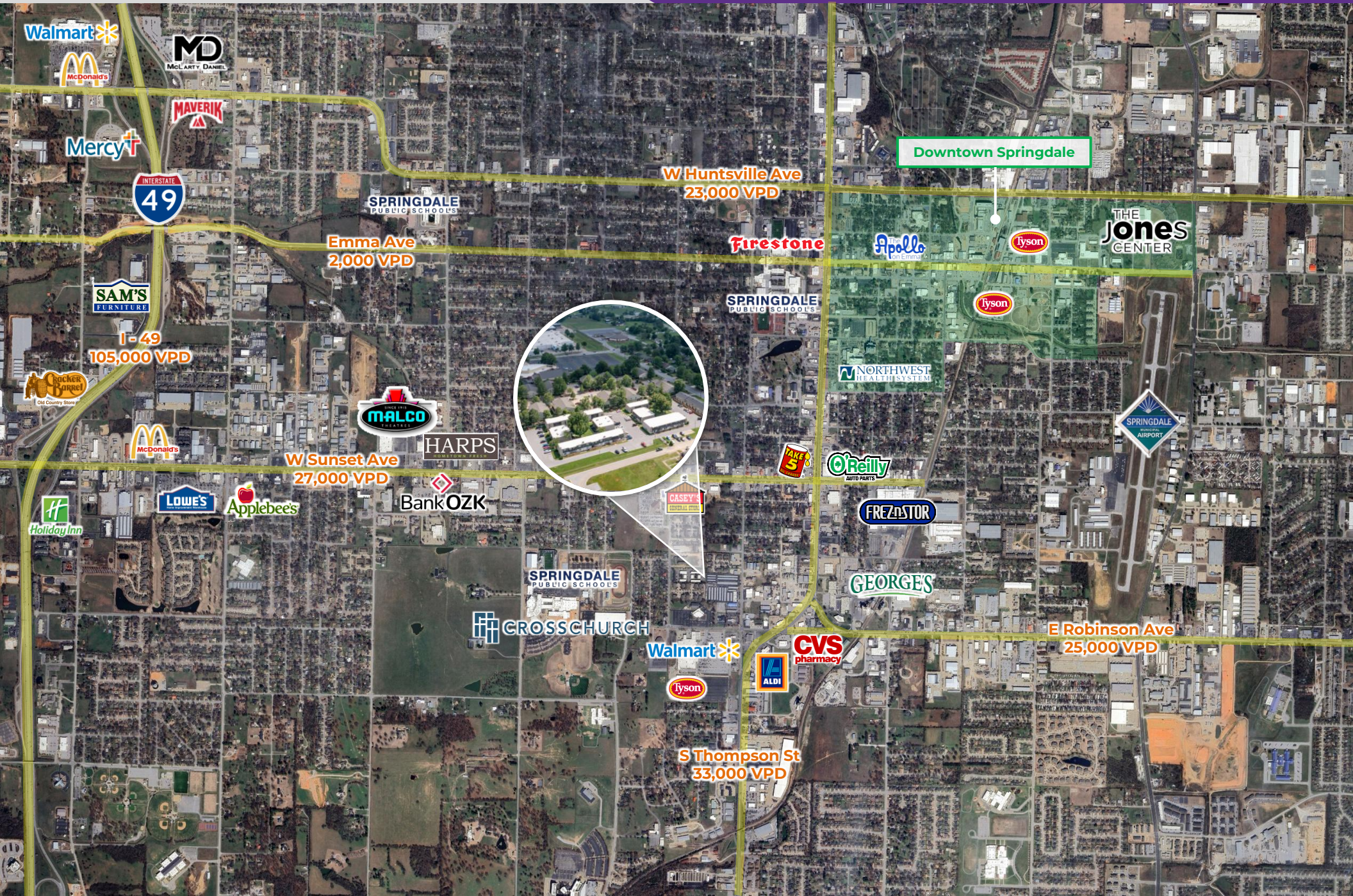
\$907

Average In-Place Rent Per Unit

\$809



APARTMENT TYPE	SIZE (SF)	CURRENT EFFECTIVE RENT	PROFORMA ASKING RENT	TOTAL UNITS
1 Bedroom Studio	500	\$775	\$775	2
1 Bed/1 Bath	600	\$779	\$850	38
1 Bed/1 Bath	700	\$761	\$875	32
2 Bed/1.5 Bath Townhome	1,080	\$1,087	\$1,250	10











Springdale, AR



Springdale, Arkansas, is the industrial heart of Northwest Arkansas and one of the region's fastest-growing cities. Home to Tyson Foods' global headquarters and a deep bench of advanced manufacturers and food processors, Springdale's largest employers include Tyson Foods, George's, Springdale Public Schools, Cargill, Northwest Medical Center-Springdale, Rockline Industries, Kawneer, and others.

Springdale is the fourth most populated city in Arkansas, and recent rankings from the U.S. News & World Report put it among the "Top 50 Best Places to Live" in the U.S., reflecting job strength and affordability. Zooming out, the Milken Institute ranked the Fayetteville-Springdale-Rogers metro area as the 7th Best-Performing City in its 2025 report.

In 2025, the \$31 million Market Center of the Ozarks—a Walton-backed regional food hub—opened in downtown Springdale to support farmers, food entrepreneurs, and institutional buyers. The Arkansas DOT also secured a \$24.4 million federal grant to advance the final segment of the Springdale Northern Bypass, improving regional mobility and freight efficiency.


The Razorback Greenway and an expanding trail network connect Springdale to neighboring cities, supporting an outdoor culture that generates significant regional economic impact from cycling and trail use. Arvest Ballpark hosts the Northwest Arkansas Naturals, the Double-A affiliate of the Kansas City Royals, drawing families and visitors all season.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	76,886	121,684	287,198
Households	25,128	42,340	105,374
Average Age	35.3	36.0	35.6
Average Household Income	\$98,189	\$110,444	\$116,990
Businesses	2,361	4,273	8,259

**Demographic details based on property location*

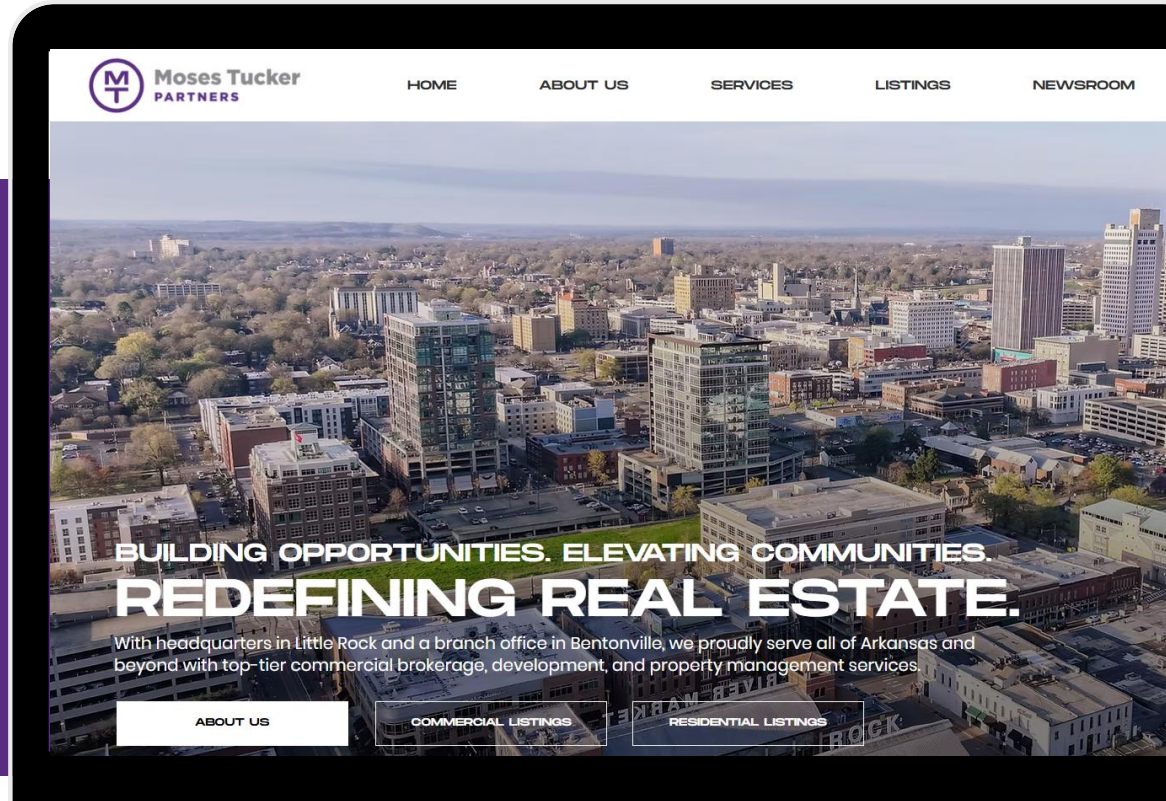
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