

**+/- 2.5 ACRES OF LAND FOR SALE**

# 695 OAK GROVE RD

Springdale, AR 72762



## PROPERTY DESCRIPTION

Prime development opportunity on +/- 2.5 acres of level land near I-49! This piece of land is strategically located near one of the busiest Walmart Supercenters, considered a "Test Store" and surrounded by excellent neighboring businesses, including, Aldi, Arvest Bank, and a Shell Gas Station. These business help provide a solid local demographic and potential customer base. Currently zoned A-1, offering flexibility for various development possibilities. Don't miss out on this ideal site for your next project!

## PROPERTY HIGHLIGHTS

- Prominent Location in Springdale
- Surrounded by Thriving Commercial and Retail Establishments
- 0.5 Miles from I-49 which sees around 108,000 VPD
- Zoned A-1, Allowing for Various Land Uses

## OFFERING SUMMARY

Sale Price:	\$589,000
Lot Size:	2.5 Acres

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,374	15,965	33,572
Total Population	4,264	46,743	99,956
Average HH Income	\$105,062	\$96,393	\$93,984

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

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

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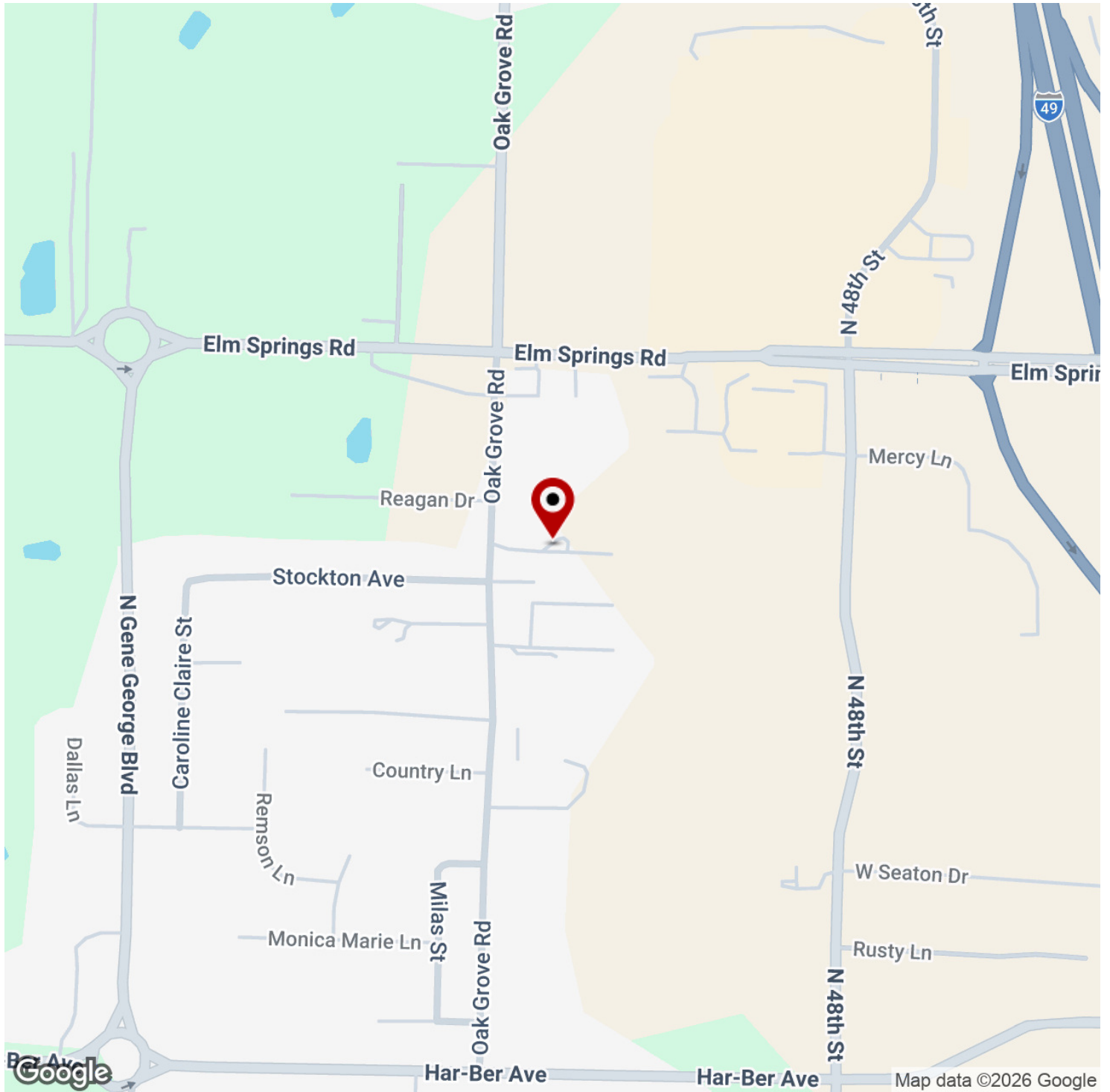
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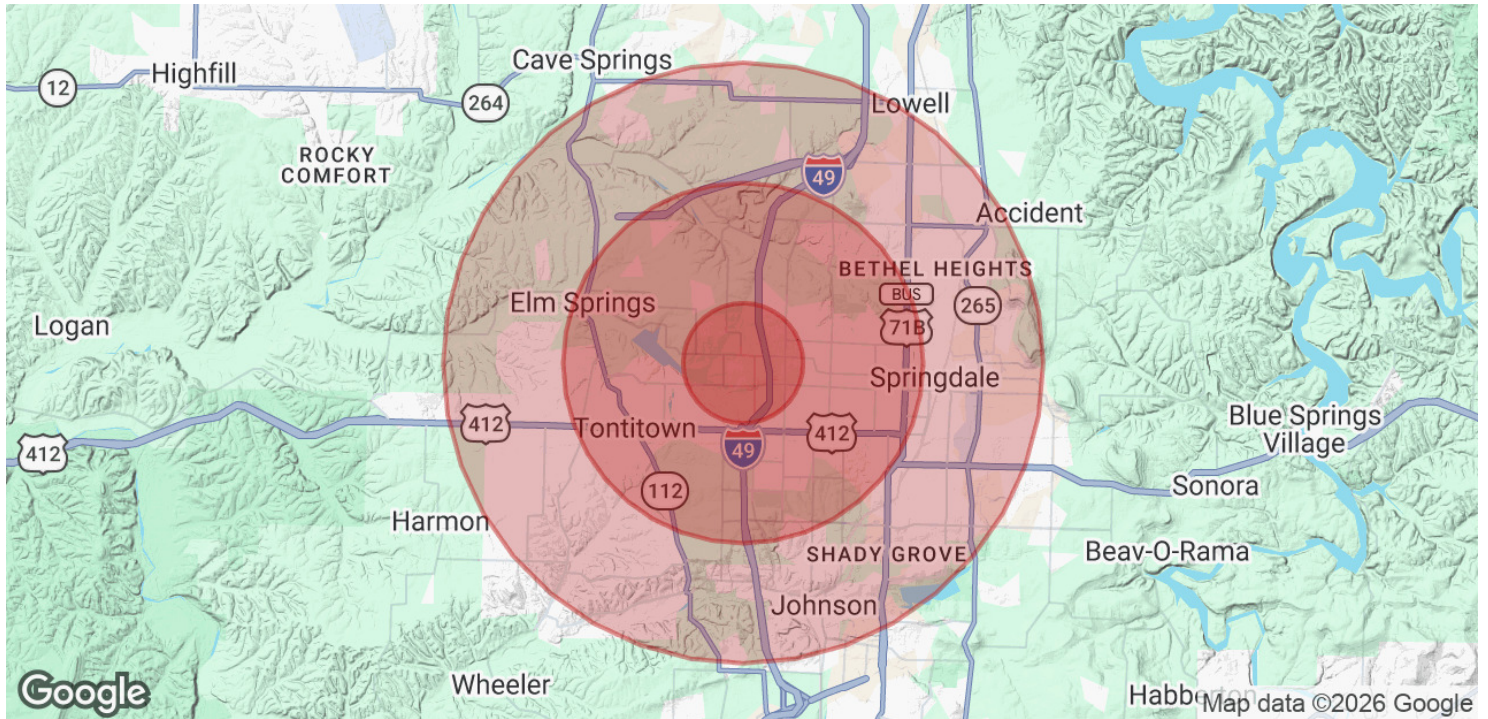
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,264	46,743	99,956
Average Age	37	37	35
Average Age (Male)	36	36	34
Average Age (Female)	38	38	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,374	15,965	33,572
# of Persons per HH	3.1	2.9	3
Average HH Income	\$105,062	\$96,393	\$93,984
Average House Value	\$317,362	\$313,704	\$316,221

Demographics data derived from AlphaMap

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