

560 W COUNTY LINE RD, SPRINGDALE

COMMERCIAL LAND FOR SALE



KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

CLINTON BENNETT
CO-MANAGING DIRECTOR
479.200.3457
CLINTON@FOCUSCREGROUP.COM



EXECUTIVE SUMMARY

Situated along W County Line Road in Springdale, Arkansas, this ±3.02-acre commercial land opportunity offers excellent visibility and accessibility within a rapidly growing corridor. Priced at \$450,000 (\$149,006 per acre / \$3.42 per SF), the property provides strong value for a range of commercial users seeking C-2 zoning with flexible development potential. Utilities are readily accessible, with water located at the street and sewer nearby, streamlining the development process. Its close proximity (0.2 miles) to Highway 71B enhances connectivity and drives consistent traffic to the area, making this site an ideal location for retail, service-based businesses, or future commercial expansion.

The site is approved for a 300-unit self-storage development. Plans are available upon request.

560 W COUNTY LINE RD, SPRINGDALE

PROPERTY HIGHLIGHTS

3.02 ACRES
AVAILABLE

\$450,000
ASKING PRICE

\$3.42
PRICE PER SF

\$149,006
PER ACRE

C-2
ZONING

AT STREET - NEARBY
WATER - SEWER

AERIAL VIEW



W County Line Rd

THE SITE IS APPROVED FOR A 300-UNIT SELF-STORAGE DEVELOPMENT. PLANS ARE AVAILABLE UPON REQUEST.

CHEERS!
LIQUOR MART

INTEGRITY
UPFITTERS

N Thompson St: 25K VPD

N Lowell Rd

W County Line Rd

560 W COUNTY LINE RD, SPRINGDALE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL VIEW

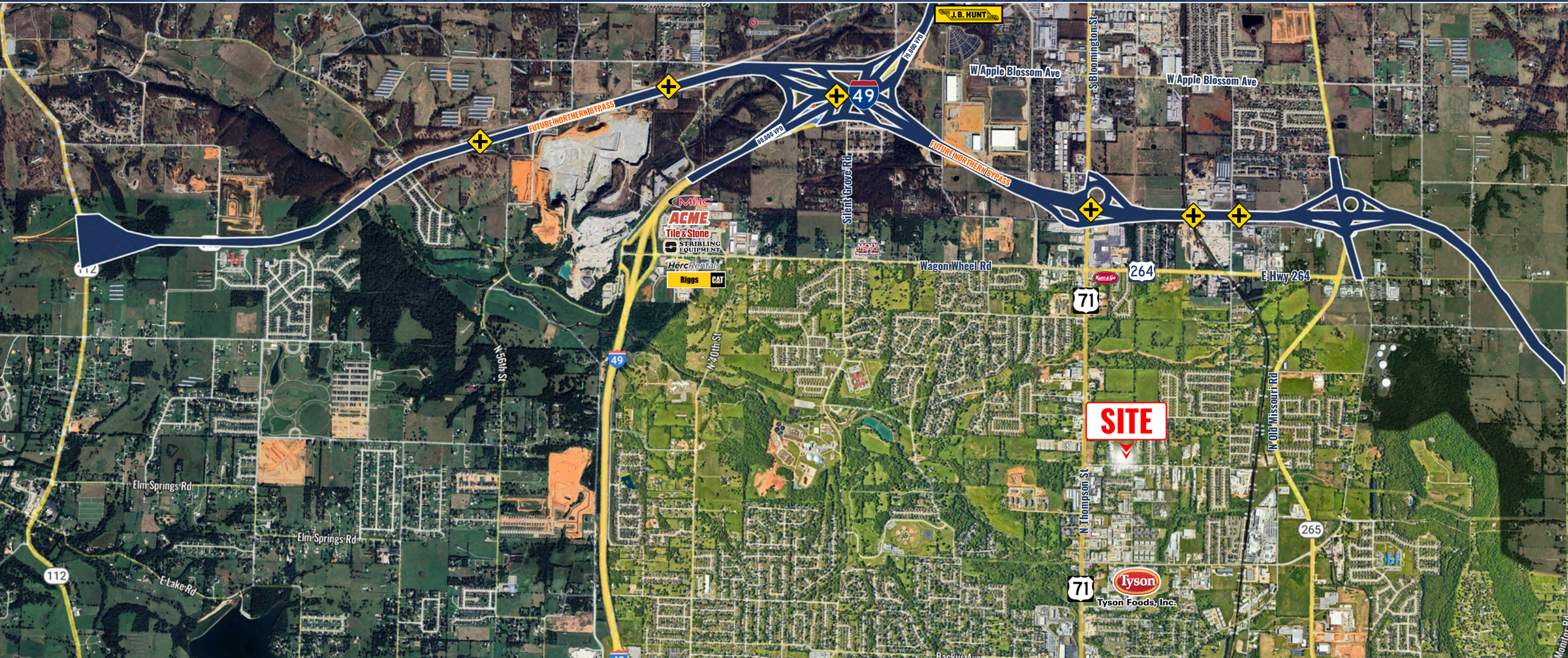


THE SITE IS APPROVED FOR A 300-UNIT SELF-STORAGE DEVELOPMENT. PLANS ARE AVAILABLE UPON REQUEST.

560 W COUNTY LINE RD, SPRINGDALE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL MAP VIEW



INTERSTATE-49

🚛 4.2 MILES ⌚ 11 MIN

71-B

🚛 0.2 MILES ⌚ 0 MIN

J.B. HUNT

🚛 3.8 MILES ⌚ 8 MIN

TYSON FOOD INC.

🚛 3.6 MILES ⌚ 8 MIN

560 W COUNTY LINE RD, SPRINGDALE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

500 W County Line Rd
Ring of 3 miles

KEY FACTS

53,673

Population



16,649

Households

31.8

Median Age

\$54,392

Median Disposable Income

EDUCATION

22.5%

No High School Diploma



34.3%

High School Graduate



22.3%

Some College/
Associate's Degree



20.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$65,275

Median Household Income



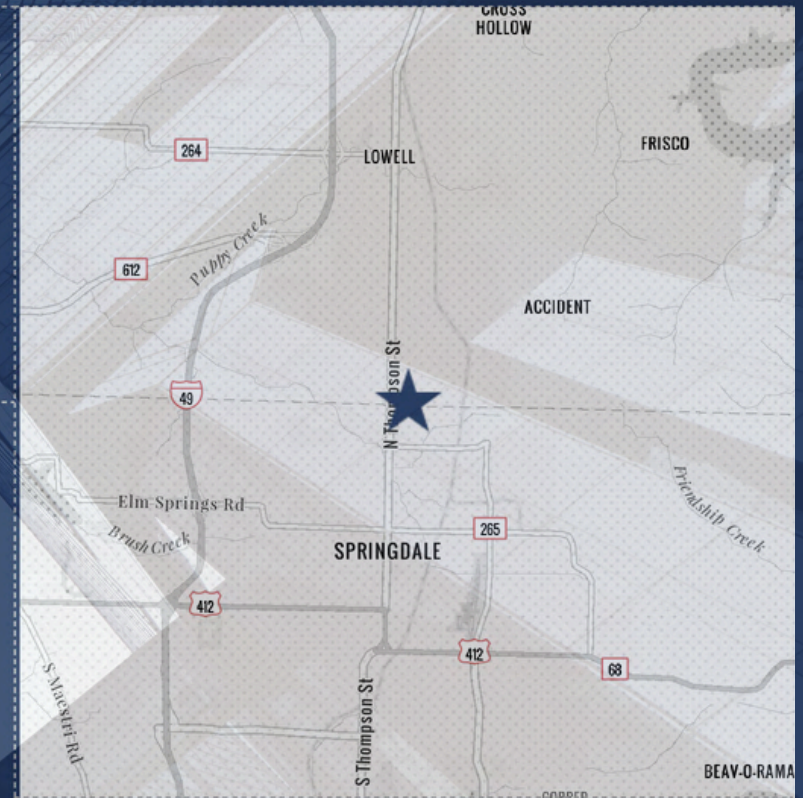
\$27,911

Per Capita Income



\$106,398

Median Net Worth



EMPLOYMENT



45.9%

White Collar



42.0%

Blue Collar



15.3%

Services

3.8%

Unemployment Rate

CONTACT US



KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM

Kyle began his career in commercial real estate brokerage in 2022, bringing a strong background in construction and project management. Before transitioning into brokerage, he served as a Project Manager for a private real estate development firm, contributing to projects such as historic renovations, adaptive re-use developments, tenant infill, and new construction across multiple markets. He also managed large-scale demolition projects throughout the Sunbelt region, giving him valuable insight into every phase of the real estate lifecycle and development process.





CLINTON BENNETT
CO-MANAGING DIRECTOR
479.200.3457
CLINTON@FOCUSCREGROUP.COM

With over two decades of experience in Northwest Arkansas commercial real estate, Clinton Bennett has become a trusted leader known for his expertise in land, office, industrial, and retail transactions. Holding both SIOR and CCIM designations, he currently serves as the 2025 President of the Arkansas Chapter of SIOR. Clinton's leadership has shaped the region's market through key roles at Grubb & Ellis (now Newmark) and CBRE before founding Bennett Commercial Real Estate in 2020 and later becoming a partner at Focus Commercial Real Estate, where he continues to guide clients with strategic insight and a deep commitment to results.



KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM



FOCUS

COMMERCIAL REAL ESTATE

CLINTON BENNETT
CO-MANAGING DIRECTOR
479.200.3457
CLINTON@FOCUSCREGROUP.COM

WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM