



FOR SALE OR BUILD-TO-SUIT

11.34 ± ACRES OF LAND

Property Highlights

- 11.34 ± acres of land for sale or build-to-suit
- Sale Price: \$4,200,000 (\$8.50/SF)
- Build to Suit: Call Broker – 6,000-150,000 SF Available
- Zoning: C-2
- Utilities: Sewer on site/Water at Street
- Property features approximately 790' of I-49 frontage seeing 67,000 VPD
- Located less than 1 mile from I-49 via Elm Springs or Sunset Ave exits

For more information, please contact:

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*information deemed reliable but not guaranteed

PHOTOS MCRAY AVE | SPRINGDALE, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS







DRIVE TIMES

- ^ 1 mile to I49 (via Elm Springs Rd)
- ^ 1 mile to I49 (via W Sunset Ave)



13,000
VEHICLES PER DAY



Elm Springs Rd

Mercy



Recently Completed Emma Ave Overpass

SAM'S
FURNITURE

EXPLORE
SCIENTIFIC



28,000
VEHICLES PER DAY

HOBBY LOBBY
HARBOR FREIGHT

412

Chick-fil-A

sam's club

NWA Convention Center



LOWE'S



planet fitness



67,000
VEHICLES PER DAY



11,000
VEHICLES PER DAY

S 40th St

SUBJECT PROPERTY

PRO TIRE

FERGUSON
WATERWORKS

Leaf Filter

ARVEST



HARPS

W Sunset Ave

Walmart
Neighborhood Market