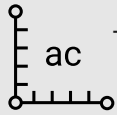


PRIME DEVELOPMENT LOCATION

SARA POSEY
REAL ESTATE BROKER
COLLIER AND ASSOCIATES



W EMMA LOTS, SPRINGDALE, AR



TOTAL ACREAGE
9.6 Acres



DIVISIBLE
1-3 Lots



PRICE PER ACRE
\$80,730/ Acre

JUST LISTED



Excellent development opportunity at N 40th Street & W Emma Avenue in Springdale! Offering approximately 9.6 +/- acres with outstanding visibility and access along the newly completed West Emma Avenue corridor.

The completion of West Emma and the new bridge over I-49 creates a direct east-west connection through Springdale, linking this area to Highway 112, I-49 and Downtown Springdale. The property is also less than a mile from I-49 and offers convenient access to Elm Springs Road via N 40th Street.



SARAPOSEYREALESTATE@GMAIL.COM



479-264-2471



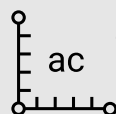
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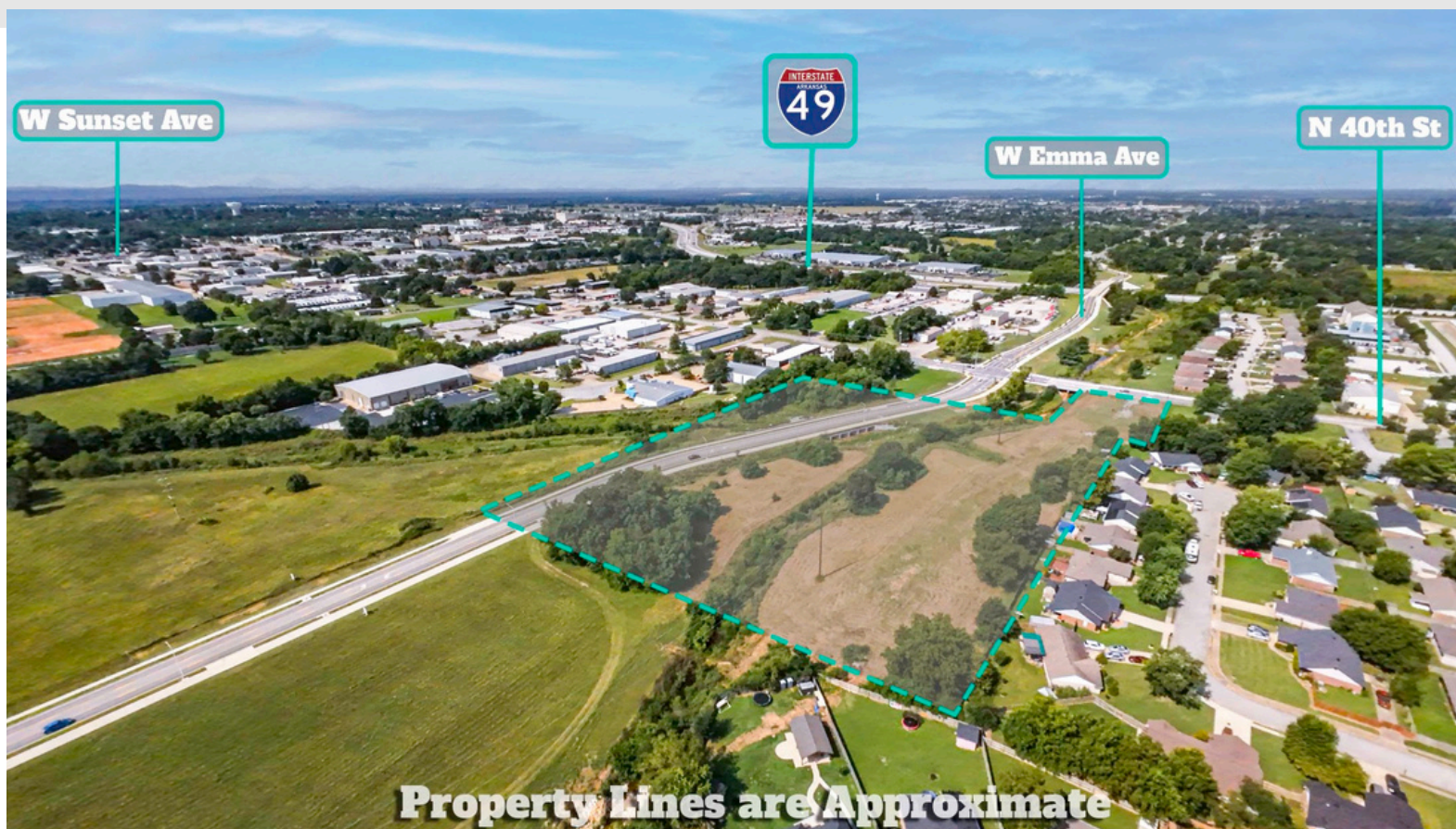
TOTAL ACREAGE
9.6 Acres



DIVISIBLE
1-3 Lots



PRICE PER ACRE
\$80,730/ Acre



Currently zoned MF-12, the property offers strong potential for multifamily or future development opportunities, subject to city approval. Engineering work related to the property's floodplain and development potential has already been completed and is available for review upon request.



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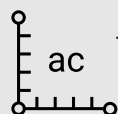
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Property Highlights

- Architectural Plans Available for 52 unit Multi Family Development
- Current As-Is Appraisal for \$950,000
- ESI Geotech Report Complete
- Frontage on Emma Streets new East West Corridor.
- Shovel ready site
- Quick Access to I49 Via 40th street North and South
- Visibility and Frontage on 40th St and Emma Ave



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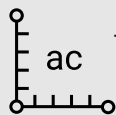
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TOTAL ACREAGE
9.6 Acres



DIVISIBLE
1-3 Lots



PRICE PER ACRE
\$80,730/ Acre



Property is located within a floodplain; however, engineering and preliminary development work have already been completed and are available for review.

****Appraisal, ESI Geo Tech, and Architectural plans available upon requests.**



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