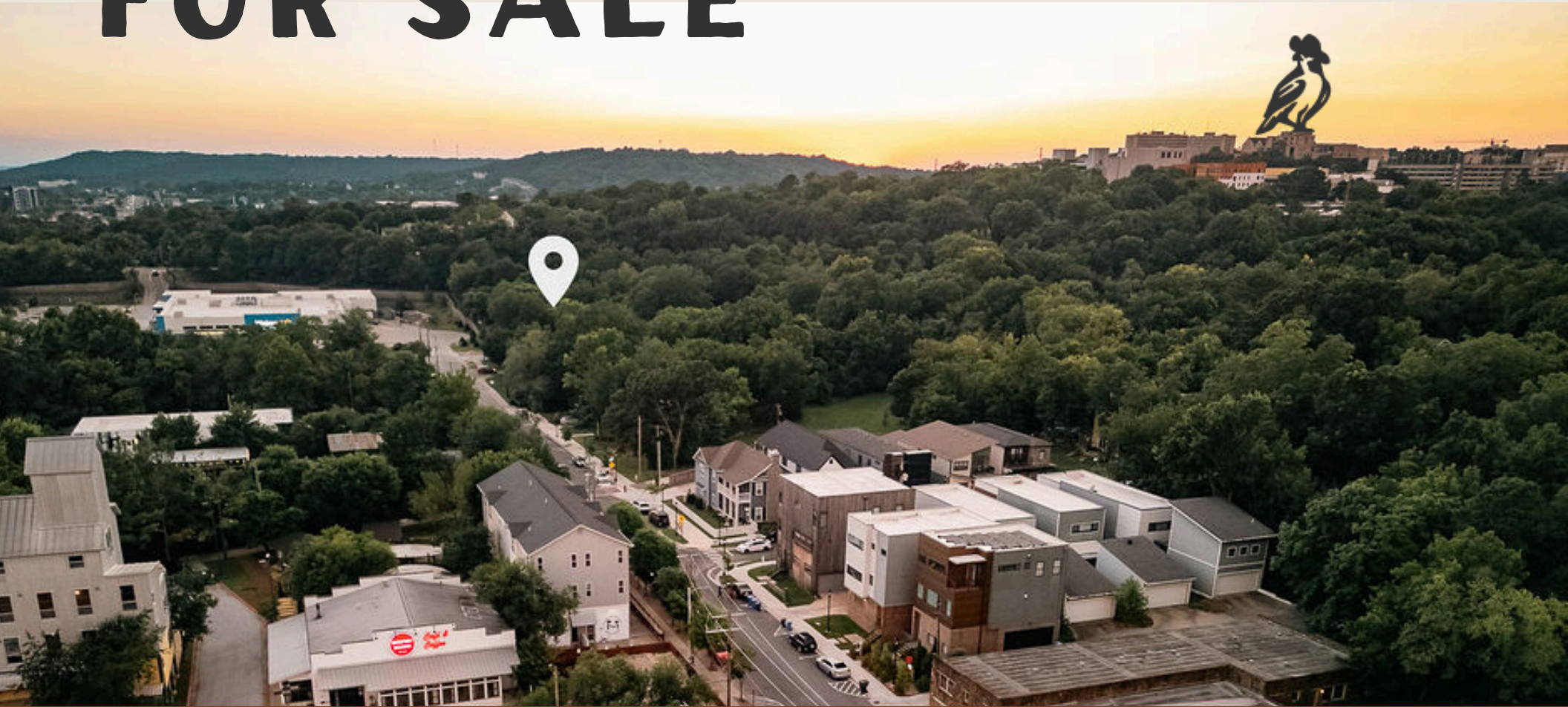


FOR SALE



1.46 AC INFILL DEVELOPMENT SITE

HAT RACK REAL ESTATE • CHRIS ALLCORN • 479.466.8829



Quicktown
449 S University Avenue
Fayetteville, AR 72701



OFFERED AT
\$3,200,000

+/- **1.46** ACRES

~ **\$50.42** PRICE PER
SQ FT

Quicktown is a rare four-tract assemblage spanning S Government Ave and S University Ave. All four tracts are separately owned but exclusively listed together, offering a buyer the ability for a large-scale development site. A contiguous footprint of this size is difficult to replicate in this market.

ASSEMBLAGE OVERVIEW

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Fayetteville, AR 72701



LOCATION DETAILS

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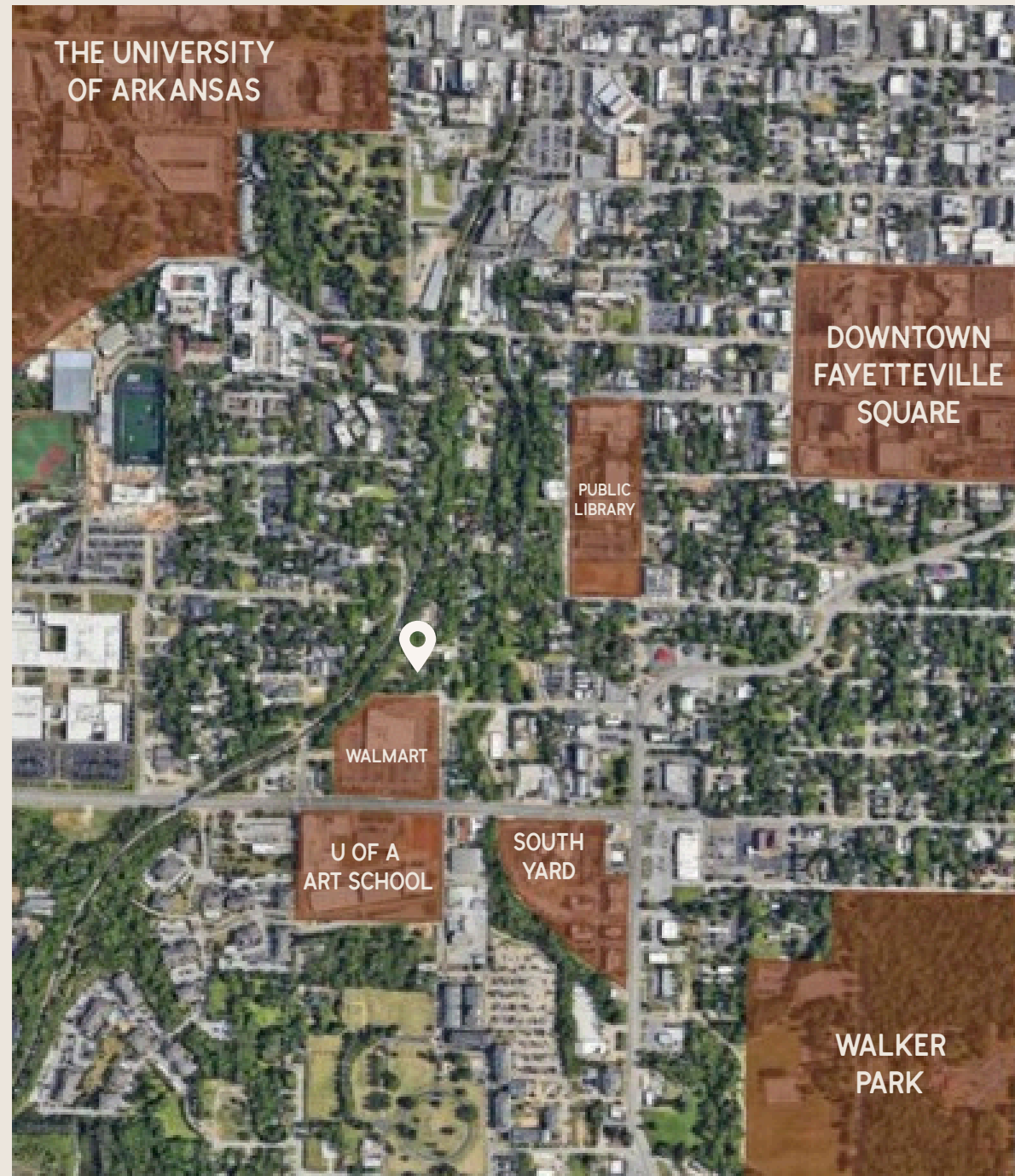


UNIVERSITY OF ARKANSAS

Steps from the University of Arkansas.

This infill site sits within walking distance of the UA campus, including the Windgate Art and Design District, home to the School of Art and the School of Architecture, both anchoring Fayetteville's growing creative corridor.

- **Greenway Adjacent.** Easy access to the Razorback Greenway trail network, linking to Dickson Street, the downtown square, and neighborhoods throughout the city on foot or by bike.
- **Prairie Street Corridor Adjacent.** A walkable strip that's become one of south Fayetteville's go to gathering spots, home to Prairie St. Bar & Tap, Prairie Street Live's outdoor music venue, and Trailside Yoga, all within easy reach of the site.
- **Walkable to South Yard.** The +/- \$63M mixed use development anchoring south Fayetteville with apartments, The Moxy hotel, and restaurants, reinforcing this stretch as one of the city's fastest growing infill corridors.
- **Minutes from Downtown Fayetteville.** Future development gets easy access to the Fayetteville Square's dining, retail, and entertainment while staying in a lower key, walkable residential scale setting.



FOR MORE INFORMATION



LISTING AGENT

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*Property lines shown are approximate. Not a survey.
Actual boundaries, acreage, and improvements to be verified by buyer.*