

2365 N. OLD WIRE RD, FAYETTEVILLE

±0.76 ACRE HARD CORNER FOR SALE

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EXECUTIVE SUMMARY

Located at 2365 N. Old Wire Road in Fayetteville, this ± 0.76 -acre property presents a rare land acquisition opportunity in a desirable East Fayetteville location near Gulley Park. Priced at \$725,000, the site benefits from a signalized intersection, strong accessibility, and convenient proximity approximately 2.3 miles from Interstate 49. The property is currently zoned RS-4, offering potential for residential development or future repositioning subject to applicable approvals.

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PROPERTY HIGHLIGHTS

± 0.76 ACRES
AVAILABLE

\$725,000
ASKING PRICE

- **SIGNALIZED INTERSECTION**
- **DESIRABLE EAST FAYETTEVILLE LOCATION**
- **NEAR GULLEY PARK**
- **CURRENTLY ZONED RS-4**

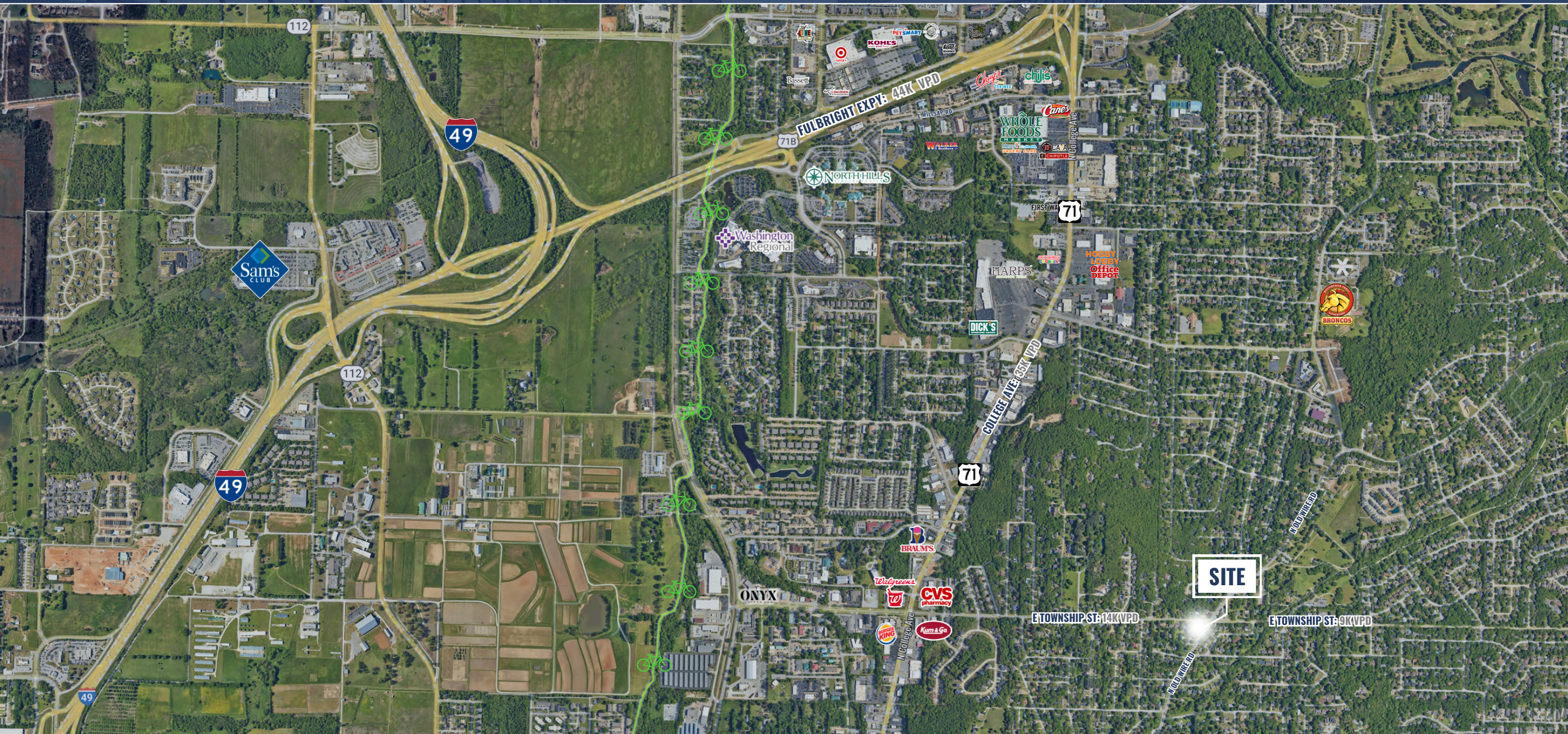
OVERHEAD VIEW



2365 N. OLD WIRE RD, FAYETTEVILLE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | [FOCUSCREGROUP.COM](https://www.focuscregroup.com)

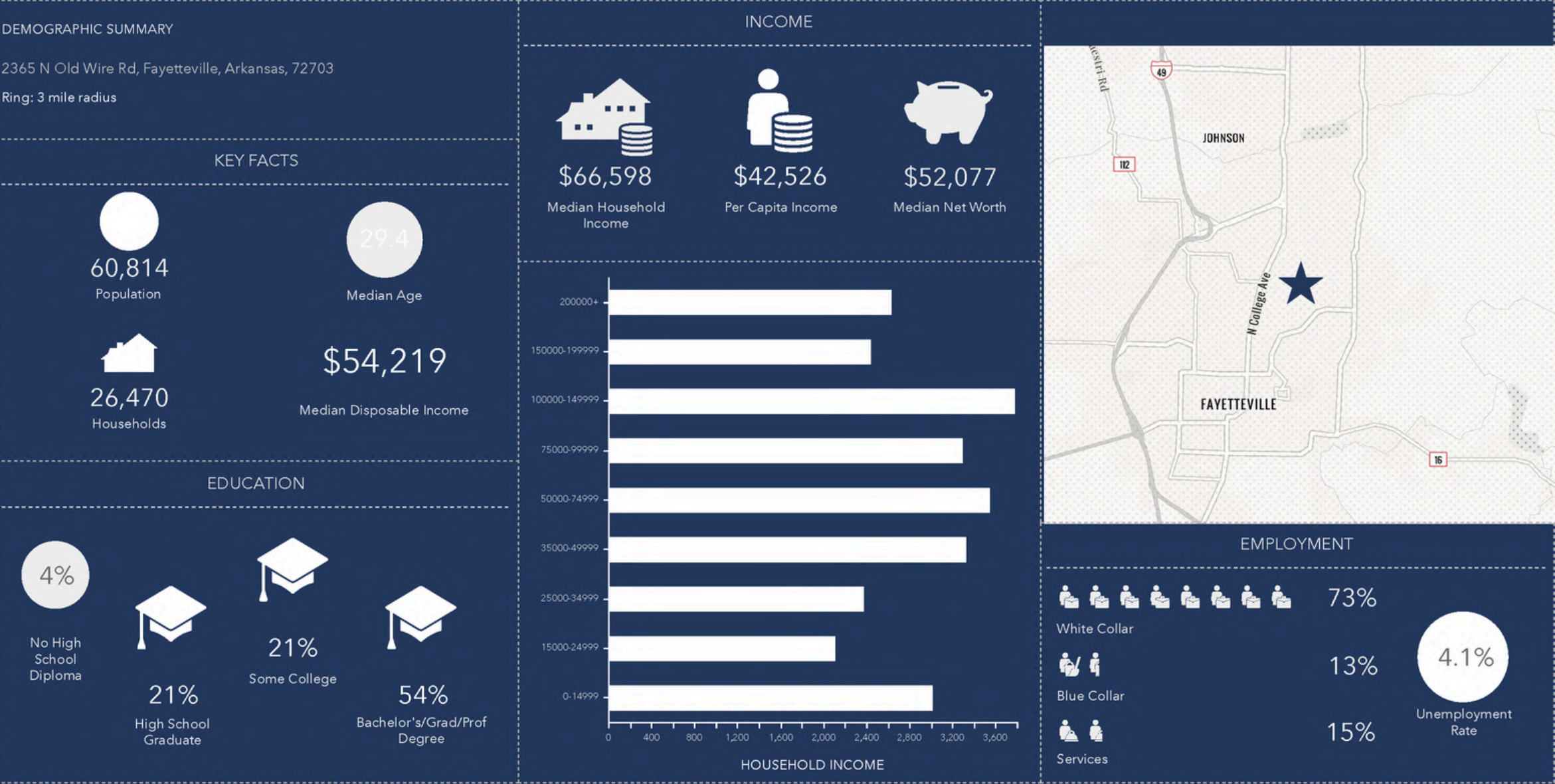
AERIAL MAP VIEW



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SITE DEMOGRAPHICS



CONTACT US

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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.

**AUGUST WENDT**

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August Wendt serves as an Office Specialist at Focus Commercial Real Estate, supporting Tenant and Landlord representation across Northwest Arkansas's office market. With a focus on market research, client service, and deal coordination, he helps clients navigate the leasing process with confidence and clarity. Known for his attention to detail and proactive approach, August stays attuned to market trends to deliver strategic, well-informed solutions that align with his clients' business goals.

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