



For sale

Asking Price:

**\$Negotiable**

Total Acreage:

**4.57 Acres**

**Contact us:**

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# Walmart Outparcel 4870 Elm Springs Road Springdale, Arkansas

## Property Features

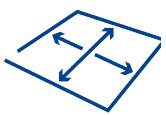
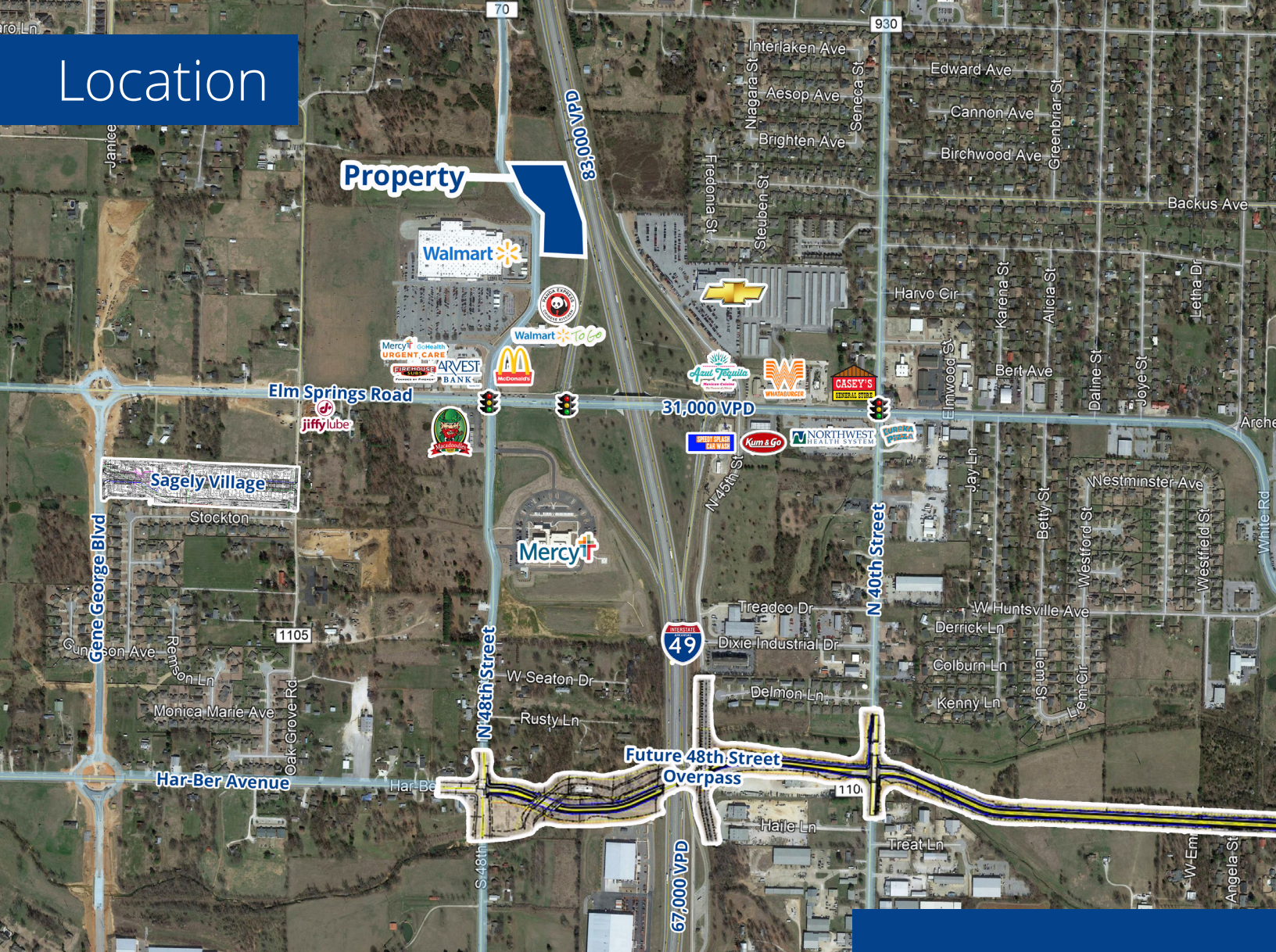
- +/- 4.57 acres
- Adjacent to a Walmart Supercenter (store #4108)
- High visibility and frontage on Interstate 49 (83,000 VPD)
- Zoned "C-5," Thoroughfare Commercial District

Walmart outparcel for sale on Elm Springs Road and Interstate 49 in Springdale, AR. Minutes from the rapidly growing West Springdale with Arkansas Children's Hospital and new 100,000 sq ft Blue Cross Blue Shield headquarters. Other attractions nearby include Sam's Club, Highland's Oncology (225,000 sq ft), the Northwest Arkansas Naturals AA Arvest Ballpark and the Washington County NWACC campus. Property may be subdivided. New projects nearby include Jiffy Lube, Sagely Village and future 48th Street overpass just south of the Elm Springs exit.

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# Location



**+/- 4.57 acres**



**Zoned "C-5"**



**Convenient to dense neighborhoods**



**83,000 VPD on Interstate 49**

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## Demographics

	1 Mile	3 Mile	5 Mile
Population (2021)	6,115	41,631	97,314
Projected Population (2026)	6,401	45,145	105,426
Average HH Income (2021)	\$87,047	\$81,005	\$79,790
Proj. Average HH Income (2026)	\$97,448	\$90,190	\$89,308
Households (2021)	1,987	14,173	32,303

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