

## LAND FOR SALE

# COMMERCIAL LAND ON 48TH ST.

722 S 48th St., Springdale, AR 72762



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,800,000
<b>LOT SIZE:</b>	10 +/- Acres
<b>ZONING:</b>	Commercial

## PROPERTY OVERVIEW

Fantastic 10 +/- acre corner lot on 48th street with great visibility from I 49! Great visible location surrounded by thriving business and only 1 mile from the new NWA Children's Hospital and Naturals Ballpark. Prime opportunity to develop this land into great commercial space!

## PROPERTY HIGHLIGHTS

- Corner Lot
- Active Location
- Great Visibility
- 10 +/- Acres
- Level
- Open

**KW COMMERCIAL**  
3801 Johnson Mill Blvd.,  
Suite C  
Fayetteville, AR 72704

**TIMOTHY SALMONSEN**  
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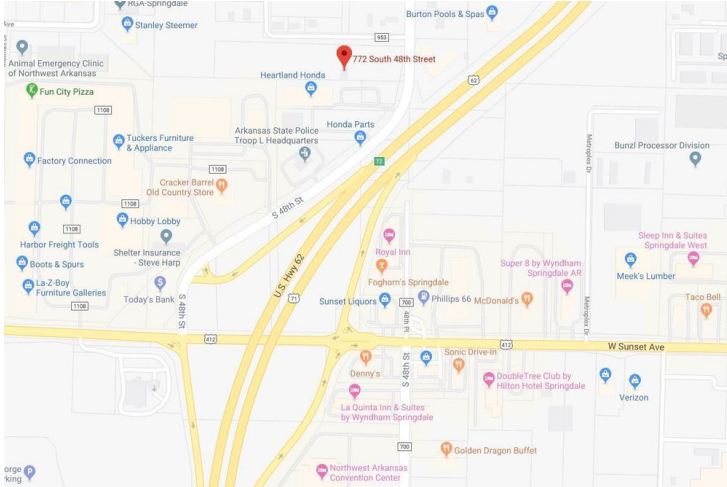
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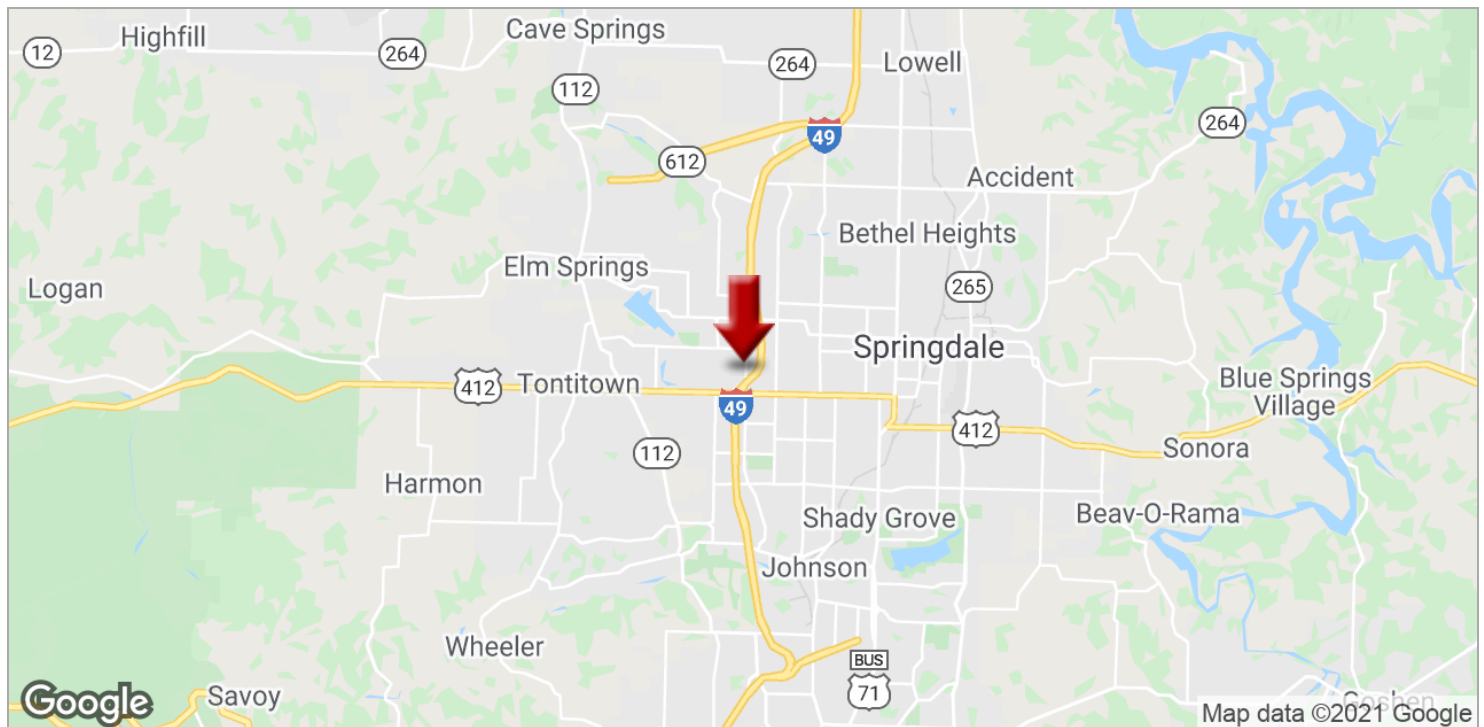
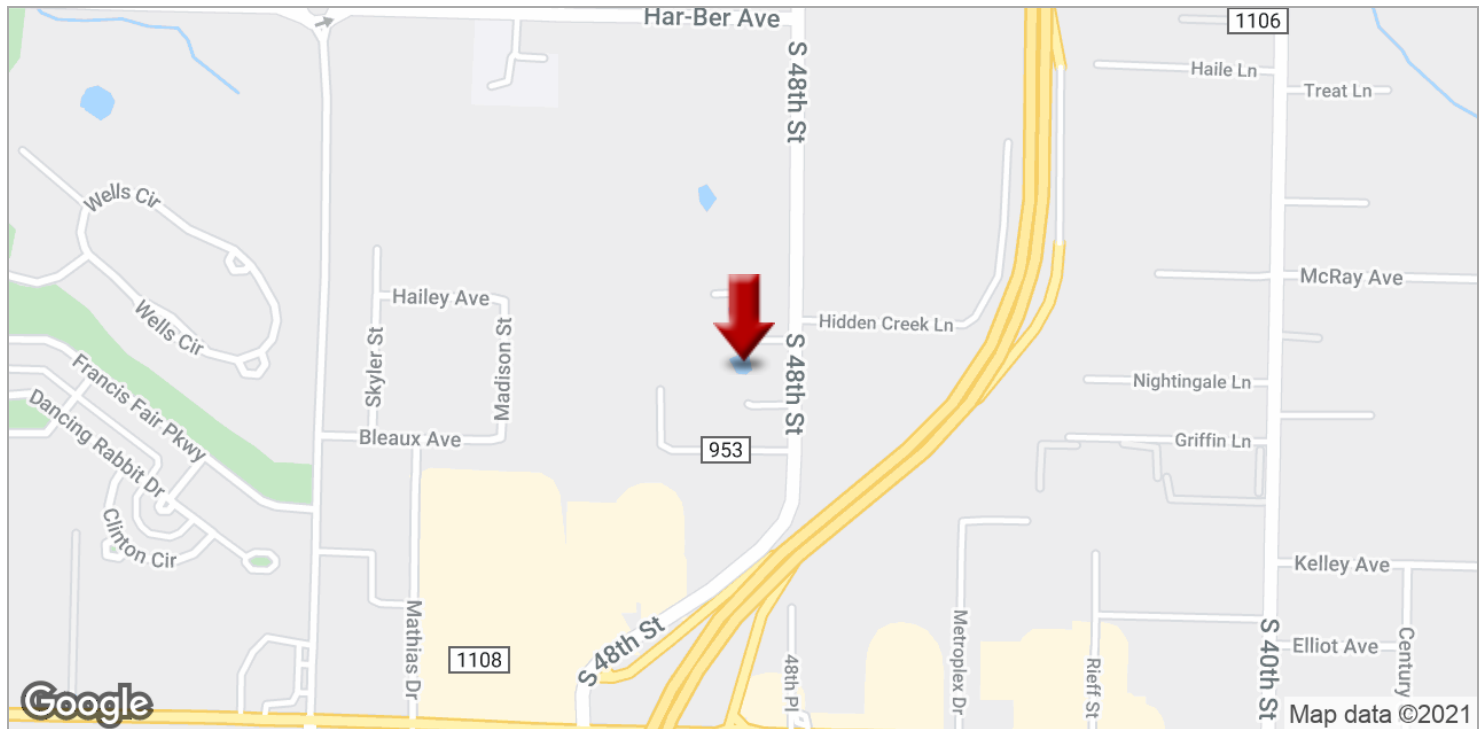
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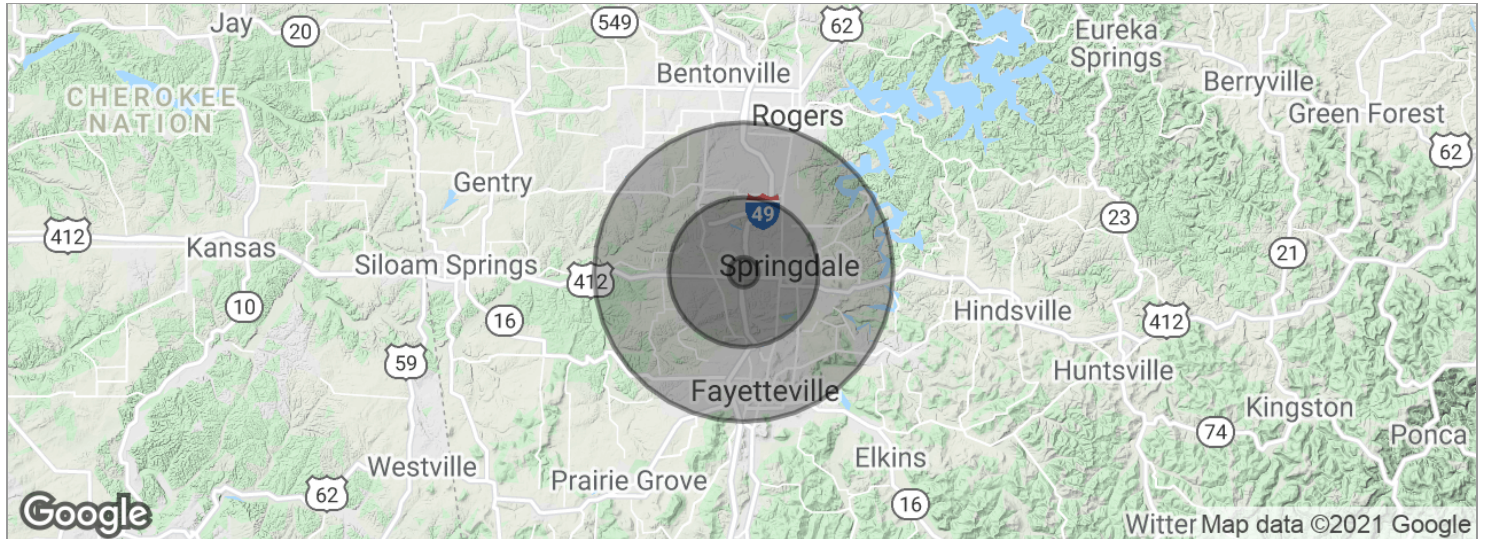
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,960	77,822	220,321
Median age	33.9	31.9	31.2
Median age (male)	33.6	31.3	30.6
Median age (Female)	34.1	32.6	31.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,047	27,568	82,756
# of persons per HH	2.8	2.8	2.7
Average HH income	\$74,130	\$60,615	\$62,134
Average house value		\$213,658	\$238,226

\* Demographic data derived from 2010 US Census

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