

71B FRONTAGE LAND FOR SALE

2307 N Thompson St., Springdale, AR 72764



OFFERING SUMMARY

SALE PRICE:	\$355,000
AVAILABLE SF:	
LOT SIZE:	2.5 Acres
PRICE / SF:	\$3.26

PROPERTY OVERVIEW

Fantastic access and visibility. 245' of Hwy 71B (N Thompson Rd.) frontage. Only minutes off I 49 and zoned C-2 Commercial. Perfect place to build your business and your dreams! Level & open with all utilities available now and priced to sell.

PROPERTY HIGHLIGHTS

- Hwy 71B Frontage
- All Utilities Available
- Zoned C2

KW COMMERCIAL
201 SW 14th St.,
Suite 203
Bentonville, AR 72712

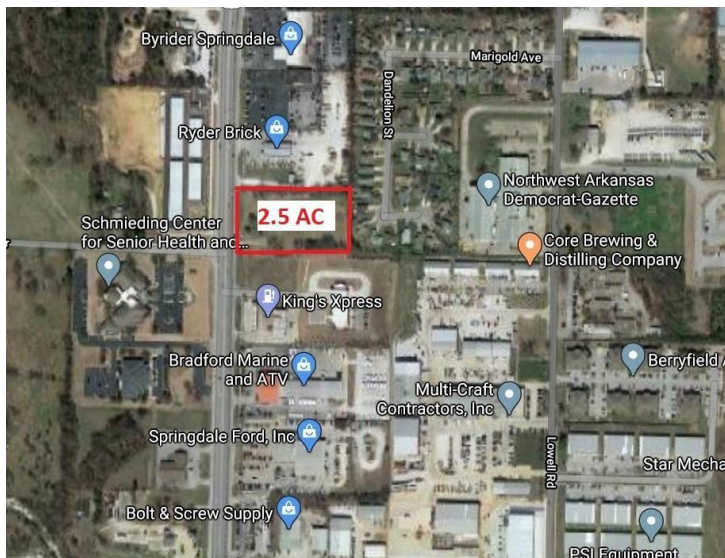
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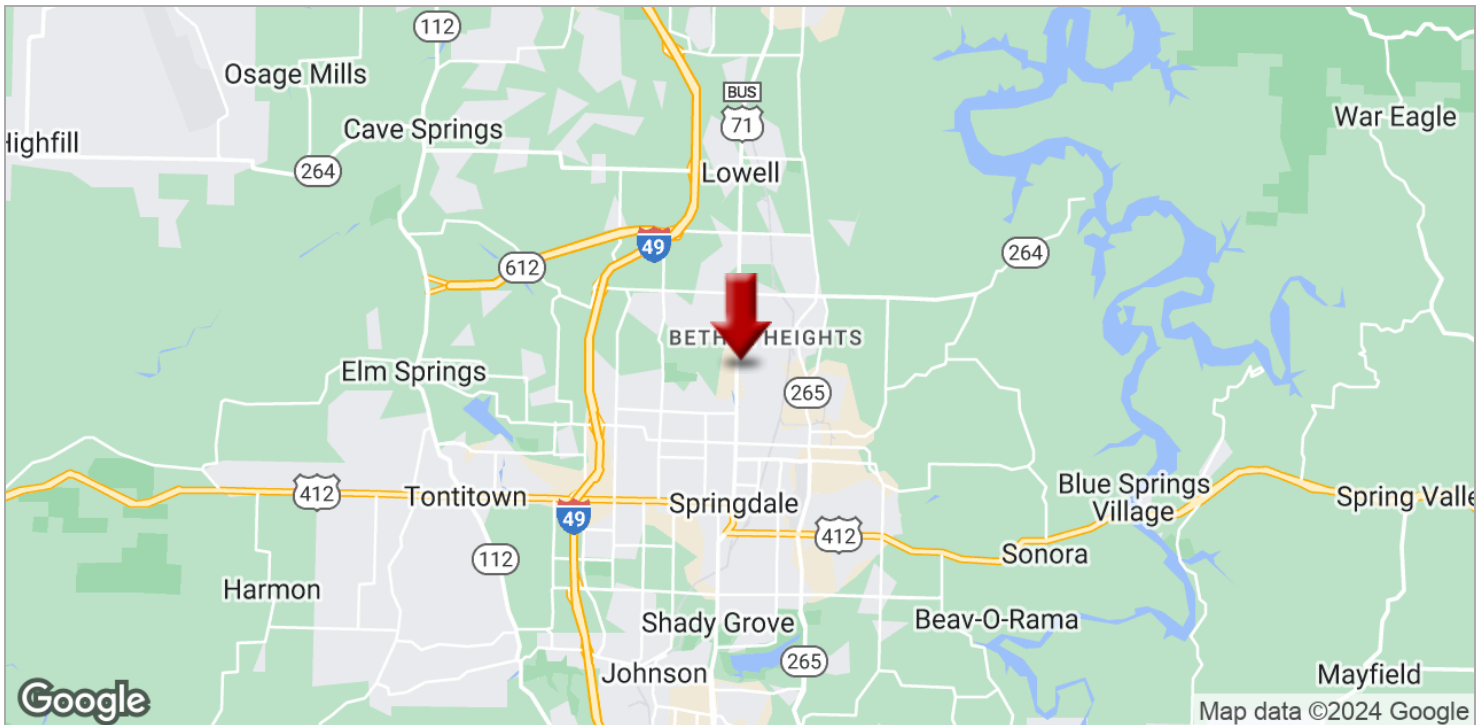
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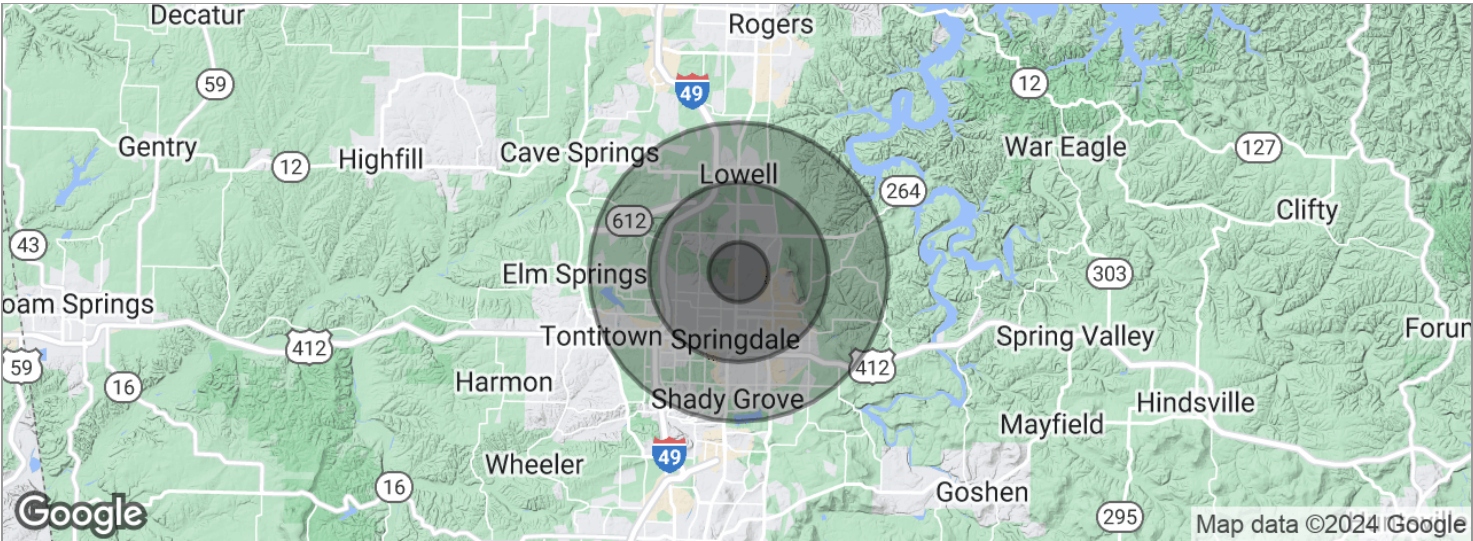
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,161	44,875	89,778
Median age	31.1	30.6	30.2
Median age (male)	30.5	29.5	29.4
Median age (Female)	31.5	31.2	31.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,649	14,807	30,499
# of persons per HH	3.1	3.0	2.9
Average HH income	\$52,960	\$52,970	\$56,691
Average house value		\$146,147	\$164,752

* Demographic data derived from 2020 ACS - US Census

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