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## CONESTOGA PARK - SPRINGDALE, AR 72764

### OFFERING SUMMARY

#### Lot Breakdown:

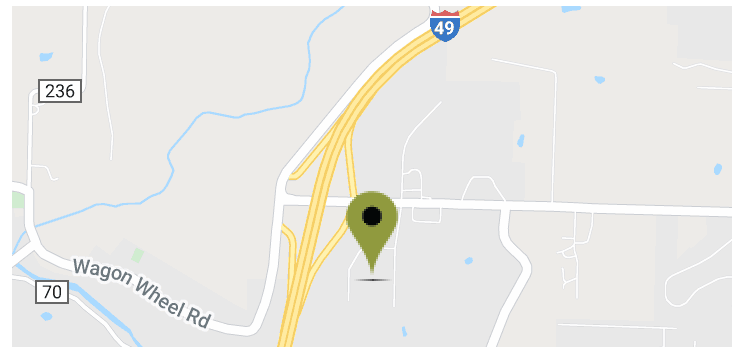
Acreage	1.56-3.99 Acres
Price Per SF	\$5.50-\$9.50 psf
Zoning	C-5
Utilities	On-site

### PROPERTY HIGHLIGHTS

- Visibility from I-49
- Strategically located for business
- Easy access to Benton and Washington counties
- Lots can be combined for additional acreage
- 95,000 CPD on I-49

### PROPERTY OVERVIEW

These lots are strategically and perfectly located midway between North Bentonville and South Fayetteville. 1 block East of I-49 & South of Wagon Wheel Rd. This location can reduce time traveling between the exits North and South of Wagon Wheel on I-49.



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STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	\$PSF	ZONING
Available	1	Conestoga Park	21-01877-000	Office	1.6 Acres	\$9.50 / SF	C-5
Available	4	Conestoga Park	21-01880-000	Office	1.56 Acres	\$9.50 / SF	C-5
Available	5	Conestoga Park	21-01881-000	Office	3.99 Acres	\$9.50 / SF	C-5
Available	6	Conestoga Park	21-01882-000	Office	2.86 Acres	\$5.50 / SF	C-5
Available	7	Conestoga Park	21-01883-000	Office	3 Acres	\$5.50 / SF	C-5
Available	8	Conestoga Park	21-01884-000	Office	2.26 Acres	\$9.50 / SF	C-5



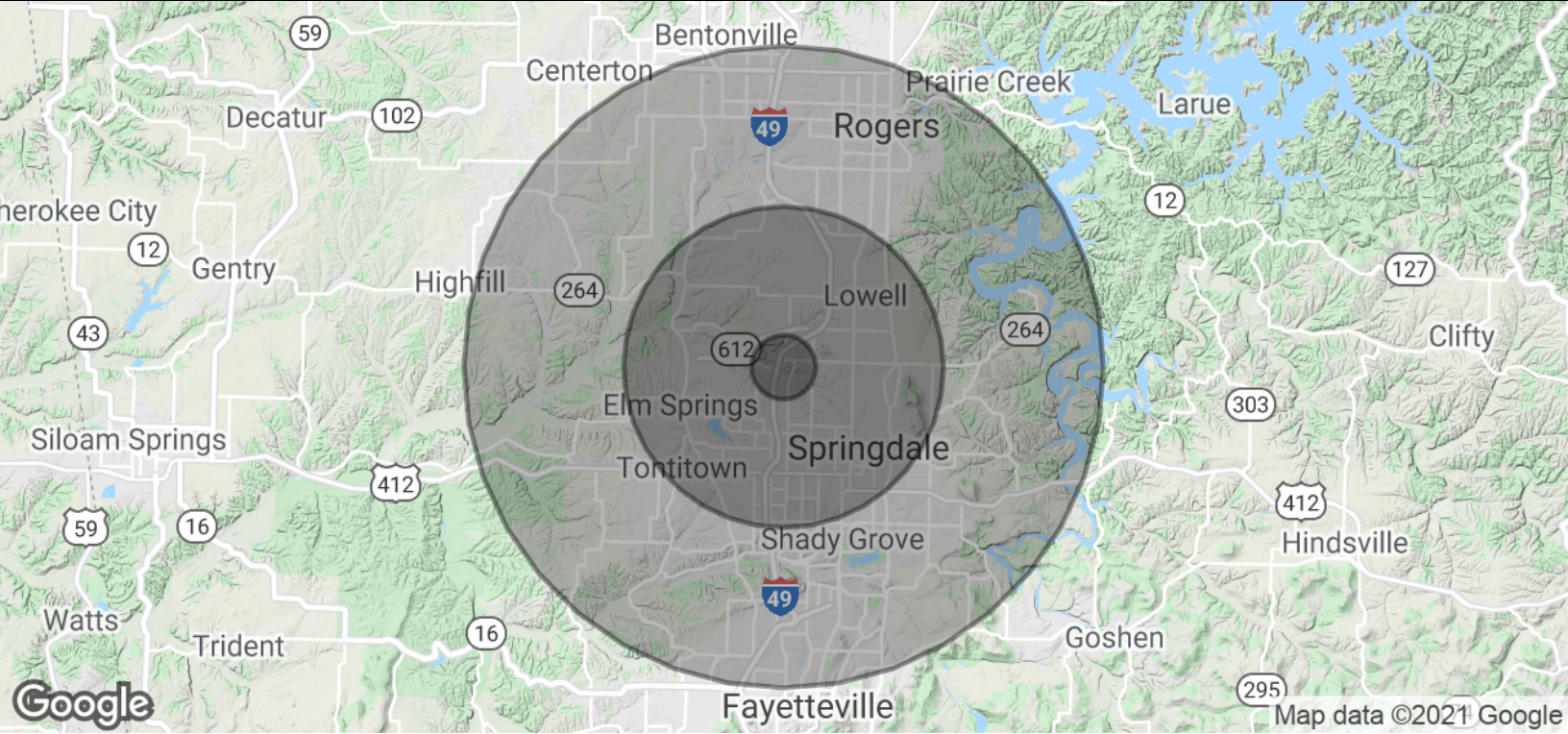


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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	952	61,375	193,299
Average age	30.4	29.9	31.0
Average age (Male)	29.1	28.6	30.3
Average age (Female)	31.9	31.9	31.9

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	312	21,293	72,748
# of persons per HH	3.1	2.9	2.7
Average HH income	\$80,369	\$57,622	\$58,495
Average house value	\$305,680	\$222,552	\$222,799

\* Demographic data derived from 2010 US Census