



4.57 ACRES 45TH & WAGON WHEEL - SPRINGDALE, AR

OFFERING SUMMARY

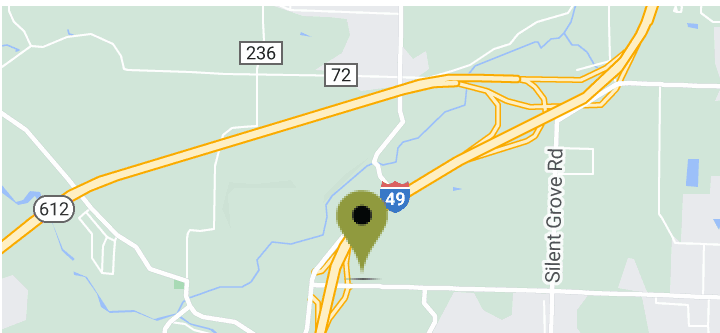
Sale Price:	\$3,433,944
Lot Size:	4.57 Acres
Price / SF:	\$17.25
Zoning:	C-5

PROPERTY HIGHLIGHTS

- All utilities on site
- Centrally located in Northwest Arkansas
- 455' of frontage on Wagon Wheel Rd.
- 19,000 Cars per day on Wagon Wheel Rd
- 95,000 Cars per day on I-49

PROPERTY OVERVIEW

Interstate I-49 and Wagon Wheel corner. The intersection is approximately midway between north Bentonville and south Fayetteville. Terrific location for industrial, supply, showroom, or hotel, motel site. A short distance between I-49 and to the east of Hwy 71.



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