



Map data ©2023 Google Imagery ©2023 , Arkansas GIS, Maxar Technologies, State of Arkansas, USDA/FPAC/GEO,

## 1.39 ACRES MEADOWLANDS & WEDINGTON DR - FAYETTEVILLE, AR

### OFFERING SUMMARY

Sale Price:	\$545,000
Lot Size:	1.39 Acres
Price per Square Foot:	\$9.00 psf
Zoning:	Residential Office
Traffic Count:	38,000 CPD

### PROPERTY HIGHLIGHTS

- All utilities at street
- Access to Wedington from Meadowlands
- Surrounded by residential subdivisions
- Great potential for office or medical office
- Near many developments, shopping, restaurants, I-49 & the University of Arkansas

### PROPERTY OVERVIEW

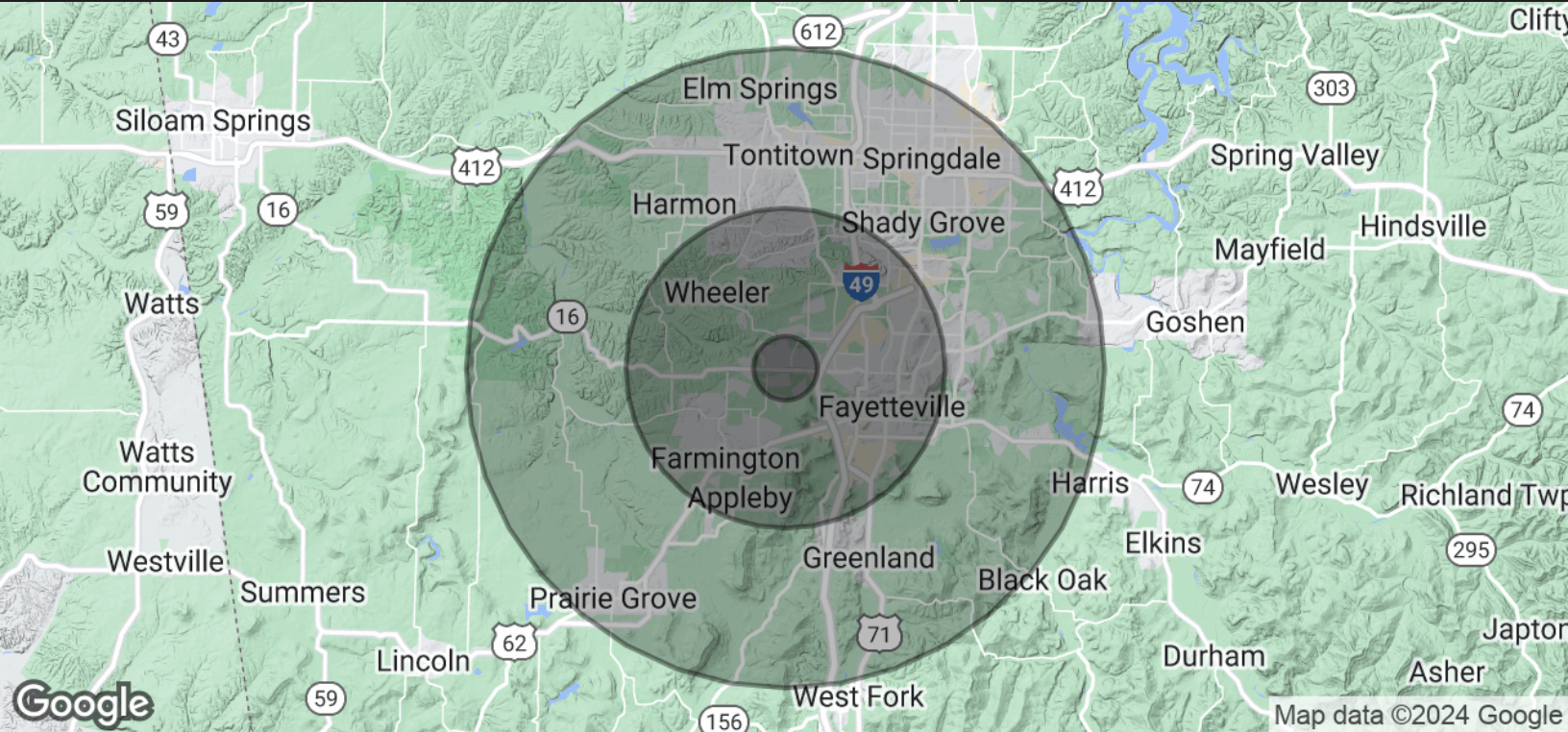
Commercial lot prime for Development. High growth area, with high traffic count and easy access to Wedington & I-49. Prefect for office or medical office.



**STEVE FINEBERG**  
 (479)271-4161  
[steve@arkrealestate.com](mailto:steve@arkrealestate.com)







POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,150	50,461	162,036
Average Age	31.8	27.8	31.7
Average Age (Male)	30.3	27.5	30.9
Average Age (Female)	33.3	28.1	32.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	465	20,967	64,692
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$61,883	\$46,520	\$56,565
Average House Value	\$186,636	\$188,494	\$208,821

*\* Demographic data derived from 2020 ACS - US Census*