



3194 N Pinkley Rd, Springdale, AR 72762

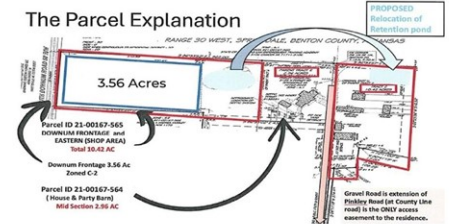
- » MLS #: 1282912
- » Land | Lot: 13.38 acres
- » More Info: [3194NPinkleyRd.Listing.Site](http://3194NPinkleyRd.Listing.Site)



\$ 1,800,000

WELL LOCATED IN NORTHWEST ARKANSAS

### The Parcel Explanation



### SPRINGDALE WATER & SEWER



### POTENTIAL USE OPTIONS

A multitude of uses have been discussed with the planning department and they are ready to assist with a variety of projects. Seniors 55+ community with townhouses or Garden homes with a higher density and some amenities with standards befitting the adjacent neighboring subdivisions (Cottages at the Park, and the upscale Homes to be built immediately to the south, County Line Square).



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13.38Acres (MOL) in high growth area of West Springdale. Walking distance to Shaw Park. Utilities are in the area (water and Sewer) and connectable. A multitude of uses have been discussed with the planning department and they are ready to assist with a variety of projects. Seniors 55+ community with townhouses or Garden homes with a higher density and some amenities with standards befitting the adjacent neighboring subdivisions (Cottages at the Park, and the upscale Homes to be built immediately to the south, County Line Square). This property fronts on Ddownum Road and has a portion zoned C2 allowing Commercial Support for the community (a Dental Office, a Medical Office, Coffee shop, a hair/nail salon, etc). Convenient Elm Springs Hwy 112 and I 49 is a short drive to the Promenade Shopping Center, Crystal Bridges, Arvest Ball Park, and the University of Arkansas. THIS COUD MAKE A VERY PROFITABLE PROJECT...MAKE AN OFFER & LETS START TALKING.

