

1640 N Morningside Drive Lot 2

Fayetteville, Ar 72701



List Price: \$600,000

MLS#: 1171329

Beds: 0

Garage: 0

Subdivision: Fayetteville Outlots

Type: Land

County: Washington

School: Fayetteville

Description

+/- 3.6 acres of LEVEL land with 790 feet of frontage on E 15th St in Fayetteville, Arkansas, which sees +/- 16,000 VPD. Sewer, water, and electric are readily available on site or in close proximity. Positioned in front of a recently constructed subdivision developed by a leading national builder. Partly zoned C-1 Neighborhood Commercial, which would make it a great spot for restaurant/cafe, retail and/or office spaces, QSR, gas station, or Short-Term Rentals. Conveniently located just a short 5-minute drive to Downtown Fayetteville and the University of Arkansas Campus. This parcel is strategically located between two entrances into a new residential development enabling high exposure for a new retail development or many other commercial real estate development opportunities.

This lot is zoned Partial NC and Partial C-1: C-1 - Neighborhood Commercial. This zone is made to provide convenience goods and personal services to people living in the surrounding residential area.

Property Details

Lot Size	3.60 Acres
Fencing	Wire
Listed By	Keller Williams Market Pro Realty Bentonville West