

# 1640 N Morningside Drive Lot 3

Fayetteville, Ar 72701



**List Price:** \$350,000  
**MLS#:** 1171331  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** Fayetteville Outlots  
**Type:** Land  
**County:** Washington  
**School:** Fayetteville

## Description

+/- 8 Acres of land front E 15th St, which sees +/- 16,000 VPD. Utilities are readily available on site or in close proximity. Positioned along the edge of a recently constructed subdivision developed by a leading national builder. The front +/- 4 acres is currently zoned C-1 Neighborhood Commercial, making a great spot for a QSR, Retail/Office Spaces, or Short-Term Rentals. The back +/- 4 acres is currently zoned RSF-8, used for single family homes or short-term rentals. Conveniently located just a short 5-minute drive to Downtown Fayetteville and the University of Arkansas Campus.

## Property Details

Lot Size	8.00 Acres
Fencing	Wire
Listed By	Keller Williams Market Pro Realty Bentonville West