

# 1337 Kendrick Avenue

Springdale, Ar 72764



**List Price:** \$425,000

**MLS#:** 1266976

**Beds:** 0

**Garage:** 0

**Type:** Land

**County:** Benton

**School:** Springdale

## Description

Major road improvements and widening have transformed this former one acre home into highly desired commercial / industrial opportunity.

70 Acre Commercial development recently began construction, literally, across the road. So, city sewer is very close already to this property. Very flat and ready to build your business venture be it commercial, industrial, warehouse or possibly even a few duplexes. Currently zoned residential but existing commercial is already across the street and one door down on the same side of the road. Kendrick Avenue is the newest opportunity to build your business with amazing traffic count and multiple options to travel throughout NWA. Near the Springdale airport, FedEx and UPS, make this location a natural fit for businesses that need fast, easy access to shipping.

## Property Details

Lot Size	1.00 Acres
Fencing	BackYard
Listed By	eXp Realty NWA Branch