

## 4022 Als Drive

Springdale, Ar 72762



**List Price:** \$5,855,000  
**MLS#:** 1273160  
**Beds:** 0  
**Garage:** 0  
**Type:** CommercialSale  
**Built:** 1973  
**County:** Benton  
**School:**

### Description

The Value is In The Land.... 33.77 +/- acres of Prime Development Property on the corner of 612 and 112 that is currently zoned Agriculture but is in the Future Land Use Plan as Regional Commercial and Medium Density Residential and has commercially zoned property on its south border. This property is poised to be a prime location in NWA with the 612 expansion already started and 112 expansion starting their Right-of Way acquisition phase and a future road leading to the airport off of 612 this property is Primed For Development. This property will be the primary road to Tulsa and XNA Airport as roads are completed. Just 5 minutes to 1-49 on 612 and just minutes to Springdale, Cave Springs or Bentonville on 112 you will be in the middle of everything. Sewer runs right through the middle of both parcels, water, gas and electric on site as well. This property is immaculate and very well taken care of with a 3,300+ sf very well built home and a incredible 8,064 sf shop.

### Property Details

Lot Size	33.77 Acres
Driveway	Storage
Exterior	MetalSiding
Listed By	Keller Williams Market Pro Realty Branch Office