

# 3602 W Emma Avenue

Springdale, Ar 72762



**List Price:** \$1,200,000  
**MLS#:** 1295550  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** 34-18-30 Springdale Outlots  
**Type:** Land  
**County:** Washington  
**School:** Springdale

## Description

This prime 6.39 +/- acre property offers an exceptional investment opportunity with endless development potential. Ideally located just minutes from I-49, the property will soon benefit from a new road extension connecting it to West Springdale, enhancing accessibility. The level lot features major road frontage and is conveniently situated near shopping, schools, and dining, making it perfect for various developments. The new "Pride of Springdale" multi use trail will border this property on the south along Emma once construction is completed. Additionally, the property is adjacent to the newly proposed pickleball complex, positioning it at the heart of a vibrant and growing community. Essential utilities, including water and sewer, are nearby. Don't miss the chance to invest in this optimal property!

## Property Details

Lot Size	6.39 Acres
Fencing	None
Listed By	Engel & Volkers Springdale