

## 3026 112 Highway

Springdale, Ar 72762



**List Price:** \$750,000  
**MLS#:** 1302265  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,932  
**Price / Square Foot:** \$388.20  
**Type:** CommercialSale  
**Built:** 1993  
**County:** Benton  
**School:**

### Description

Location, Location, Location/ Development Potential off Hwy 112 next to new landscaping business & business being built across the street. House and 1.40 acres have potential for residential or business development. Property offers easy access from Interstate for clients, customers, or employees, & entrepreneurs. The home features a flexible layout, w/ spacious rooms that may be office spaces or meeting areas for a home-based business. With ample outdoor space, the property provides room for expansion, parking, or additional structures if needed. Buyer will need to do their Due Diligence with City of Springdale to determine the type of zoning and business that will be allowed. Whether you're looking to run a small business, daycare, professional office, or create a mixed-use space, this property offers endless possibilities. Eventually 612 Bypass will go from west of Tontitown to Sonora while bypassing Tontitown and Springdale. With expansion of 112, sidewalk will be added on property

### Property Details

Lot Size	1.40 Acres
Air Condition	CentralAir,Electric
Appliances	GasWaterHeater
Exterior	Brick
Listed By	EXIT Taylor Real Estate