

407 S College Avenue

Fayetteville, Ar 72701



List Price: \$165,000
MLS#: 1305003
Beds: 0
Garage: 0
Subdivision: Jennings Add
Type: Land
County: Washington
School: Fayetteville

Description

Rare opportunity to own a .14-acre lot in the heart of South Fayetteville, tucked along the peaceful Spout Spring Branch. This property includes access to a shared driveway, making it easy to create ample parking behind your future home—an ideal setup for a main house plus an accessory dwelling unit (ADU).

The site previously hosted a home, allowing you to rebuild within the original footprint and bypass the streamside protection ordinance—an advantage for maximizing your buildable area.

Located just minutes from downtown, you're a short stroll from Feed & Folly, Crisis Brewing, and the Fayetteville Farmers Market. Whether you're a homeowner or investor, this lot offers flexibility, charm, and walkable convenience in one of the city's most vibrant neighborhoods.

Property Details

Lot Size	0.14 Acres
Fencing	Partial
Listed By	Flyer Homes Real Estate