

# 1640 S Morningside Drive Lot 1

Fayetteville, Ar 72701



**List Price:** \$975,000  
**MLS#:** 1327042  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** Fayetteville Outlots  
**Type:** Land  
**County:** Washington  
**School:** Fayetteville

## Description

+/- 2 acres of LEVEL land situated prominently at the intersection of Morningside Dr and 15th St, which sees +/- 18,000 VPD. Sewer, water, and electricity are all on-site. Positioned adjacent to a recently constructed subdivision creating more potential customers for either a convenience store, gas station, restaurant, retail development, or many other uses. This prime location presents an ideal opportunity for a gas station, given its strategic placement amidst established neighborhoods and its convenient proximity, just a short 5-minute drive to Downtown Fayetteville and the University of Arkansas Campus. This lot is zoned NC - Neighborhood Conservation. 'It has the least activity and lower density than other zones. It is purely residential zone, however, it can have some mix of uses like civic buildings. The best use would be a C-1, retail business, convenience store, QSR (Quick service Restaurant), Drive-thru business, etc.'

## Property Details

Lot Size	2.00 Acres
Fencing	Wire
Listed By	Keller Williams Market Pro Realty Bentonville West