

Agent: Blake Smith
Company: Lindsey & Associates Inc

Email: bsmith@lindsey.com
Cell: (479) 595-3930
Phone: (479) 527-8829

810 S Wood

Fayetteville, Ar 72701



List Price: \$2,225,000
MLS#: 1343529
Beds: 1
Baths Full: 2
Garage: 0
Square Feet: 7,428
Price / Square Foot: \$299.54
Subdivision: 22-16-30 FAYETTEVILLE OUTLOTS
Type: Residential
Built: 2026
County: Washington
School: Fayetteville

Description

Brand-new turn key investment opportunity just minutes from campus! This property features six total units: three detached 3 bed, 3.5 bath homes and three detached 1 bed, 1.5 bath homes (no shared walls!). All three 1-bedroom units are pre-leased with start dates of 8/1/26 (1 at \$1500/month and 2 and \$1400/month). Seller can lease the 3-bedroom homes prior to closing for around \$3050 to \$3150 per unit. Potential gross income of \$167,400 for the second lease cycle and an estimated \$161,400 gross income for first year. Each unit includes a refrigerator, washer, and dryer, along with quartz countertops, durable luxury vinyl plank flooring throughout, and custom ceiling-height cabinetry. All bedrooms have their own private en-suite bathrooms. Prime location near parks, trails, Fayetteville Square, shopping, dining, and campus!

Property Details

Lot Size	0.37 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, Pantry, SmartHome, WindowTreatments
Appliances	ElectricWaterHeater,PlumbedForIceMaker
Driveway	ConcreteDriveway,GravelDriveway
Exterior	Concrete
Fencing	None