

# Martin Luther King Boulevard

Fayetteville, Ar 72704



**List Price:** \$2,615,000  
**MLS#:** 1351863  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** COBB & WESTPHAL  
**Type:** Land  
**County:** Washington  
**School:** Fayetteville

## Description

Prime outlot opportunities are now available along Martin Luther King Jr. Blvd. in Fayetteville, AR—one of the city's most active and high-traffic retail corridors. This flexible site can be customized for build-to-suit projects or subdivided into multiple pads, accommodating a variety of development needs. Boasting approximately 750 feet of frontage on MLK Jr. Blvd., the property benefits from strong visibility with traffic counts around 37,000 vehicles per day. Located less than one mile from I-49, the region's primary artery with approximately 73,000 vehicles daily, the site offers excellent regional access. It is also just 1.5 miles from the University of Arkansas, serving a student population of over 30,000. Surrounded by a strong mix of national retailers including Lowe's, Walmart Supercenter, Aldi, and Walgreens, this location is positioned in one of the fastest-growing metro areas in the U.S., supported by Fayetteville's expanding residential base and vibrant student population. Price - \$15.00/SF

## Property Details

Lot Size	4.00 Acres
Fencing	None
Listed By	Moses Tucker Partners-Bentonville Branch