

2190 N Garland Avenue

Fayetteville, Ar 72704



List Price: \$1,250,000
MLS#: 1353685
Beds: 2
Baths Full: 1
Garage: 0
Square Feet: 3,856
Price / Square Foot: \$324.17
Subdivision: Evins Farm
Type: Residential
Built: 1916
County: Washington
School: Fayetteville

Description

Exceptional Infill Development Opportunity! Rare, RMF-24 zoned property featuring a level site with excellent redevelopment potential in one of the area's most desirable growth corridors. The property includes two income-producing homes and a shop, allowing investors to generate rental income and offset carrying costs during planning, design, and city approval. Previous development concepts demonstrated the potential for up to 37 multifamily units. The layout is ideally suited for townhomes, brownstones, or multifamily development with frontage on both Ernie Jacks and Garland. The south property line borders the Razorback Greenway Trail, while the property backs to the UofA Research Farm which creates a unique setting with lasting open-space views. Opportunities to acquire a large & level income-producing RMF-24 infill tract in this location are exceptionally rare. Ideal for developers seeking their next signature project. See MLS #'s 1353695 & 1353699

Property Details

Lot Size	1.58 Acres
Air Condition	CentralAir
Amenities	None
Appliances	ElectricWaterHeater, GasWaterHeater
Driveway	ConcreteDriveway
Exterior	VinylSiding
Fencing	Partial
Listed By	Arkansas Associates Realty Inc