

Rare business/investment opportunity, commercial property 1.24 +/- acres in Fayetteville, AR available!!
15245 Red Fox Drive
Fayetteville, AR 72704

\$2,250,000
1.24± Acres
Washington County



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Fayetteville, AR / Washington County**

SUMMARY

Address

15245 Red Fox Drive

City, State Zip

Fayetteville, AR 72704

County

Washington County

Type

Commercial

Latitude / Longitude

36.081093 / -94.301172

Acreage

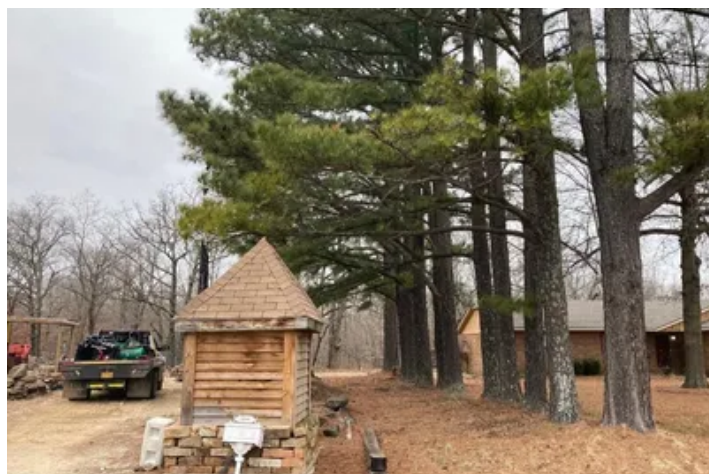
1.24

Price

\$2,250,000

Property Website

<https://www.mossyoakproperties.com/property/rare-business-investment-opportunity-commercial-property-1-24-acres-in-fayetteville-ar-available-/washington/arkansas/98862/>



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PROPERTY DESCRIPTION

Seize a truly rare business and investment opportunity with this exceptional 1.24 +/- acre commercial property, perfectly positioned in the vibrant city of Fayetteville, Arkansas. This expansive parcel offers an unparalleled chance to establish or expand your enterprise in a thriving market, promising significant potential for growth and profitability. Imagine the possibilities that await on this prime piece of real estate, ready to be transformed into your next successful venture.

Location

Situated within the dynamic landscape of Fayetteville, Arkansas, in Washington County, this property benefits from its strategic placement in a rapidly developing area. Fayetteville is renowned for its robust economy, strong community, and continuous growth, making it an ideal location for commercial endeavors. The surrounding region offers a supportive environment for businesses, ensuring excellent visibility and accessibility for customers and clients.

Land and terrain

Spanning a generous 1.24 +/- acres, this commercial property presents a substantial footprint for various development concepts. The terrain offers a versatile canvas, ready to accommodate a range of building designs and outdoor configurations. Its ample size provides flexibility for constructing new facilities, creating extensive parking solutions, or designing attractive landscaping features to enhance curb appeal and functionality.

Improvements and infrastructure

This property offers a blank slate, empowering you to design and implement improvements precisely tailored to your business needs. The absence of existing structures provides maximum flexibility for new construction, allowing for complete customization from the ground up. This unique advantage means you can conceptualize and build a facility that perfectly aligns with your vision and operational requirements, without the constraints of pre-existing infrastructure.

Water and utilities

The future owner will have the freedom to establish the most suitable water and utility connections for their specific commercial operation. This presents an excellent opportunity to integrate modern, efficient systems that align with contemporary standards and future growth plans. Both water and utilities available at the site or at the property line.

Wildlife and vegetation

The property's natural setting offers an opportunity to incorporate green spaces and landscaping that can enhance its aesthetic appeal and provide a welcoming environment for visitors and employees. While the focus is commercial development, thoughtful integration of natural elements can create an attractive and harmonious space, contributing positively to the local ecosystem and the property's overall ambiance.

Current and potential use

This property is designated for commercial use, presenting a wide array of possibilities for investors and business owners. Its potential uses are limited only by imagination and local zoning regulations, offering incredible versatility for various enterprises. Whether you envision retail, office space, service industry operations, or a mixed-use development, this parcel is primed for success in Fayetteville's bustling market.

Buyer/Buyer agent responsible for checking specific zoning elements for their clients commercial requirements.

Access and easements

Details regarding specific road types and frontage are available for review, ensuring clear understanding of the property's accessibility. The precise configuration of access points and any potential easements will be clearly outlined, providing a comprehensive overview for prospective developers and ensuring smooth integration with existing infrastructure. There is potential for direct access to the property from highway 16 and also current access through Red Fox Drive.

Additional Information

The building and decorative rocks on the property may be removed, but can be negotiated or potentially go with the sale of the property.

Showing instructions and contact

To explore this exceptional commercial opportunity, please contact Tom Johnson at [816 215 7869](tel:8162157869) . He will be delighted to provide further information and arrange a showing at your convenience.

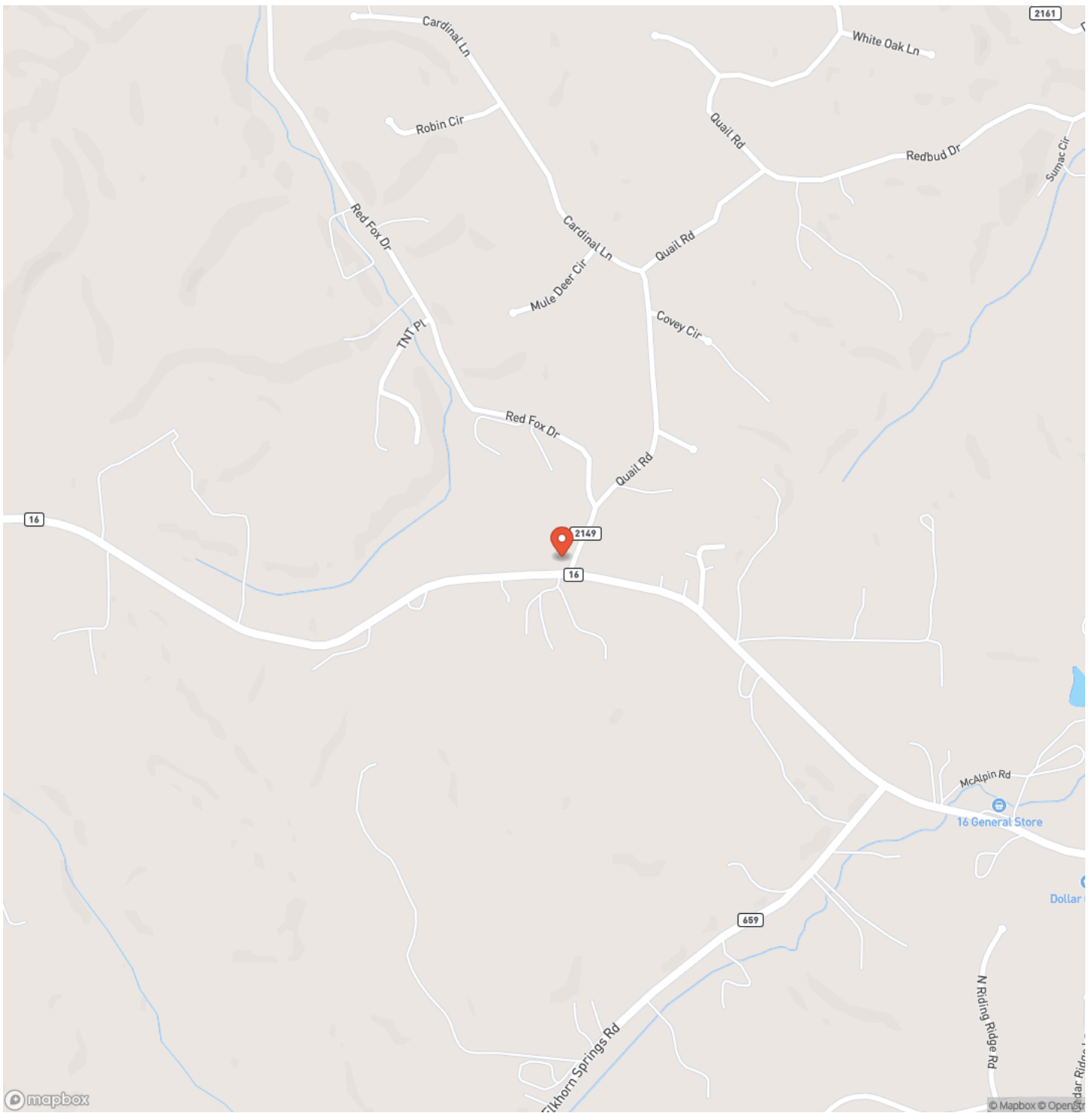


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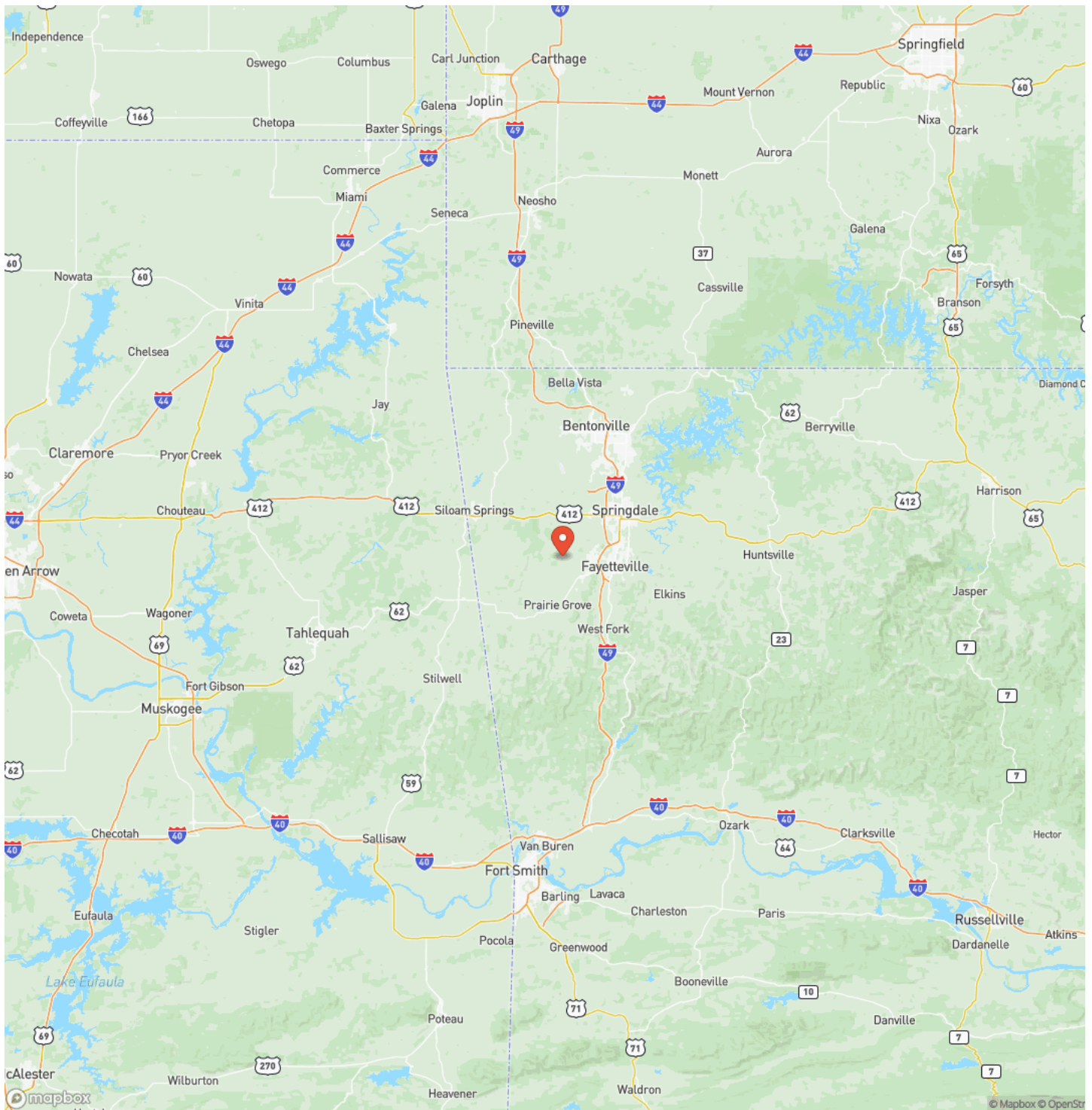
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Locator Map



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Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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