

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





**Rare business/investment opportunity, commercial property 1.24 +/- acres in Fayetteville, AR available!!**  
**Fayetteville, AR / Washington County**

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**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**

Rare business/investment opportunity, commercial property 1.24 +/- acres in Fayetteville, AR available!! Property located off of HWY 16 near Wedington Woods area with HWY frontage and Red Fox Drive access. Prime Investment Opportunity - Don't miss this incredible opportunity in a prime location! 15245 Red Fox Dr. is commercial property zoned as general commercial, offering endless possibilities for business development. This unique property allows for flexibility--whether you're looking to build, invest, or expand. Conveniently located with easy access to local amenities, and one of very few commercial properties available in Wedington Woods area with Fayetteville address makes this a rare chance to secure a prime piece of real estate! All utilities available on site and/or nearby at street. This is the property with the historic Wedington Woods Rock!

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

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



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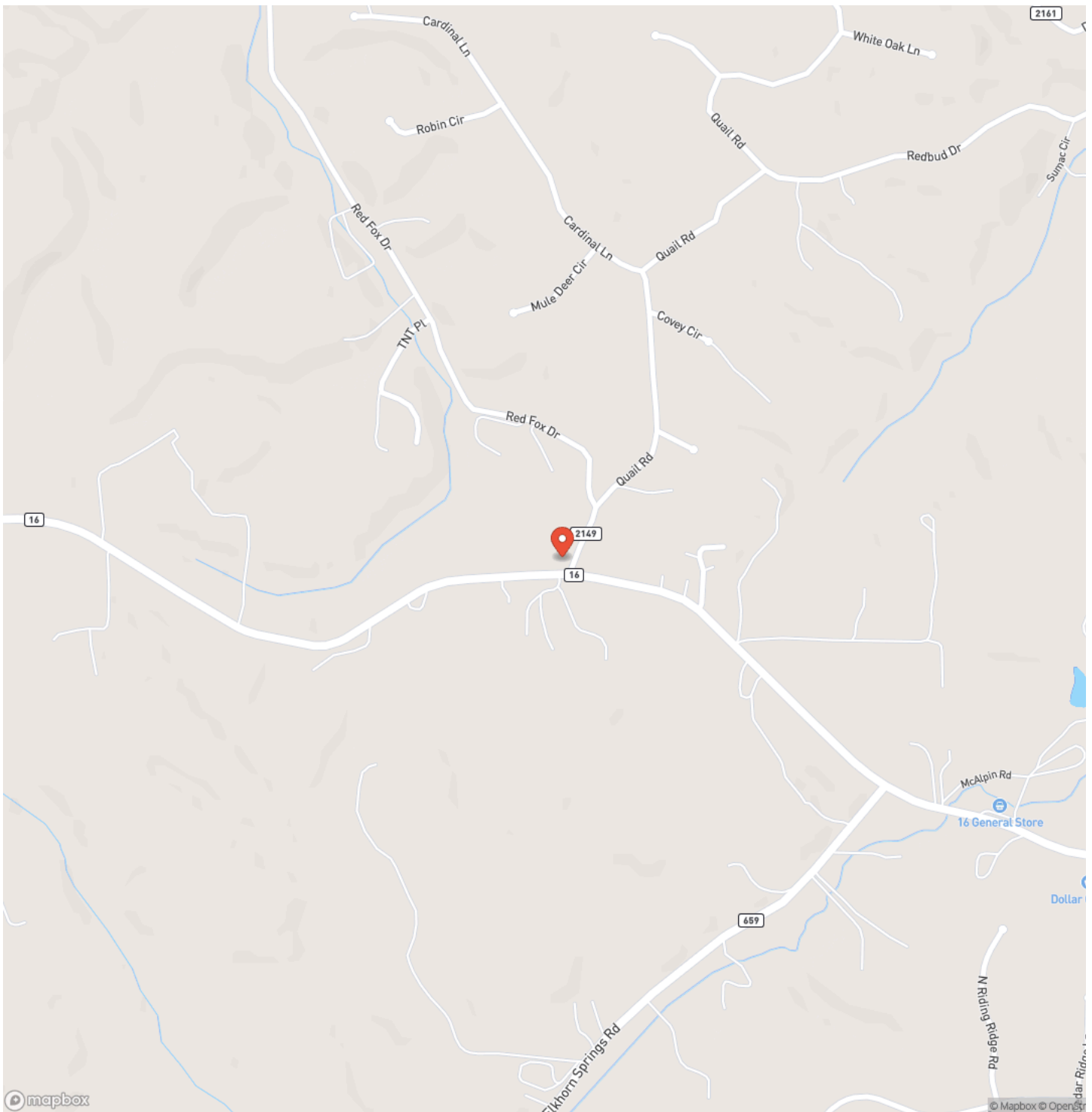
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## Locator Map

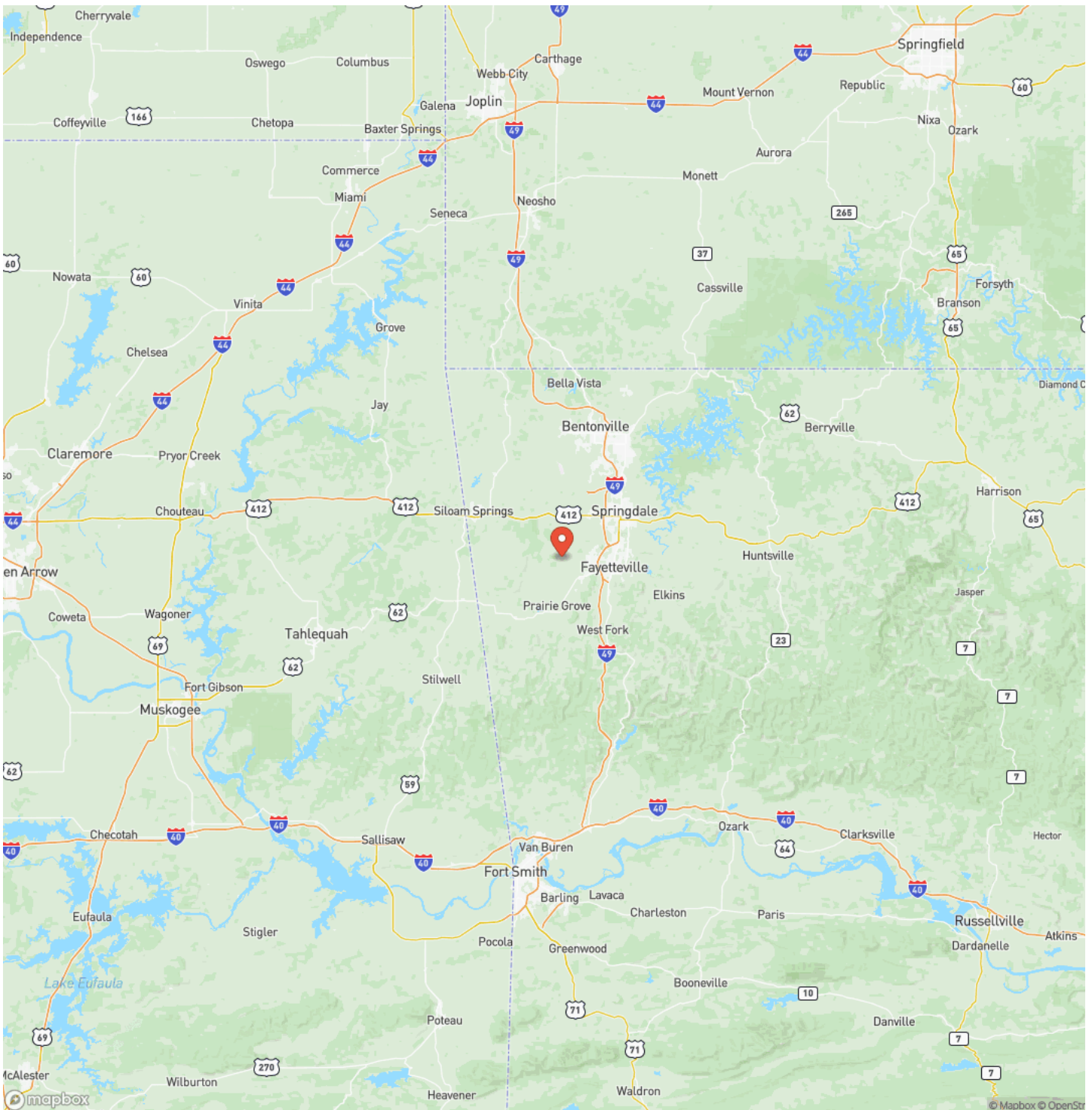




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## Locator Map





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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Thomas "Tom" Johnson - AR office

## Mobile

(816) 215-7869

## Office

(479) 480-7000

## Email

tjohnson2@mossyoakproperties.com

### Address

1200 Fort Street

## City / State / Zip

Barling, AR 72926

## NOTES



**MORE INFO ONLINE:**

**moparkansasland.com**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties Field, Farm, and Homes**

1200 Fort Street  
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