

# For Sale

# Investment Opportunity!

**79.7  
acres**



**Prime  
Location!**

## **Sequoyah Meadows Subdivision 1815 W. Rockwood, Fayetteville, AR Priced at \$2.4 million**

**Zoned  
RSF-4  
Residential**



- Ready for upscale subdivision development!
- Rectangular tract located in East Fayetteville just south of Highway 45/265 intersection, north of the Cliff's Apartment complex
- Property was previously approved for a 100 lot single-family subdivision with lot sizes ranging from .28 to 1.42 acres
- Site is currently wooded in the western portions, with some cleared area near the road frontage portion to the east
- Property is directly north of a 30-acre parcel of land that was recently purchased by Fayetteville Public Schools for the development of a new elementary school
- All utilities are available
- Adjoins a tree preserve and city park
- Frontage on Crossover Road (Highway 265) offers significant commercial opportunities
- **Financing available.** Financing subject to credit and underwriting approval for qualified buyers.
- See next page for location map and previous preliminary plat (not approved)

**For more information contact:**

**Larry Hall at 479.936.2709 or Justin Combs at 479.718.2227**

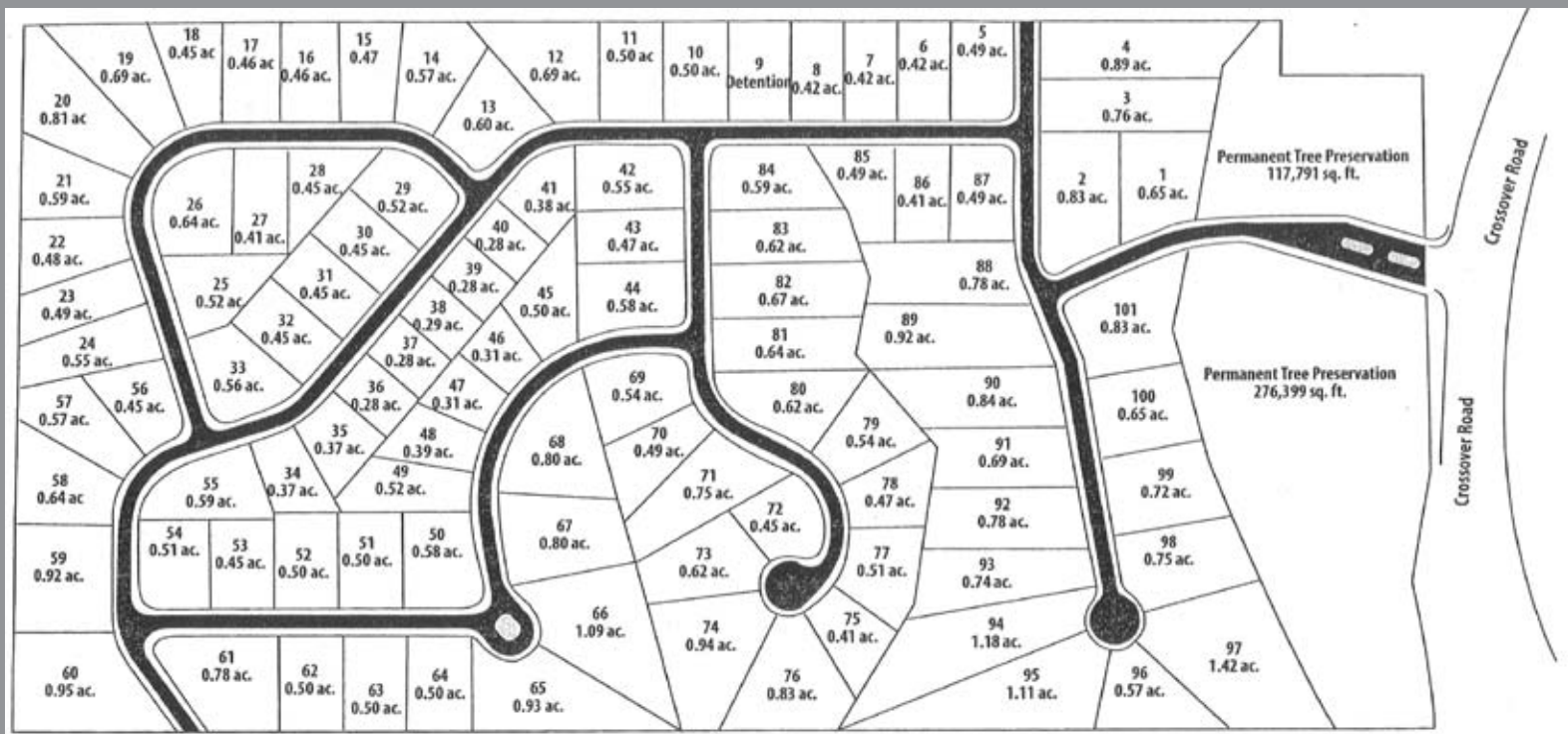
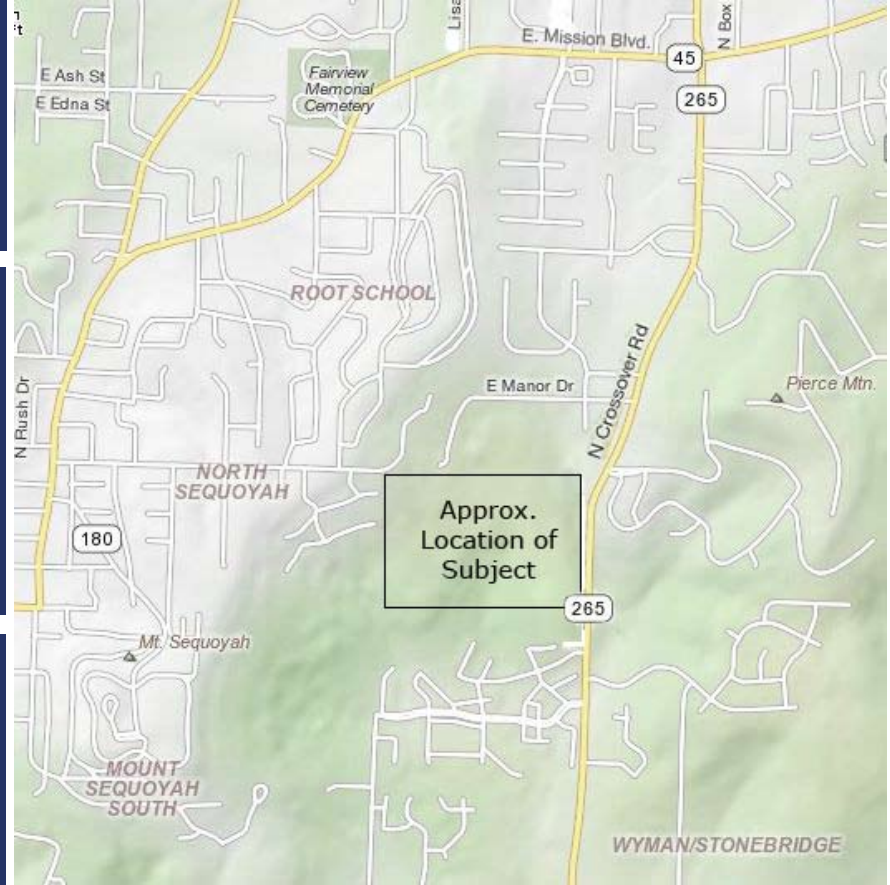
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Previous Preliminary Plat/Not Approved

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