

GROUND LEASE 1.98 +/- AC

3744 Wagon Wheel, Springdale, AR

\$4,166
monthly



- ❖ 1.98 +/- Acres
- ❖ Zoned C-2
- ❖ 158' frontage on Wagon Wheel
- ❖ City utilities available
- ❖ Well water also available

Owner reserves right to build to suit



Bill McClard, CCIM, SIOR
Lindsey & Associates, Inc.
Commercial/Industrial Division
3801 W. Walnut

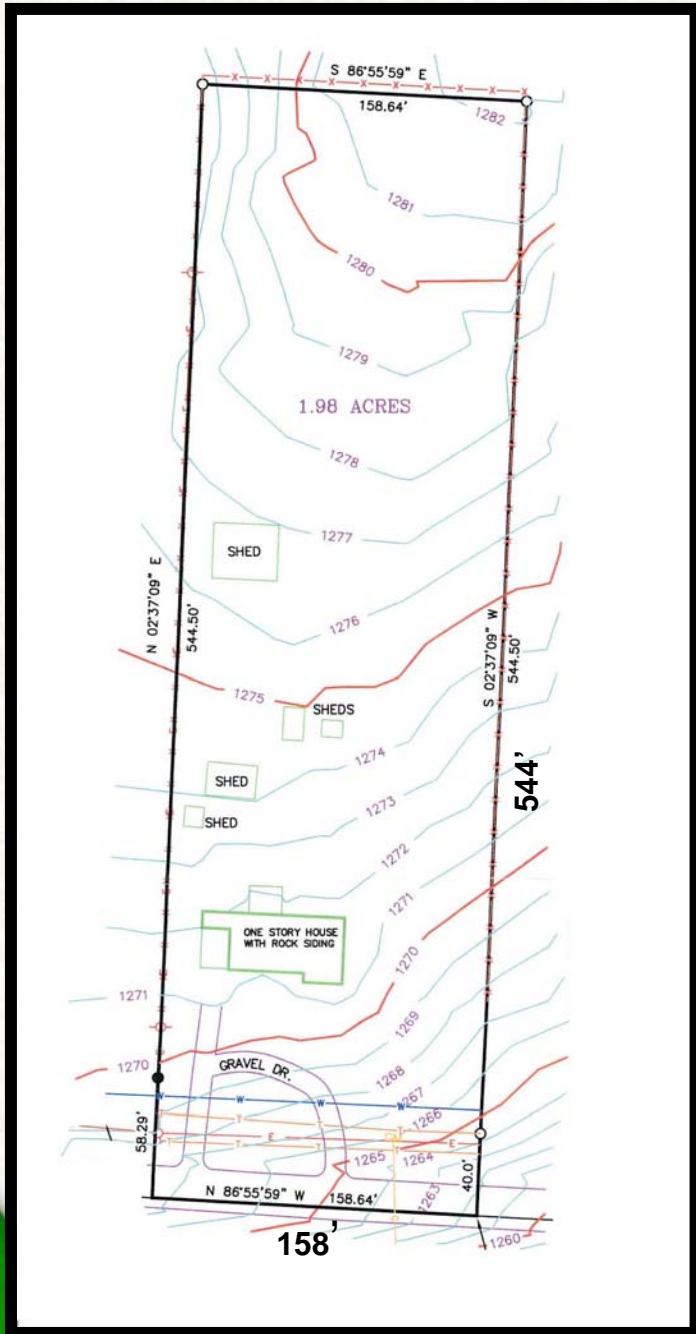
Rogers, Arkansas 72756
(479) 246-1670 or 800-658-4012 Ext. 670
Website: www.BillMcClard.com



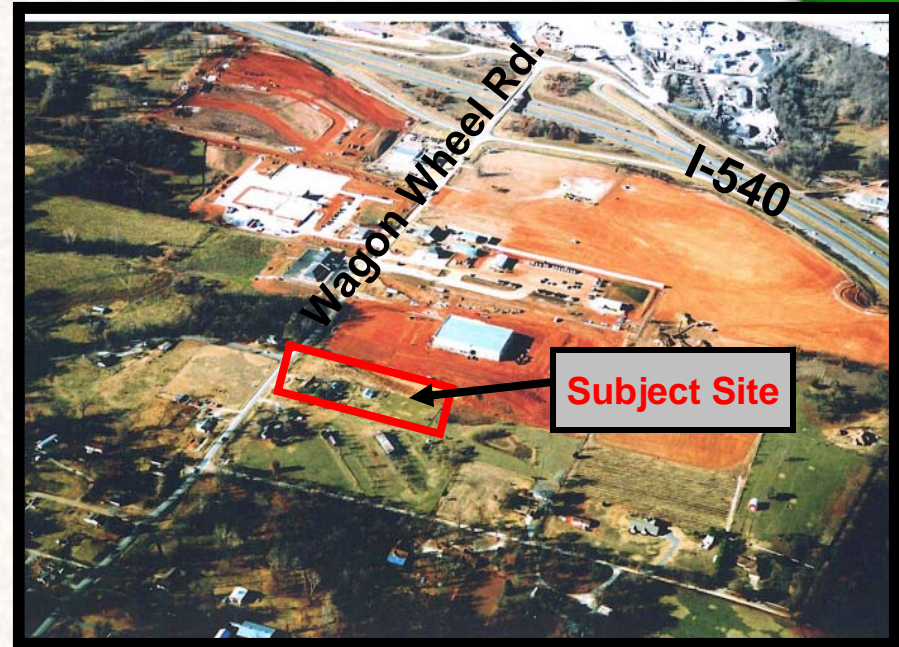
Directions: From I-540, exit 76 onto E. Wagon Wheel Rd. Go approx. 1/2 mile, property on north side of Wagon Wheel Rd.

Owner/Agent
ML#490304

SURVEY



AERIAL



AREA MAP

