



### Cross Property Public Full

[1903 S Powell St, Springdale, AR 72764](#)

LAND



Sub Type: **Commercial** List: **\$70,000**  
 DOM: **1**  
 ML#: **1263817** **Active**  
 County: **Washington** Lot: **0** Block: **0**  
 Location: **Central Business District, Near Trails, Neighborhood Business**  
**(Near Biking, Frontage, Greenway, Paved, Walking Trails)**  
 Description: **Curbing, Sidewalk**  
 Subdivision: **Springdale Outlots** Acres: **0.16**  
 School Dist: **Springdale** Taxes: **\$171**  
 Lot Dim: **132 X 57.5** Surveyed: **Yes**  
 Flood Zone: Frontg: Covenan: Manuf Hm: **No**  
 Zoning: **Com** Disclosure: **Yes**  
 Addl SType: **Commercial, Dev Potential** Surveillance: **No**  
 Surveillance data cannot be verified.

#### Property Information

Electric: **At Street** Lake/Prop:  
 Water/Sewer: **Public Sewer At Street, Public Water At Street**  
 Roads: **Public** In City Limit: **Yes**  
 Topography: **Level, Open** Fencing: **2 Side**  
 Lot Desc: **Cleared, Curbing, Level, Open, Sidewalk**  
 Golf Course: Trail Type: **Biking, Frontage, Greenway, Paved, Walking**  
 Legal: **PT SW SE SE53.75 X 132 .16 A. FURTHER DESCRIBED**  
 Public Remarks: **Amazing opportunity to purchase this small commercial lot fronting the Razorback Greenway in Downtown Springdale. Purchase with lot next door and expand the early-phase Food Truck Court development or develop your project. Water, gas and electric at street. Zoned C-2.**  
 Directions: **Head north on Robinson Ave. Turn left onto S Powell St. In 430 feet, the property will be on your right.**

Information deemed reliable, but not guaranteed.

Prepared By: Payton Parker , Black Bear Real Estate & Development

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