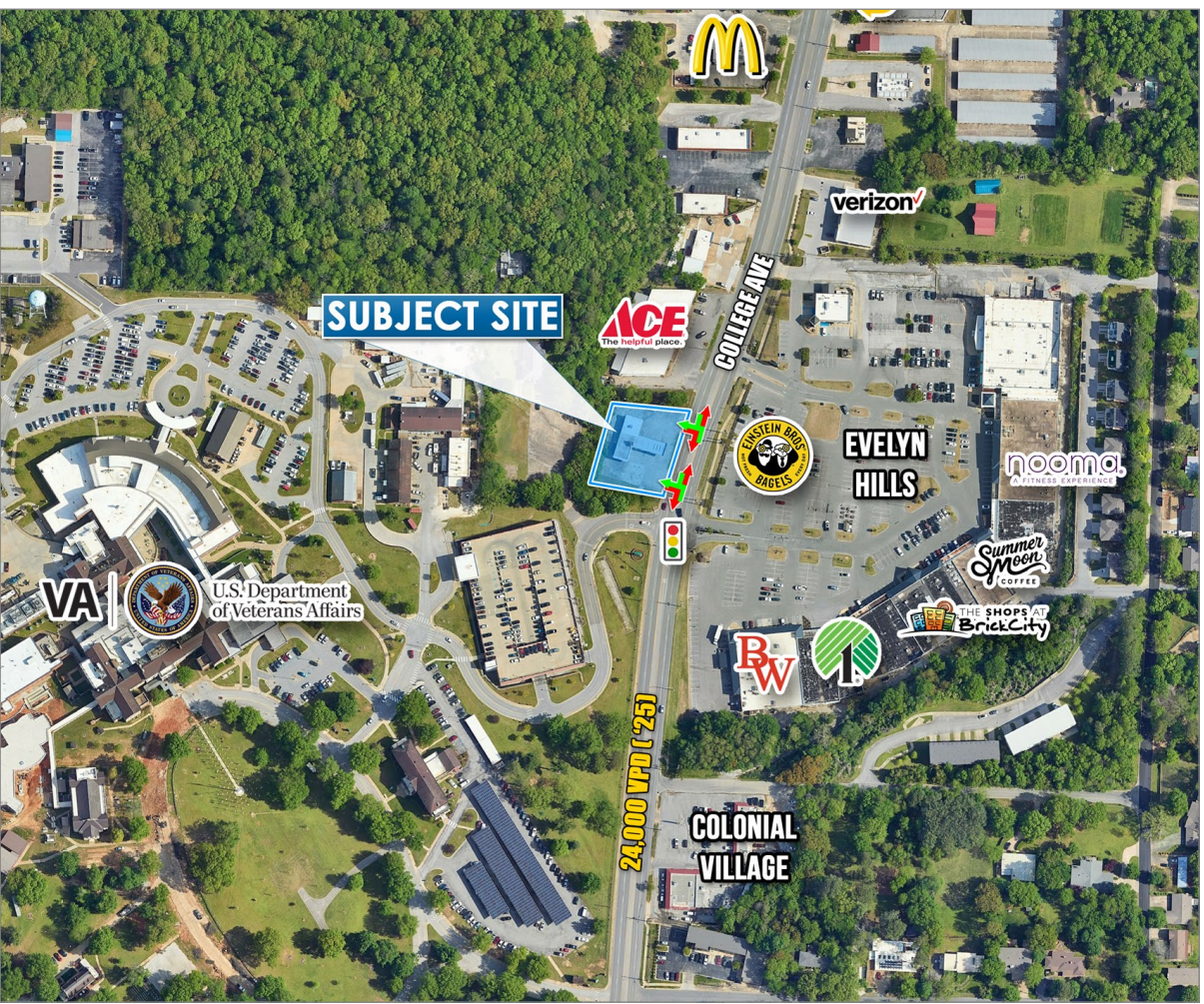


# COLLEGE AVE PAD SITE AVAILABLE

Fayetteville, AR



## LOCATION:

1501 North College Avenue  
Fayetteville, AR 72703

## PROPERTY HIGHLIGHTS:

- **Total Acreage:** +/- 0.69 AC
- Pad site available for ground lease
- Located with frontage along N College Ave, the main central north-south artery through Fayetteville. Less than 2 miles from the University of Arkansas (34,161 students) and across from Evelyn Hills Shopping Center (~1.2M annual visits)
- Contact broker for pricing

## DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Total Population	11,160	71,220	116,414
Daytime Population	10,971	100,387	140,293
Average HH Income	\$46,581	\$53,570	\$65,863

## TRAFFIC COUNTS:

N College Avenue: 24,000 VPD (2025)

CONTACT: **COOPER MONROE** | 501.515.0173 | CMONROE@FALCONCOMPANIES.COM  
**CHRIS MONROE** | 501.831.7015 | CMONROE@MOSESTUCKER.COM  
**GREYSON SKOKOS** | 501.529.8003 | GSKOKOS@MOSESTUCKER.COM



7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

FALCONCOMPANIES.COM

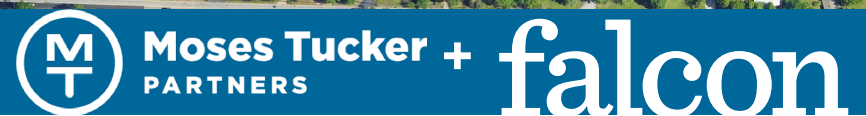
The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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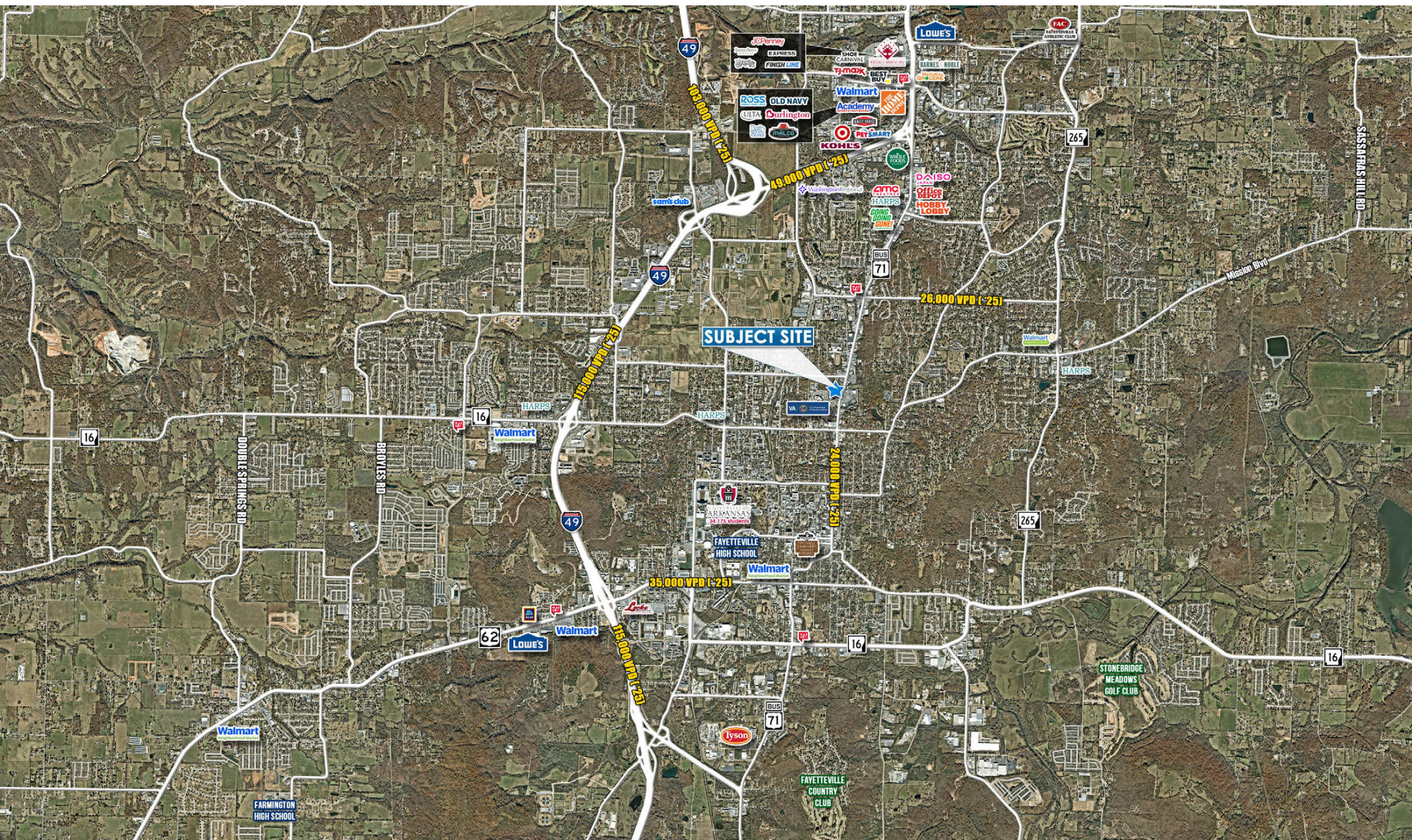
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[FALCONCOMPANIES.COM](http://FALCONCOMPANIES.COM)

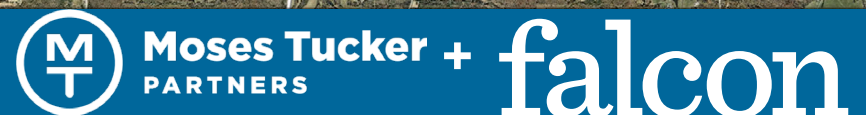
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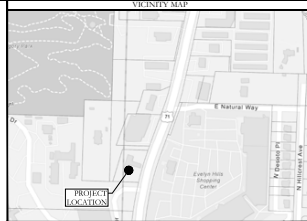
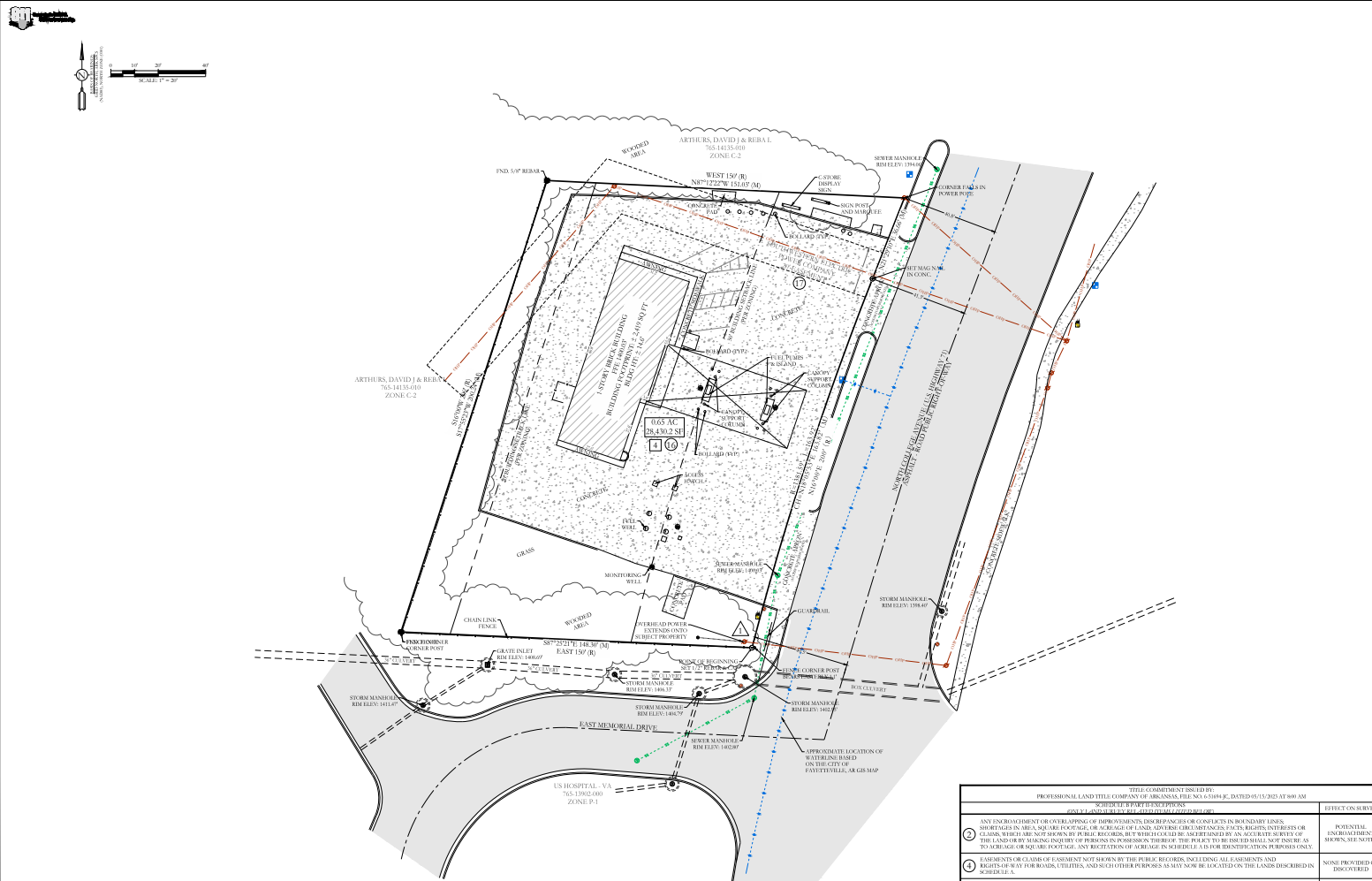
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**GENERAL NOTES**

**GENERAL SURVEYOR'S NOTE:** THIS SURVEY WAS CONDUCTED IN THE FIELD FOR RECORD MEASUREMENTS. SEE THE FIELD BOOK FOR A COMPLETE LIST OF MEASUREMENTS AND CALCULATIONS. ALL ADJACENT OWNERSHIP IS IDENTIFIED AND SHOWN TO THE BEST OF OUR KNOWLEDGE. ADJACENT OWNERSHIP IS IDENTIFIED AND SHOWN TO THE BEST OF OUR KNOWLEDGE. ADJACENT OWNERSHIP IS IDENTIFIED AND SHOWN TO THE BEST OF OUR KNOWLEDGE. ADJACENT OWNERSHIP IS IDENTIFIED AND SHOWN TO THE BEST OF OUR KNOWLEDGE.

**PROPERTY DETAILS & TABLE AT A GLANCE**

1	OWNER OF RECORD	ARTHURS, DAVID & BEBA, L.
2	STREET ADDRESS	1501 COLLEGE AVENUE, FAYETTEVILLE, ARKANSAS 72703
3	TRACT AREA	0.25 ACRES
4	COUNTY PARCEL ID	501370000
5	ZONING DISTRICT & RESTRICTIONS	R-1 (RESIDENTIAL SINGLE-FAMILY)
6	FRONT SETBACK	10 FEET
7	REAR SETBACK	10 FEET
8	SIDE SETBACK	5 FEET
9	HEIGHT RESTRICTIONS	NO MORE THAN 35 FEET
10	ADDITIONAL RESTRICTIONS	SEE ZONING ORDINANCES
11	ADJACENT OWNERSHIP	SEE SURVEY
12	ADJACENT OWNERSHIP	SEE SURVEY
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**ALTA/NSPS CERTIFICATION**

THIS STANDARD DEVELOPMENT COMPANY, LLC PROFESSIONAL LAND TITLE COMPANY OF ARKANSAS IS THE TITLE GRANTEE COMPANY.

THIS CERTIFICATION THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES FOR ALTA/NSPS SURVEYS, AS SET FORTH IN THE ALTA/NSPS SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER, WAS COMPLETED ON 07/11/2024.

WE CORRECTLY MEASURED ARKANSAS STATE LAND SURVEY SYSTEM

HOPE CONSULTING, INC. 1501 COLLEGE AVENUE, FAYETTEVILLE, AR 72703

**PROPERTY DESCRIPTION FROM COMMENT**

EXHIBIT A

THE 0.25 ACRES OF LAND, BEING PART OF THE 1501 COLLEGE AVENUE, FAYETTEVILLE, ARKANSAS, AS SHOWN ON THE SURVEY DATED 07/11/2024, IS THE PROPERTY OF ARTHURS, DAVID & BEBA, L. THE PROPERTY IS BOUND BY WEST 150' RD TO THE NORTH, EAST 150' RD TO THE EAST, AND US HOSPITAL VA TO THE SOUTH. THE PROPERTY IS BOUND BY THE 10' FRONT SETBACK TO THE WEST. THE PROPERTY IS BOUND BY THE 10' REAR SETBACK TO THE NORTH. THE PROPERTY IS BOUND BY THE 5' SIDE SETBACK TO THE EAST AND WEST.

**PROPERTY DESCRIPTION FROM LAND SURVEY**

EXHIBIT A

THE 0.25 ACRES OF LAND, BEING PART OF THE 1501 COLLEGE AVENUE, FAYETTEVILLE, ARKANSAS, AS SHOWN ON THE SURVEY DATED 07/11/2024, IS THE PROPERTY OF ARTHURS, DAVID & BEBA, L. THE PROPERTY IS BOUND BY WEST 150' RD TO THE NORTH, EAST 150' RD TO THE EAST, AND US HOSPITAL VA TO THE SOUTH. THE PROPERTY IS BOUND BY THE 10' FRONT SETBACK TO THE WEST. THE PROPERTY IS BOUND BY THE 10' REAR SETBACK TO THE NORTH. THE PROPERTY IS BOUND BY THE 5' SIDE SETBACK TO THE EAST AND WEST.

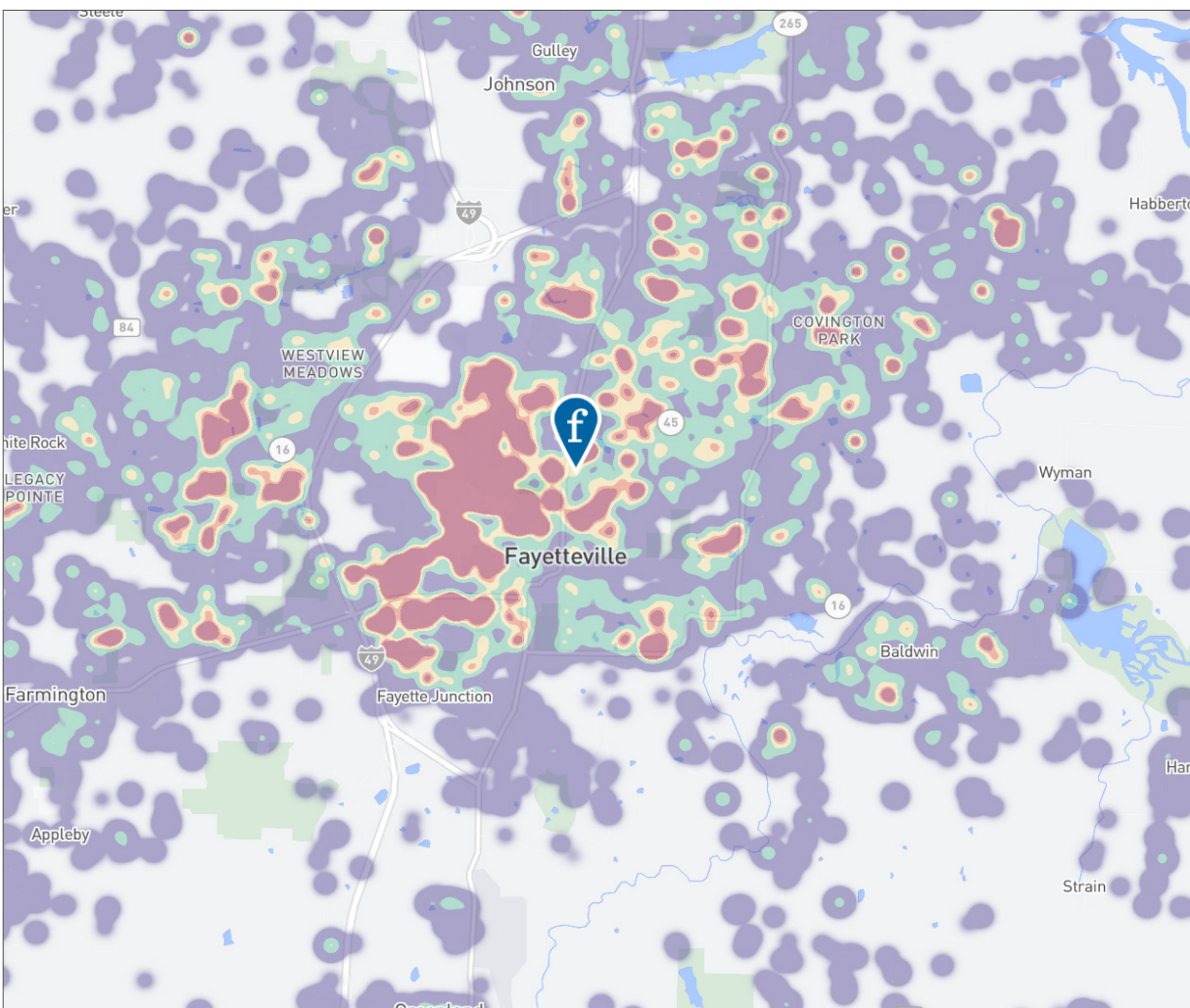
**7216 COMMITMENT 0861000**

PROFESSIONAL LAND TITLE COMPANY OF ARKANSAS FILE NO. 61048 F, DATED 05/15/2023 AT 800 AM

NOTICE	EFFECT ON BUYER
1. ANY ENCROACHMENT OR OVERLAP OF IMPROVEMENTS, ENCROACHMENTS OR CONTACTS IN BOUNDARY LINES, SURVEYED AREA, OR ADJACENT AREAS OF LANDS, AND/OR CONTACTS WITH ADJACENT BOUNDARY LINES, SHALL BE THE RESPONSIBILITY OF THE BUYER. THE BUYER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF THE LAND OR ADJACENT AREAS OF LANDS IN POSSESSION OF THE PROPERTY TO BE PURCHASED, NOT IN THE POSSESSION OF THE SELLER. ANY ENCROACHMENT OR OVERLAP OF IMPROVEMENTS, ENCROACHMENTS OR CONTACTS IN BOUNDARY LINES, SURVEYED AREA, OR ADJACENT AREAS OF LANDS, AND/OR CONTACTS WITH ADJACENT BOUNDARY LINES, SHALL BE THE RESPONSIBILITY OF THE BUYER. THE BUYER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF THE LAND OR ADJACENT AREAS OF LANDS IN POSSESSION OF THE PROPERTY TO BE PURCHASED, NOT IN THE POSSESSION OF THE SELLER.	POTENTIAL ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY, ETC.
2. EASEMENTS OR CLAIMS OF EASEMENT NOT SHOWN BY THE PUBLIC RECORDS, INCLUDING ALL EASEMENTS AND RIGHTS OF WAY FOR ROADS, UTILITIES, AND SUCH OTHER PURPOSES AS MAY NOW BE LOCATED ON THE LANDS DESCRIBED IN SCHEDULE A.	NONE PROVIDED
3. RESERVATIONS OR CLAIMS OF RESERVATION FROM THE UNITED STATES OF AMERICA OR STATE WHERE LOCATED AND DESCRIBED IN SCHEDULE A.	PATENT UNKNOWN.
4. COVENANTS, RESTRICTIONS, EASEMENTS AND BOUNDING LINES, OTHER THAN CITY OR COUNTY ORDINANCES, BUT INCLUDING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRETION BASED ON RACE, COLOR, RELIGION, SEX, PARENTS OF FAMILIES WITH OR WITHOUT CHILDREN TO THE EXTENT OF SUCH COVENANTS, CONDITIONS OR RESTRICTIONS OR BOUNDING LINES.	SUBJECT TO ANY RESTRICTIONS, EASEMENTS, BOUNDING LINES, OR COVENANTS AS SHOWN.
5. THE POLICY WILL NOT INSURE AGAINST ANY MENTIONS OF AGEING IS FOR DESCRIPTIVE PURPOSES ONLY.	AGEING AS SHOWN.
6. RIGHT OF WAY AND EASEMENT EXERCISED BY DAVID, AND BEBA, ARTHURS IN FAVOR OF SOUTHWESTERN ELECTRIC POWER COMPANY REQUIRED BY 111.206 AND 111.208, AND 111.209, AND 111.210, AND 111.211, AND 111.212, AND 111.213, AND 111.214, AND 111.215, AND 111.216, AND 111.217, AND 111.218, AND 111.219, AND 111.220, AND 111.221, AND 111.222, AND 111.223, AND 111.224, AND 111.225, AND 111.226, AND 111.227, AND 111.228, AND 111.229, AND 111.230, AND 111.231, AND 111.232, AND 111.233, AND 111.234, AND 111.235, AND 111.236, AND 111.237, AND 111.238, AND 111.239, AND 111.240, AND 111.241, AND 111.242, AND 111.243, AND 111.244, AND 111.245, AND 111.246, AND 111.247, AND 111.248, AND 111.249, AND 111.250, AND 111.251, AND 111.252, AND 111.253, AND 111.254, AND 111.255, AND 111.256, AND 111.257, AND 111.258, AND 111.259, AND 111.260, AND 111.261, AND 111.262, AND 111.263, AND 111.264, AND 111.265, AND 111.266, AND 111.267, AND 111.268, AND 111.269, AND 111.270, AND 111.271, AND 111.272, AND 111.273, AND 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# COLLEGE AVE PAD SITE AVAILABLE

1501 North College Ave, Fayetteville, AR 72703



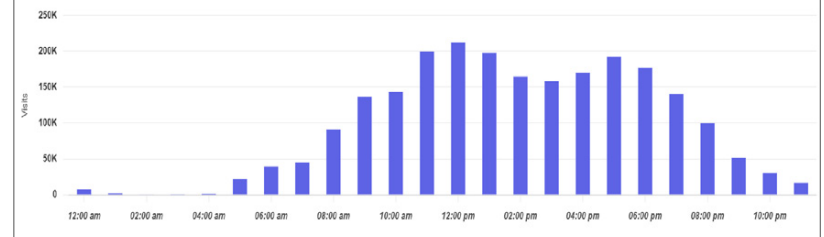
AREA TRAFFIC GENERATOR FOOT TRAFFIC (12 mos: Oct 2024 to Oct 2025)

**Evelyn Hills Shopping Center:** est. # of Customers: 324,000 customers      est. # of visits: 1,200,000 visits

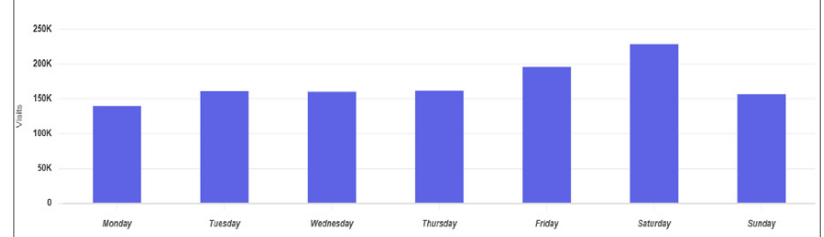
## AREA TRAFFIC GENERATORS:

- Evelyn Hills Shopping Center

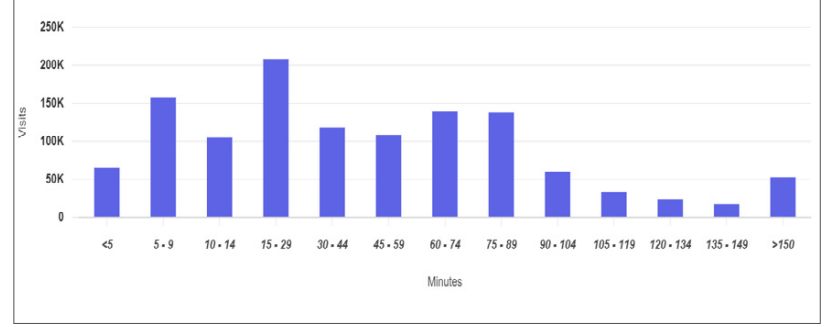
### HOURLY VISITS:



### DAILY VISITS:



### LENGTH OF STAY:



CONTACT: **COOPER MONROE** | 501.515.0173 | CMONROE@FALCONCOMPANIES.COM  
**CHRIS MONROE** | 501.831.7015 | CMONROE@MOSESTUCKER.COM  
**GREYSON SKOKOS** | 501.529.8003 | GSKOKOS@MOSESTUCKER.COM



7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

FALCONCOMPANIES.COM

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# DEMOGRAPHIC SUMMARY

1501 N College Ave, Fayetteville, Arkansas, 72703

Ring of 3 miles

## KEY FACTS



71,220

Population



100,387

Daytime Population



1.05%

'23-'28 Compound Annual Growth Rate



30,234

Households



\$368,665

Median Home Value



27.2

Median Age

## EDUCATION



20%

High School Diploma



14%

Some College



49.60%

Bachelor's Degree or Graduate Degree

## INCOME



\$53,570

Median Household Income



\$84,430

Average Household Income



\$36,177

Per Capita Income



\$17,967

Median Net Worth

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$74,023

Total Annual Expenditures



\$3,118

2025 Meals at Restaurants



\$5,566

2025 Meals at Home



\$23,284

Retail Goods



\$2,965

Entertainment



\$805

Personal Care



\$5,346

Health Care

## BUSINESS



3,233

Total Businesses



58,994

Total Employees



27.56%

Blue Collar Occupation



72.44%

White Collar Occupation

## Tapestry

Top 3 segments by household count

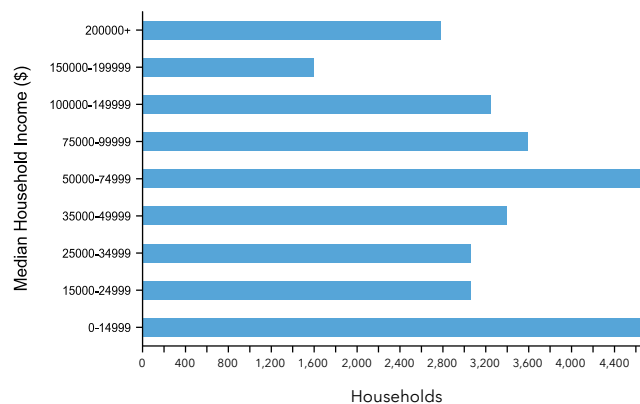
**B2 College Towns >** 7,133 | **23.6%**

**D1 Emerging Hub >** 6,129 | **20.3%**

**B1 Dorms to Diplomas >** 4,967 | **16.4%**

**Other** 12.0K | **39.7%**

[View comparison table](#)



## 2025 Race and ethnicity (Esri)

The largest group: White Alone (74.84)

The smallest group: Pacific Islander Alone (0.60)

Indicator	Value	Diff
White Alone	74.84	+5.46
Black Alone	6.83	+3.95
American Indian/Alaska Native Alone	1.14	-2.24
Asian Alone	3.44	-0.02
Pacific Islander Alone	0.60	-0.82
Other Race	3.63	-4.76
Two or More Races	9.52	-1.57
Hispanic Origin (Any Race)	8.94	-6.92

Bars show deviation from Ft. Smith-Fayetteville-Springdale-Rogers, AR

# INFORMATION ABOUT BROKERAGE SERVICES

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Falcon Realty Advisors  
Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

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License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

Timothy Hughes  
Designated Broker of Firm

335775  
License No.

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E-Mail

972-404-8383  
Phone

\_\_\_\_\_  
Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

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Buyer / Tenant / Seller / Landlord Initials

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