



**UNDERWOOD PARK**  
DEVELOPMENT



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This ready-to-develop property is ideal for builders, developers, and investors looking to capitalize on Fayetteville's expanding residential market. Whether for a large-scale single-family home community, townhome development, or mixed-use project, this site offers significant potential.

## Key Highlights

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**Flexible Development Options** – Single-family residential and residential office zoning allow for diverse investment opportunities

**Strategic Location** – Situated near I-49, providing easy access to retail, schools, and employment centers

**Strong Housing Demand** – Fayetteville's continued population and economic growth fuel demand for new housing and mixed-use developments

**City Utilities Available** – Water, sewer, and electricity available for seamless development

**Growing Residential Corridor** – Surrounded by established neighborhoods and expanding commercial areas

# Property Overview

Approximate Location of Three Zones:

- Coamenai Parcel
- Apartment Lot
- Residential Lot



## UNDERWOOD PARK VISION PLAN PROGRAM

- |                                |                                     |
|--------------------------------|-------------------------------------|
| 1 Nature Trails                | 16 Kayak + Paddle Board Access      |
| 2 Playground                   | 17 City Planted + Cared for Gardens |
| 3 Walking / Jogging Paths      | 18 Enlarged Pond                    |
| 4 Open Multi-Use Green Space   | 19 Bird Watching Wildlife Blind     |
| 5 Ecological Restoration Areas | 20 Art Infused Bridge               |
| 6 Entrance + Parking           | 21 Food Truck Court                 |
| 7 Pickleball Courts            | 22 Hammock Pole Area                |
| 8 Wetland Boardwalk            | 23 Basketball Court                 |
| 9 Creek Play Access            | 24 Performance Space + RR           |
| 10 Splashpad                   | 25 Lake Deck                        |
| 11 Pavilion + Rest Rooms (RR)  | 26 Buffer Area                      |
| 12 Dog Park                    | 27 Possible Lake Access             |
| 13 Fishing Piers               | 28 Historic Interpretation Area     |
| 14 Disc Golf (Partial)         | 29 Possible Access Point            |
| 15 Entry Plaza + Picnic Area   | 30 Sitting/ Social Area             |

# Park Overview

Fayetteville's newest community park – Underwood Park – which is located on the site of the former Razorback golf course west of Deane Solomon Road and will consist of just over 65 acres.

The master plan for the park shows a basketball court, pickleball courts, a playground and a splash pad on the north side of the park with open multi-use green spaces to the north and south. A boardwalk through the park's wetland and prairie areas is also shown, along with both soft and hard surface jogging paths.

A dog park is planned on the east side of the park, and a disc golf course would be built on the western edge. A performance space is shown near the center of the park.

Other amenities include ponds with kayak access and fishing piers, a bird-watching area, a hammock yard, a creek play area, pavilion, parking and restrooms.

\*Source: Fayetteville Flyer





## Underwood Park Masterplan Program

- 1 Nature Trails
- 2 Playground
- 3 Walking / Jogging Paths
- 4 Open Multi-Use Green Space
- 5 Ecological Restoration Areas
- 6 Entrance + Parking
- 7 Pickleball Courts
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- 30 Sitting / Social Area



## Commercial Parcel Overview

### Prime Development Opportunity in Fayetteville, AR

This exceptional 15.63-acre commercial development opportunity is located on the west side of Fayetteville, AR, near I-49 and Deane Solomon Road. With high visibility, easy access to major roadways, and proximity to growing residential and business communities, this site is ideal for a variety of commercial uses.

# Under Contract

**Location:** west Fayetteville, AR – Near I-49 & Deane Solomon Rd.

**Total Size:** 15.63 acres (divided into five parcels)

**Parcel A:** 5.20 acres

**Parcel B:** 3.83 acres

**Parcel C:** 2.28 acres

**Parcel D:** 2.25 acres

**Parcel E:** 2.07 acres

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**Pricing:** \$4,495,000 for the entire 15.63 acres

# Commercial Lot Details

This commercial land presents a prime investment opportunity in one of Fayetteville's most desirable growth corridors. With flexible parcel sizes and multiple development possibilities, this site is perfect for business expansion, investor portfolios, and commercial developers looking for their next big project.

**Zoning:** Mixed-use – Approved for retail, office, restaurant and housing development.

**Utilities & Infrastructure:** City water, sewer, and electric available

**Pricing:** \$4,495,000 for the entire 15.63 acres

## Key Highlights

**Strategic Location** – Positioned near I-49 and Hwy 112, providing excellent regional access.

**High-Growth Area** – Surrounded by expanding residential and commercial developments

**Flexible Development Options** – Ideal for retail centers, office buildings, restaurants, or mixed-use projects

**City Utilities Available** – Ready for development with access to essential infrastructure





## Apartment Lot Overview

### Prime Multi-Family Development Site

This 28.03-acre site, on the west side of Fayetteville, AR, is located on Deane Solomon Road, conveniently placed between I-49 and Hwy 112. This site offers a premier investment opportunity for multi-family development. With zoning already approved for 602 residential units, this property provides an ideal foundation for a large-scale apartment complex in a rapidly growing area.

**Location:** West Fayetteville, AR – Near I-49 & Deane Solomon Rd.

**Parcel Size:** 28.03 acres

**Price:** \$7,800,000

# Apartment Lot Details

This ready-to-develop site is ideal for investors and developers looking to capitalize on Fayetteville's expanding housing market. With high-density zoning already in place, the property is well-positioned for a large-scale apartment community, build-to-rent project, or mixed-use development.

**Zoning:** Approved for 602 multi-family units

**Utilities & Infrastructure:** Raw land with access to city water, sewer, and electric

**Pricing:** \$7,800,000 for the entire 28.03-acre site

## Key Highlights

**High-Density Zoning** – Approved for 602 apartment units, maximizing development potential

**Strategic Location** – Near I-49 and Hwy 112, providing easy connectivity to key employment and retail centers.

**Rapid Growth Area** – West Fayetteville is experiencing strong residential and commercial expansion

**City Utilities Available** – Infrastructure access simplifies the development process

**Strong Market Demand** – Increasing rental demand driven by population and job growth





## Residential Lot Overview

### Prime Residential & Mixed-Use Development Site

Located on the west side of Fayetteville, AR, this 49.01-acre property presents a versatile residential development opportunity. The land is divided into two parcels, with zoning that allows for single-family homes and residential office (RO) development, offering flexibility for investors and developers.

# Under Contract

**Location:** west Fayetteville, AR – On Deane Solomon Rd, near I-49 and Hwy 112.

**Total Parcel Size:** 49.01 acres

**Parcel A:** 33 acres – Zoned Single-Family Residential (4 units per acre)

**Parcel B:** 16.01 acres – Zoned Residential Office (RO)

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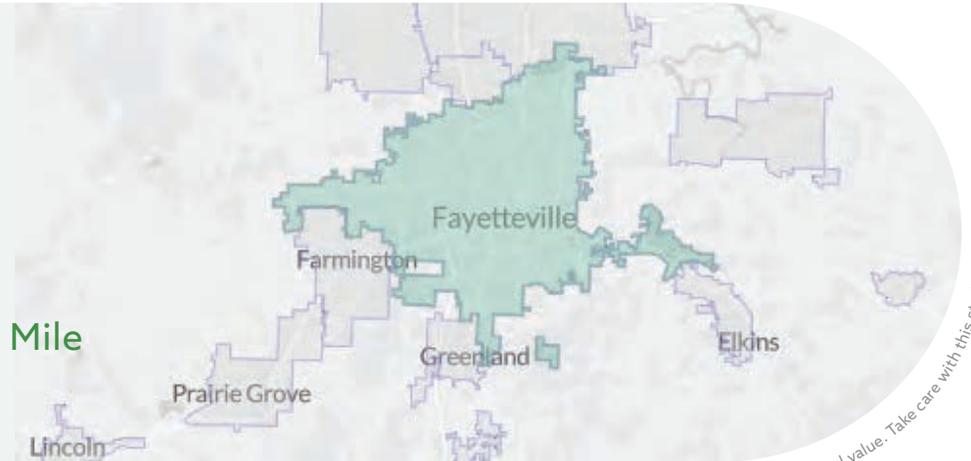
**Price:** \$5,500,000

# Demographics

**101,694**  
Population

Census data: ACS 2023 1-year unless noted

**54.8** Square Miles  
**1,857.3** People Per Square Mile



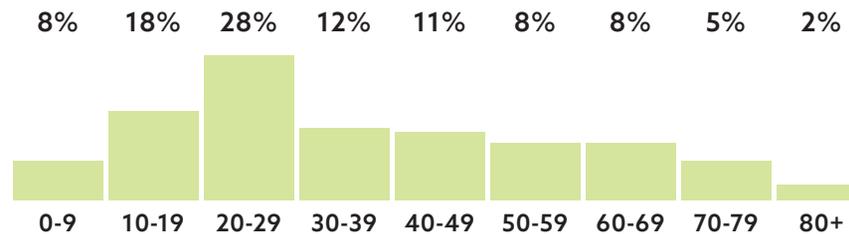
\*Margin of error is at least 10 percent of the total value. Take care with this statistic.

**27.6**  
Median age

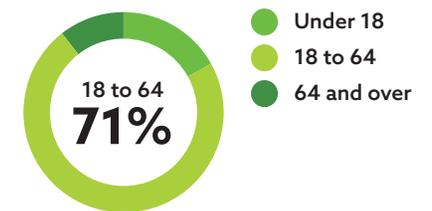
about 80 percent of the figure in the Fayetteville-Springdale-Rogers, AR Metro Area: 34.9

about two-thirds of the figure in Arkansas: 38.9

## Population by age range



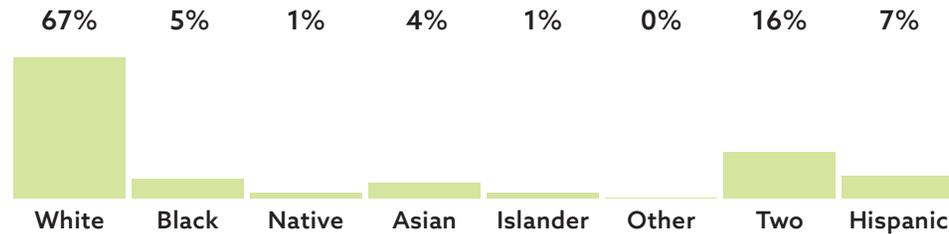
## Population by age category



## Sex



## Race & Ethnicity



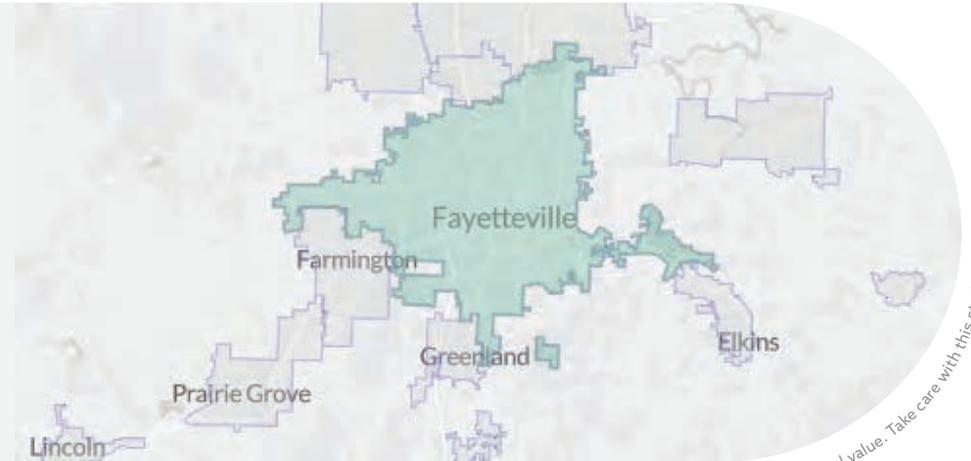
\* Hispanic includes respondents of any race. Other categories are non-Hispanic.

# Housing

# 45,946

Number of housing units

the Fayetteville-Springdale-Rogers,  
AR Metro Area: 243,428  
Arkansas: 1,409,104

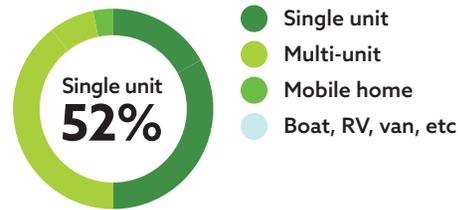


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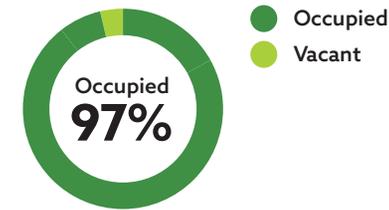
## Ownership of occupied units



## Types of structure



## Occupied vs. Vacant Multi-Family



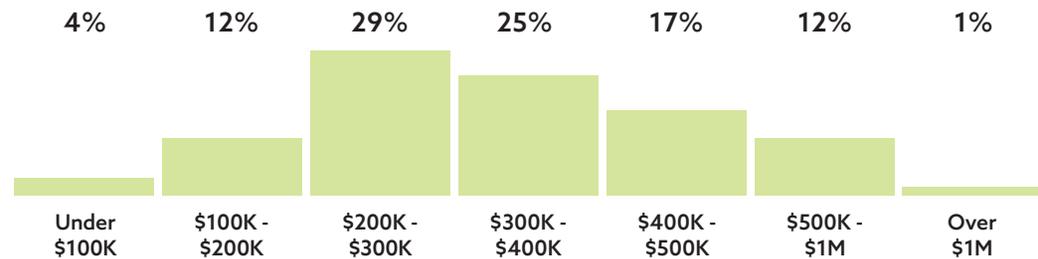
## Value

# \$376,200

Median value of owner-occupied housing units

about 10 percent higher than the amount in the Fayetteville-Springdale-Rogers,  
AR Metro Area: \$342,100  
nearly double the amount in Arkansas: \$195,700

## Value of owner-occupied housing units



\*ACS 2023 5-year data

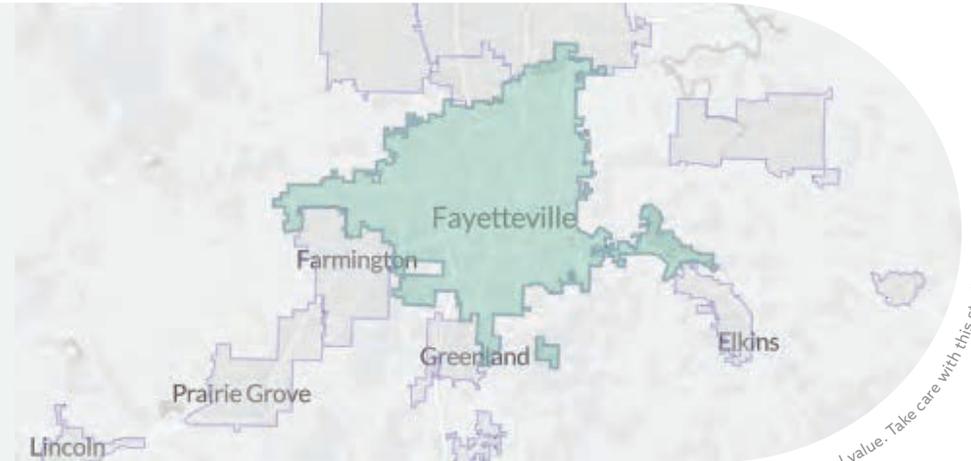
# Economics

# \$35,670

## Per capita income

about 90 percent of the amount in the Fayetteville-Springdale-Rogers, AR Metro Area: \$40,844

about 10 percent higher than the amount in Arkansas: \$33,012



\*Margin of error is at least 10 percent of the total value. Take care with this statistic.

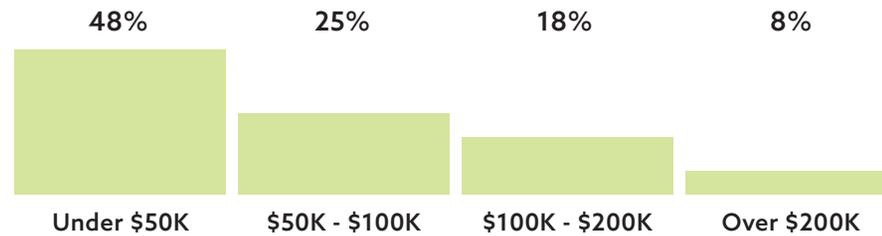
# \$51,513

## Median household income

about two-thirds of the amount in the Fayetteville-Springdale-Rogers, AR Metro Area: \$77,695

about 90 percent of the amount in Arkansas: \$58,700

### Household income



### Transportation to work

# 18.2 minutes

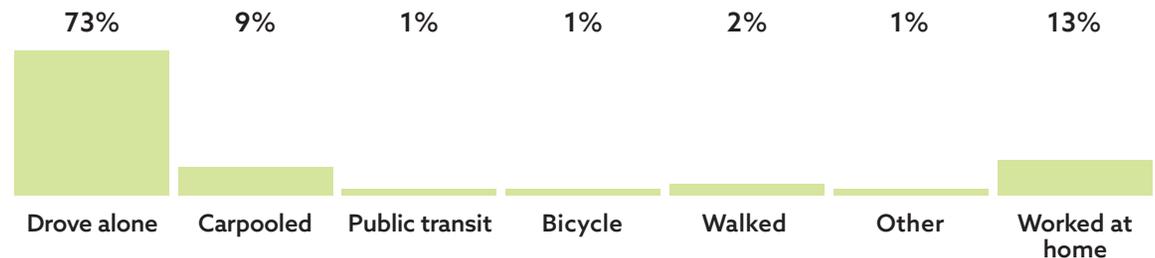
## Mean travel time to work

\* ACS 2023 5-year data

about 90 percent of the figure in the Fayetteville-Springdale-Rogers, AR Metro Area: 21.2 5,104,890

about 80 percent of the figure in Arkansas: 22.4 27,063,576

### Means of transportation to work



\* Universe: Workers 16 years and over

# Local Retail and Transit



\*ADT as of 2023

# Learn More About Fayetteville

Fayetteville is the second largest city in Arkansas and one of the fastest growing cities in the state. Proximity to major employers, high quality of life and University of Arkansas enrollment are just a few reasons why Fayetteville's population has grown so significantly – currently, about 4,000 people annually, or 11 per day.

## Best Places to Live

For the eighth year in a row, Fayetteville has been selected as one of *U.S. News & World Report's* top 10 Best Places to Live in the U.S. In its newest rankings, Fayetteville was once again listed in the Top 10.

The publication uses data from trusted sources, including the U.S. Census Bureau, FBI, U.S. Department of Labor and U.S. News's own internal resources, to create indexes on the job market, housing affordability, quality of life, desirability and net migration to rank 150 cities across the country. Since 2016, Fayetteville has appeared among the top 10 in this ranking.

## Highway 112 Project

The City of Fayetteville, the Arkansas Department of Transportation (ARDOT, previously known as AHTD – Arkansas Highway and Transportation Department) and the University of Arkansas (UA) have participated in various state Highway 112 improvement projects over several years. Segments of Highway 112 meander through Fayetteville and those segments are often known by their local name, such as Razorback Road, Maple Street and Garland Avenue. The state highway serves as a major north-south arterial road connecting Interstate 49 to the north and Highway 71 to the south, and serves as the main north-south entrance to/access through the University of Arkansas campus.

After a decade of construction work and various funding mechanisms, including federal grant money, the goal is to complete the improvements to the entire length of Highway 112 within city limits and then reclassify Highway 112 segments (between 15th Street and Interstate 49) to city streets. The City of Fayetteville will then own and maintain these roadways (Resolution 27-17). ARDOT will continue to maintain some segments of Highway 112. The University of Arkansas will maintain several sections of roadway infrastructure and landscaping adjacent to campus.

## Housing in Fayetteville

Fayetteville is the second largest and one of the fastest growing cities in Arkansas. Proximity to major employers, high quality of life and University of Arkansas enrollment are just a few reasons why Fayetteville's population has grown so significantly – currently, about 4,000 people annually, or 11 per day.

Housing stock across the city has not kept up with population growth, which has contributed to low vacancy rates and increasing housing costs. More than 1,000 additional housing units per year are needed to accommodate Fayetteville's population growth projections.

The City of Fayetteville is pursuing multiple avenues to help address housing needs and improve access to housing for its current and future residents. This includes implementing long-range plans focused on housing, recommending rezoning strategies to prioritize infill, investing in infrastructure, working with non-profit organizations and more.

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