



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

GROUND LEASE OR BUILD-TO-SUIT

W Centerton Blvd, Centerton, AR



CONTACT US TODAY

479.271.6118 | mosestucker.com



Property Understanding

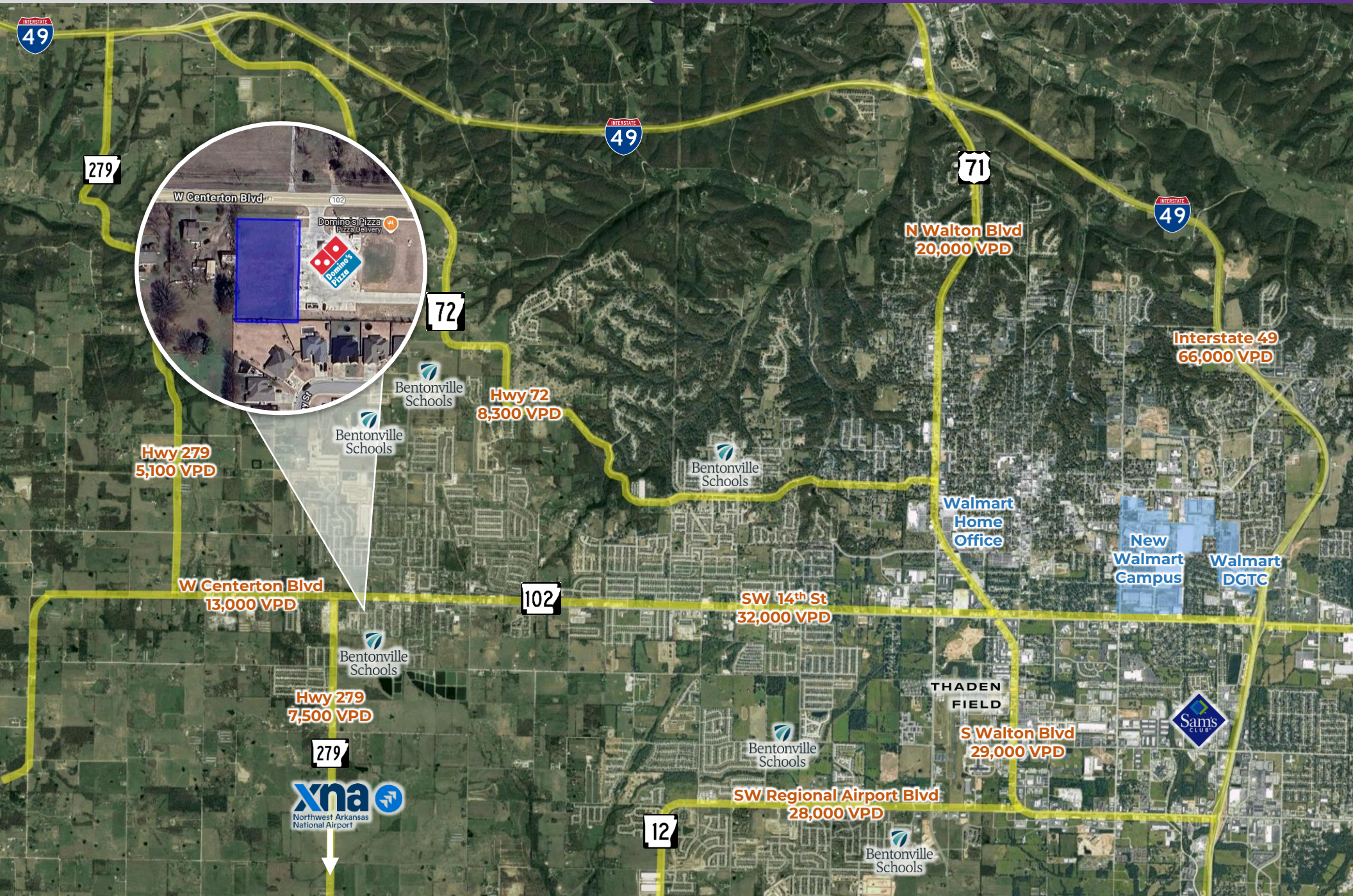
OVERVIEW

Offering	For Ground Lease or Build-to-Suit
Lease Rate	Negotiable
Address	W Centerton Blvd
City/State	Centerton, AR 72719
Property Type	Land
Lot Size	±0.84 Acres
Zoning	C-2
Traffic Counts	<ul style="list-style-type: none"> ○ W Centerton Blvd – 13,000 VPD ○ Hwy 279 – 7,500 VPD

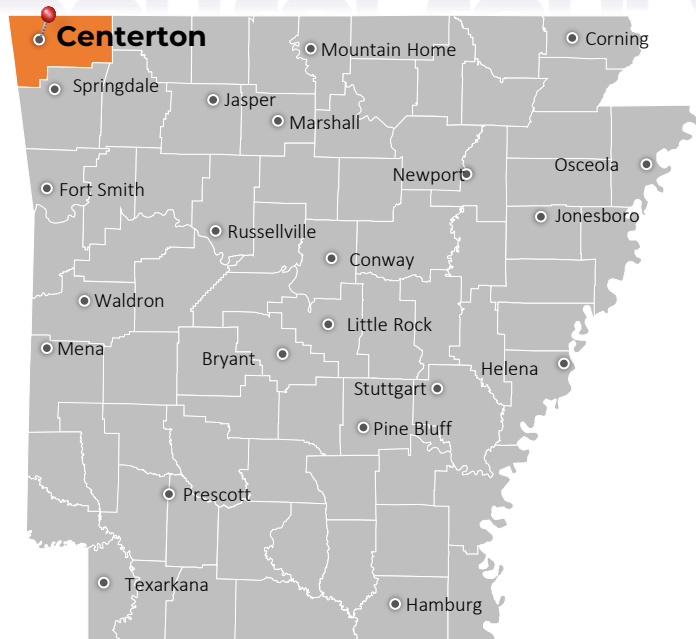
PROPERTY HIGHLIGHTS

- Approximately 150 linear feet of frontage on W Centerton Blvd/Hwy 102 (13,000 VPD)
- Favorable terrain for development
- Future road improvements/roundabout planned adjacent to the property
- New single-family development and new Harps Foods grocery store planned across the highway from this property
- 6.8 miles to I-49 (66,000 VPD)
- 5.4 miles to Northwest Arkansas National Airport (XNA)





Centerton, AR



Centerton is a city in Benton County, Arkansas. Located west of Bentonville on Highway 102, Centerton is part of the Northwest Arkansas region, which is one of the fastest-growing metro areas in the country. Once a predominantly agricultural area, Centerton has diversified its economy with the growth of nearby cities like Bentonville, home to Walmart's headquarters. Many residents commute to nearby cities for work, contributing to the local economy through retail, service industries, and healthcare.

Centerton has seen significant residential and commercial development in recent years, with new subdivisions, shopping centers, and amenities catering to its growing population. This growth has led to increased demand for housing and services. Interstate 49 runs nearby, providing convenient access to other parts of Northwest Arkansas and beyond. The Northwest Arkansas Regional Airport (XNA) is also relatively close, offering connections to major cities across the United States.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	32,804	69,551	203,451
Households	11,208	24,655	76,762
Average Age	33.1	33.6	37.6
Average Household Income	\$141,430	\$146,109	\$133,521
Businesses	291	1,201	5,341

**Demographic details based on property location*

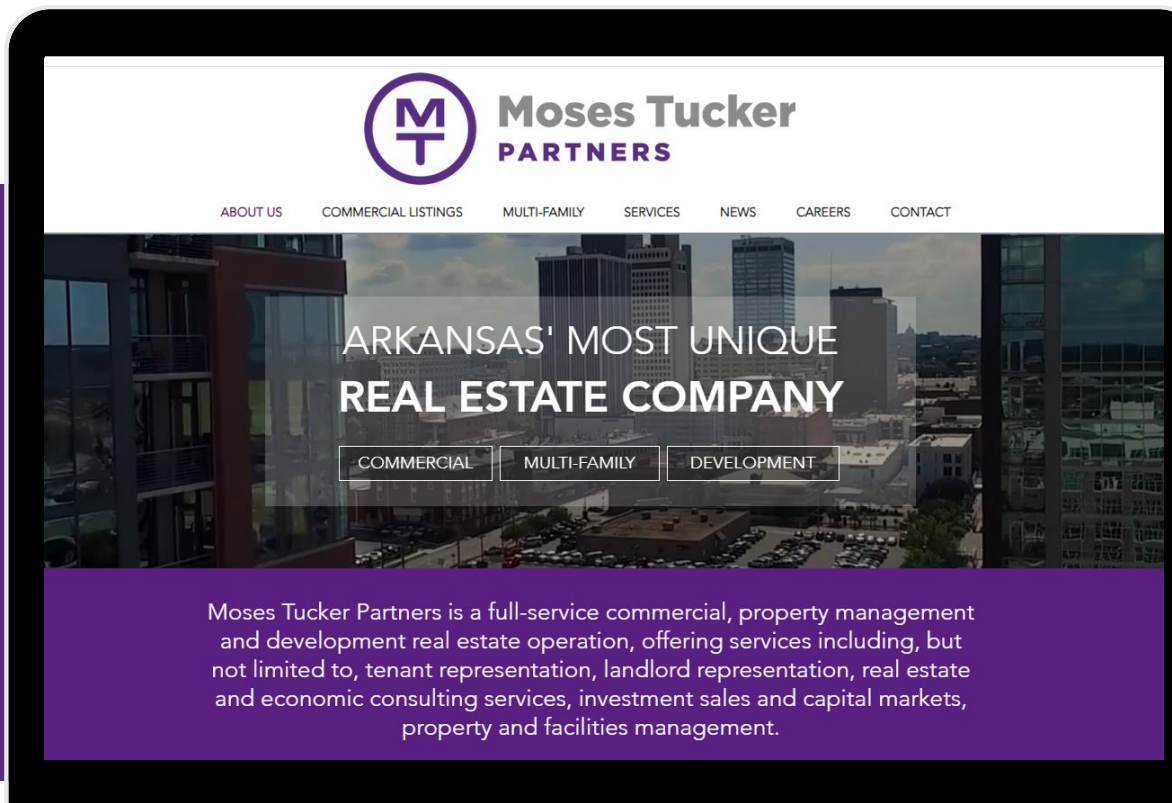
CONNECT

 (479) 271-6118

 www.mosestucker.com

 info@mosestucker.com

 **805 S Walton Blvd, Suite 123,
Bentonville, AR 72712**



Paul Esterer

Principal & NWA Market President
479.685.6612
pesterer@mosestucker.com

Jeff Snyder, CCIM

Brokerage Director
479.372.0001
jsnyder@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.