

+/- 5 ACRES OF COMMERCIAL ZONED LAND FOR SALE

3331 SW 14TH STREET

Bentonville, AR 72712



PROPERTY DESCRIPTION

Discover endless development possibilities with this versatile +/- 5 acre parcel, currently zoned C-2, ideally located in Bentonville, AR. Situated along SW 14th St, one of the city's busiest streets, this property boasts 269' of major road frontage and sees approx. 32,000 VPD. Positioned next to Starbucks and directly across from Walmart Neighborhood Market, Jiffy Lube, and Diamond Wash Car Wash. New QSR's, including Andy's Frozen Custard, Schlotzsky's, and Chipotle Mexican Grill (opening October), are just down the road, adding to the area's booming growth and high traffic! Don't miss out on this prime opportunity and be a part of a growing community!

PROPERTY HIGHLIGHTS

- +/- 5 Acres with excellent development potential
- +/- 269' of Major Road Frontage on SW 14th St.
- +/- 32,000 VPD
- Zoned C-2
- Next to Starbucks and across from Walmart Neighborhood Market

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$2,250,000 |
| Lot Size: | 4.8 Acres |

DEMOGRAPHICS

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|-----------|
| Total Households | 291 | 1,037 | 3,705 |
| Total Population | 807 | 2,964 | 10,536 |
| Average HH Income | \$99,519 | \$101,718 | \$101,084 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

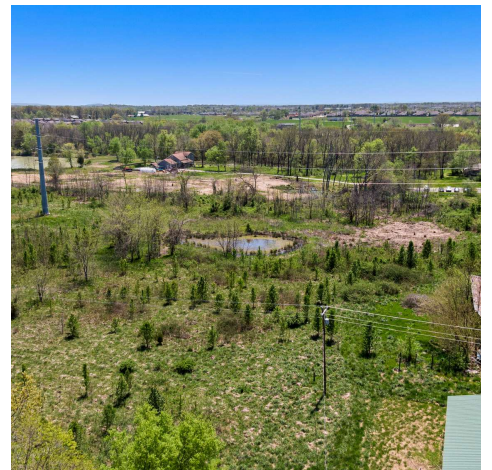
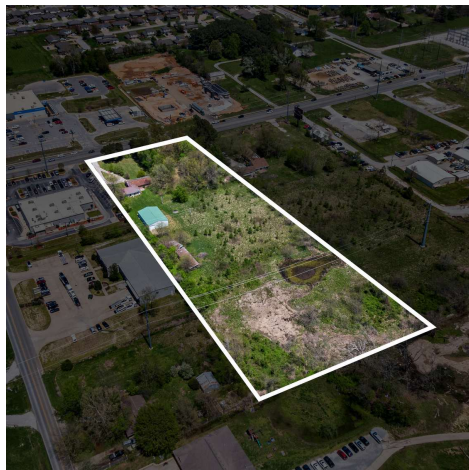
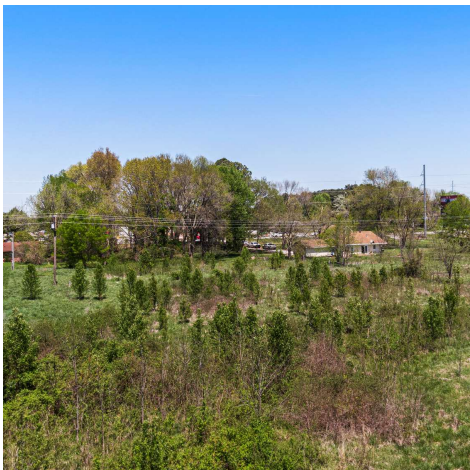
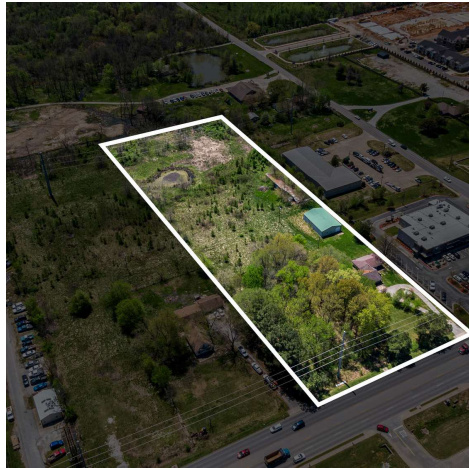
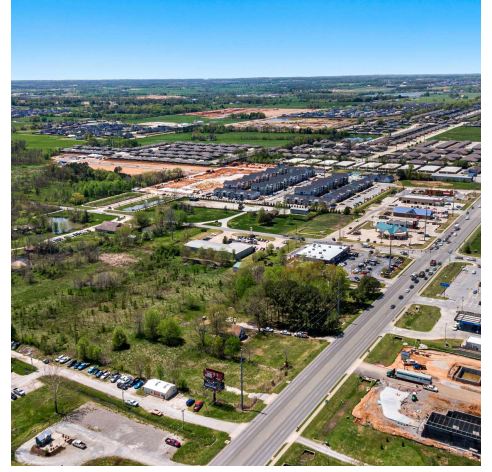
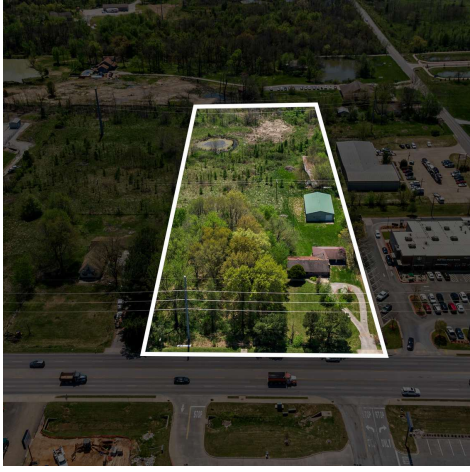
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 5 ACRES OF COMMERCIALLY ZONED LAND FOR SALE

3331 SW 14TH STREET

Bentonville, AR 72712



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sqleadmanager@gmail.com
AR #EB00066512

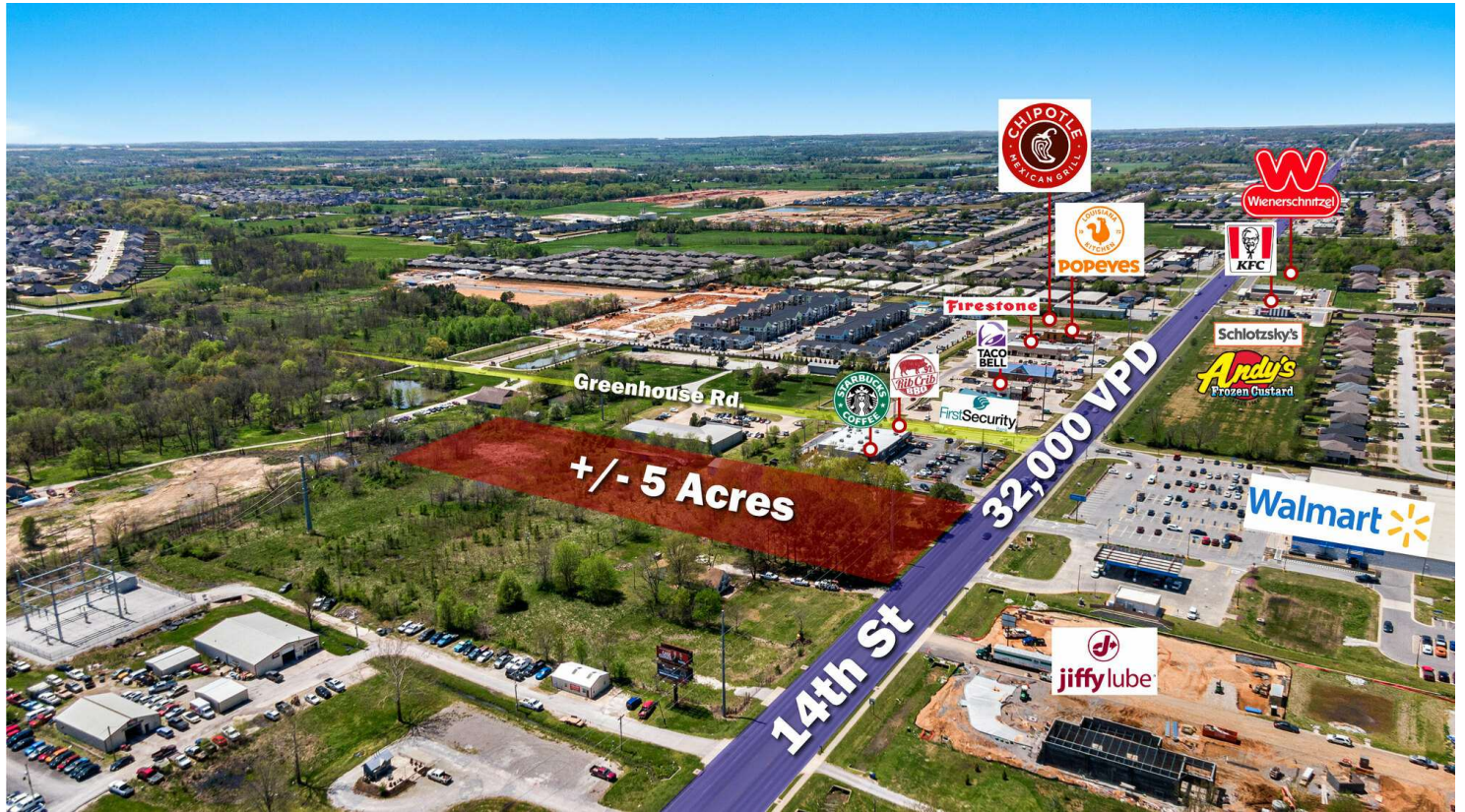
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 5 ACRES OF COMMERCIAL ZONED LAND FOR SALE

3331 SW 14TH STREET

Bentonville, AR 72712



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

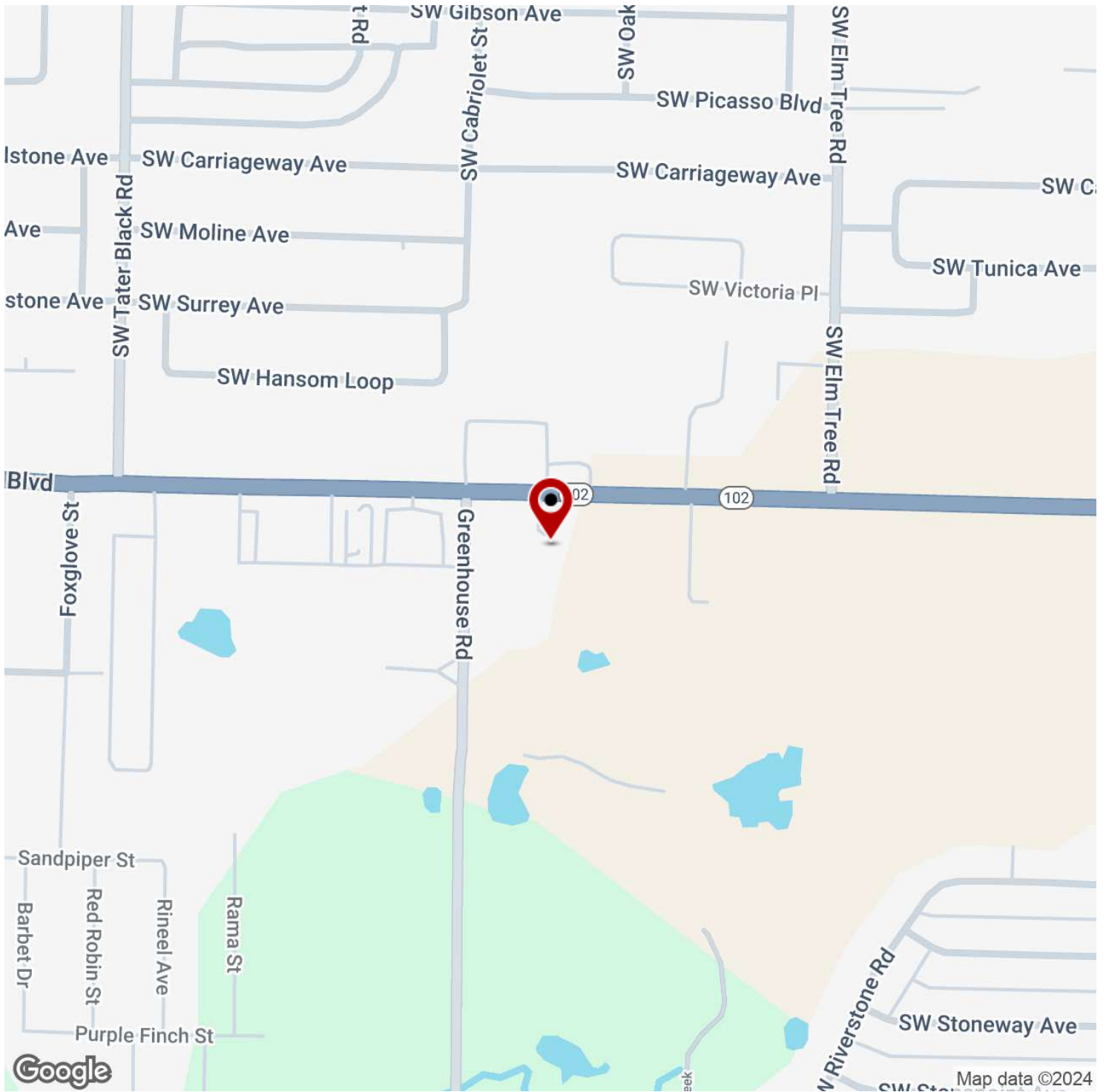
Each Office Independently Owned and Operated salmonsengroup.com

+/- 5 ACRES OF COMMERCIAL ZONED LAND FOR SALE



3331 SW 14TH STREET

Bentonville, AR 72712



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

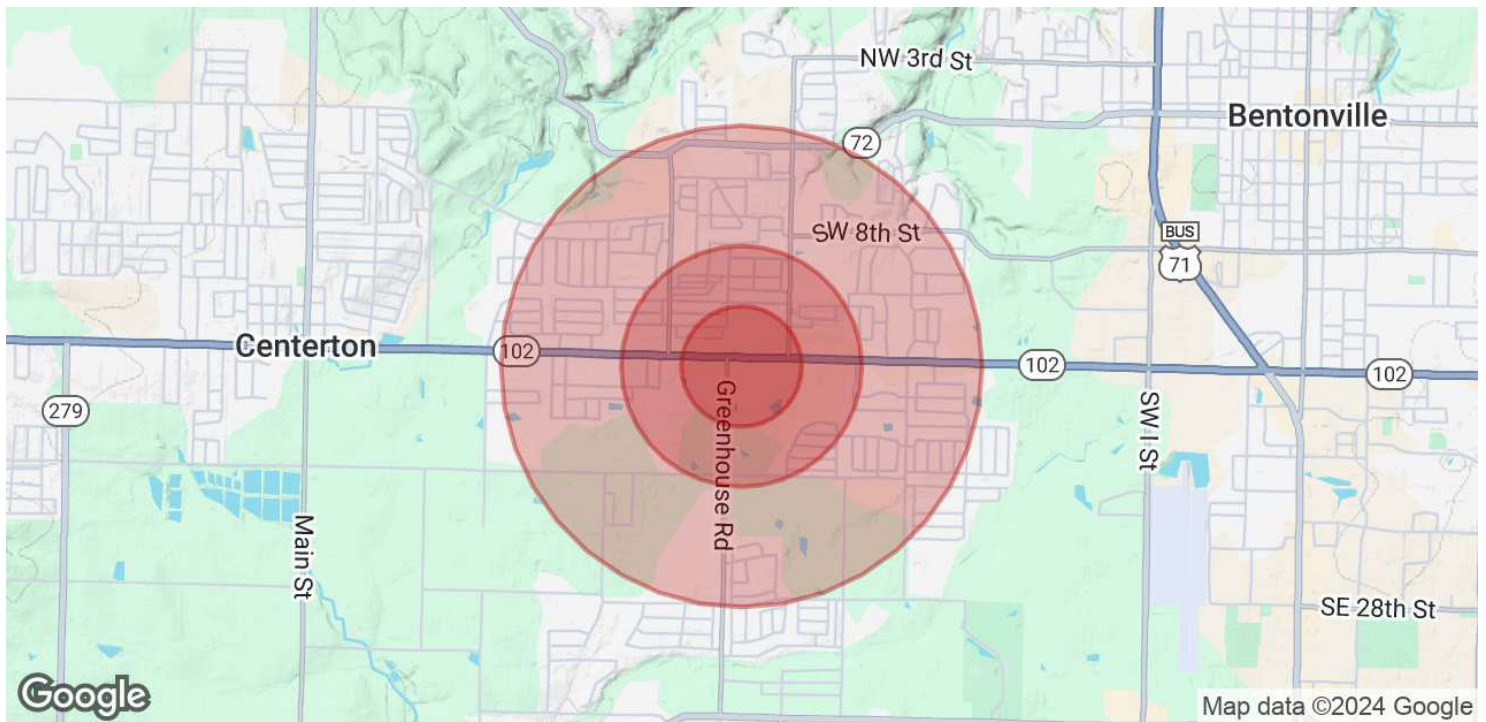
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

+/- 5 ACRES OF COMMERCIAL ZONED LAND FOR SALE

3331 SW 14TH STREET

Bentonville, AR 72712



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------------|------------------|---------------|
| Total Population | 807 | 2,964 | 10,536 |
| Average Age | 30.5 | 30.6 | 30.8 |
| Average Age (Male) | 31.4 | 31.3 | 30.6 |
| Average Age (Female) | 29.1 | 29.1 | 29.9 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Households | 291 | 1,037 | 3,705 |
| # of Persons per HH | 2.8 | 2.9 | 2.8 |
| Average HH Income | \$99,519 | \$101,718 | \$101,084 |
| Average House Value | \$201,320 | \$197,458 | \$203,869 |

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com