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# **±3.98 ACRES OF LAND FOR SALE**

## **11301 Highway 72, Centerton, Arkansas**



**CONTACT US TODAY**  
479.271.6118 | [mosestucker.com](https://mosestucker.com)





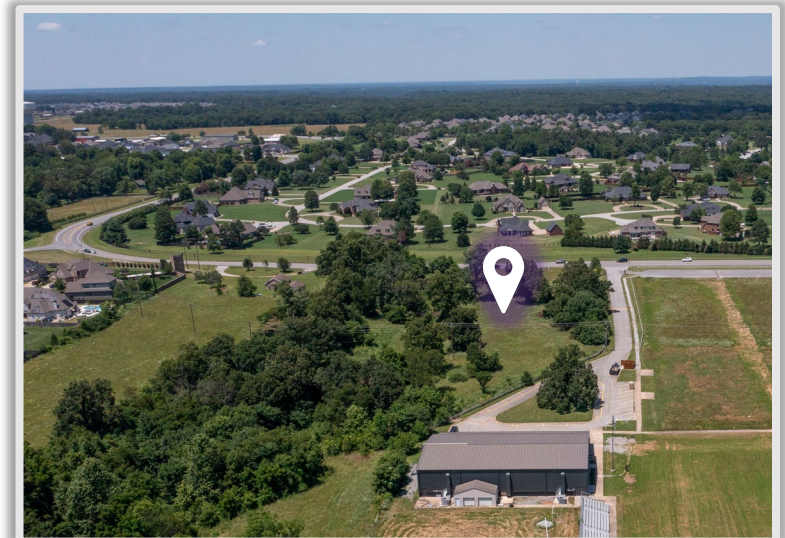
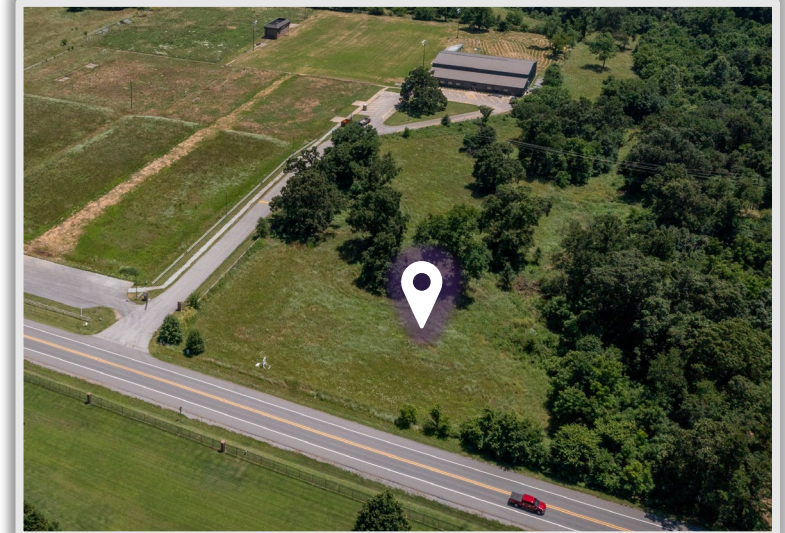
## Property Understanding

### OVERVIEW

Offering	For Sale
Price	\$755,000
Address	11301 Highway 72
City/State	Centerton, AR 72719
Property Type	Land
Land Size	±3.98 Acres
Zoning	C-2
Traffic Count	Highway 72 – 8,300 VPD

### PROPERTY HIGHLIGHTS

- **Strategic Location:** Positioned at a soft corner on Highway 72 with a future connecting road planned directly to Downtown Centerton
- **Excellent Visibility:** Frontage on Highway 72 with 8,300 VPD (*vehicles per day*)
- **Development-Ready:** Raw land with preliminary sewer connection plans and drawings for leach fields/septic capacity – suitable for restaurant or commercial use
- **Growth Corridor:** Located in the path of development – this area is projected to become a key commercial corridor for North Centerton
- **Strong Connectivity:** Future street access will enhance site access and value with direct linkage to local amenities and residential neighborhoods











## 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
<b>Population</b>	41,376	84,847	216,351
<b>Households</b>	14,527	30,873	81,227
<b>Average Age</b>	33.8	34.4	37.6
<b>Average Household Income</b>	\$146,117	\$147,126	\$132,578
<b>Businesses</b>	686	2,036	5,768

*\*Demographic details based on property location*

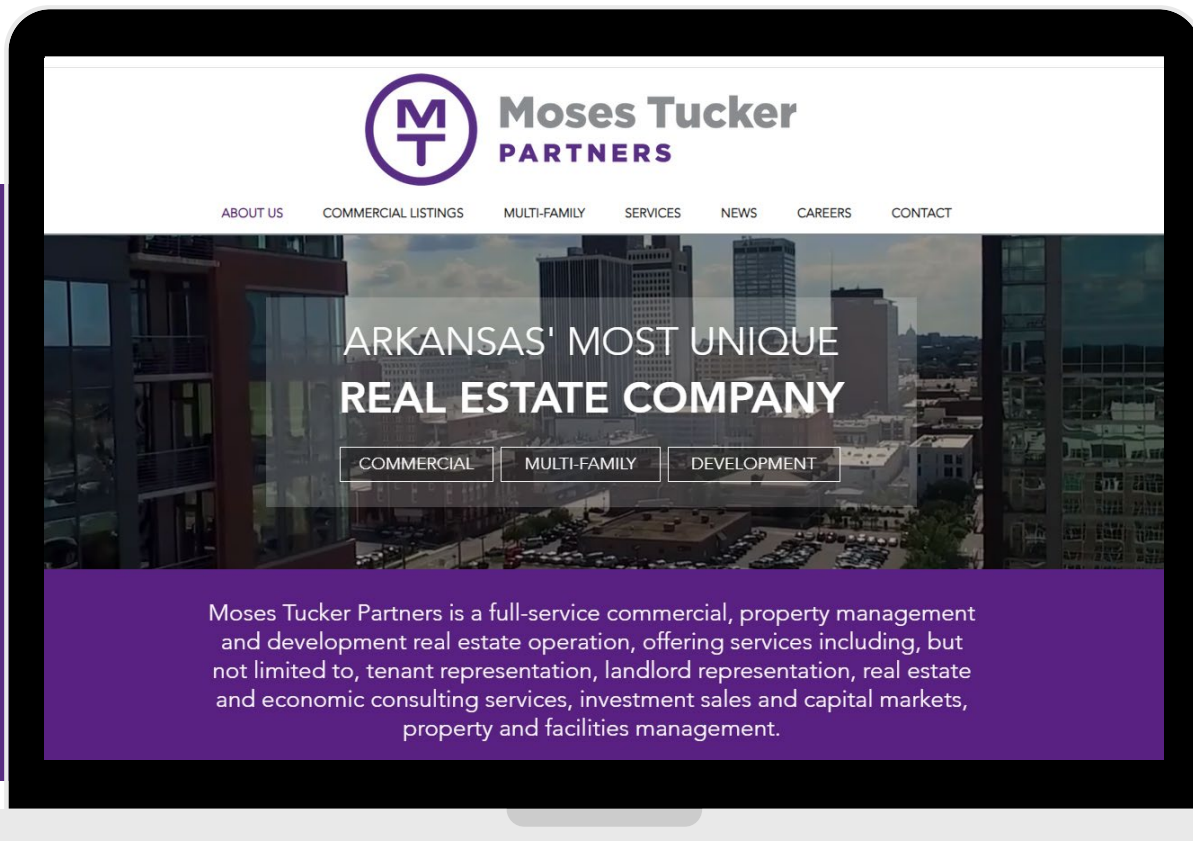
# CONNECT

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