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# **±3.98 ACRES OF LAND FOR SALE**

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



**Hwy 72**  
**8,300 VPD**

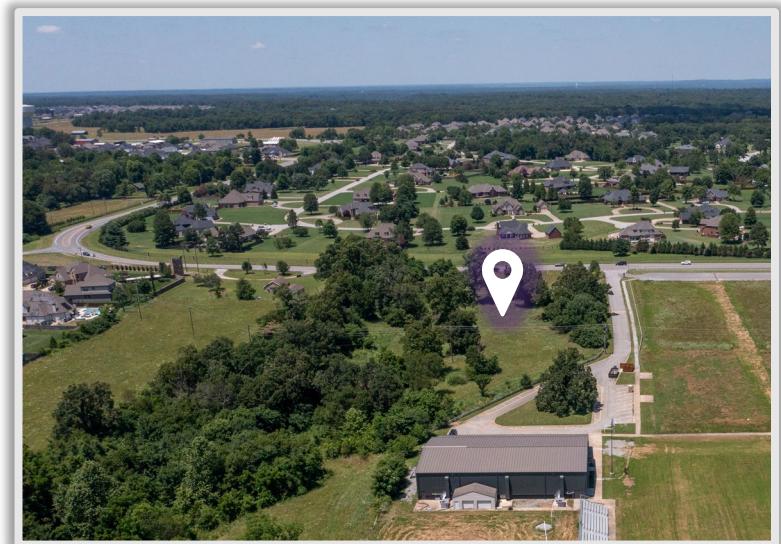
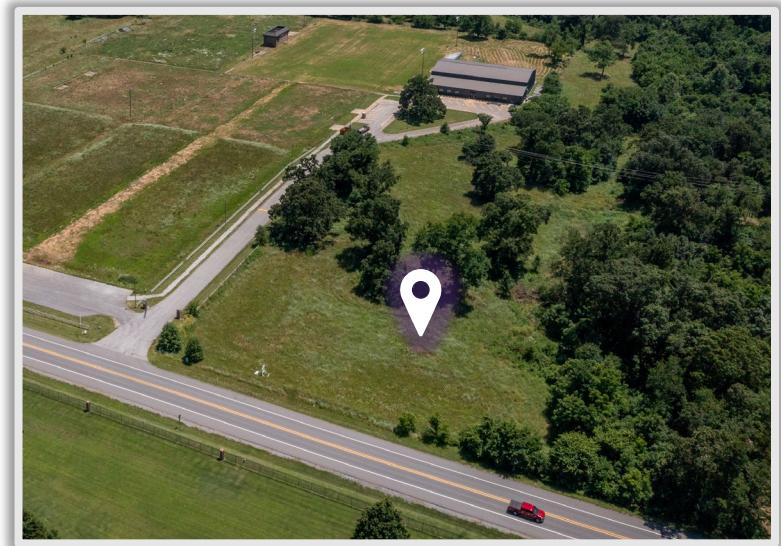
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## Property Understanding

### OVERVIEW

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

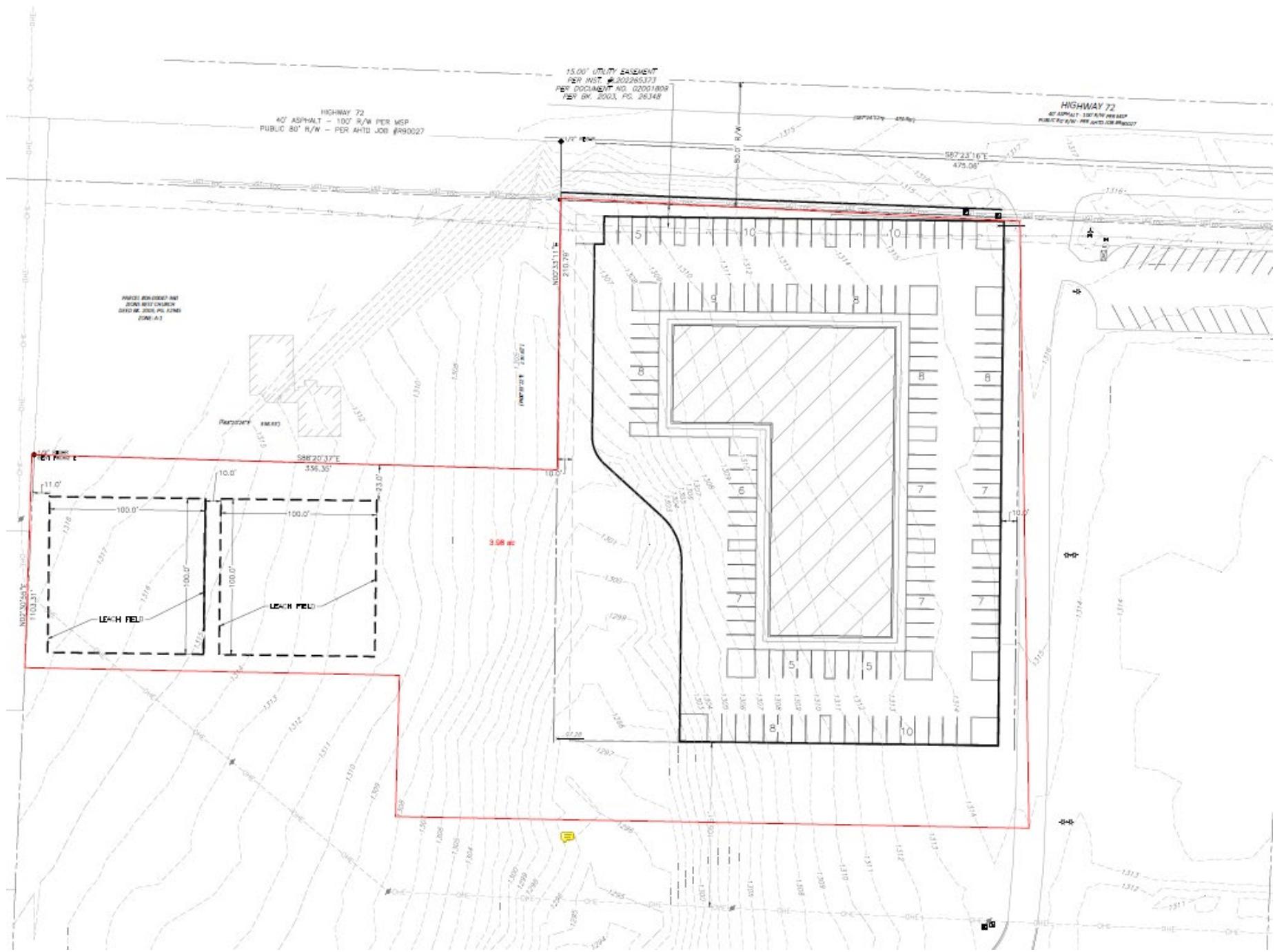


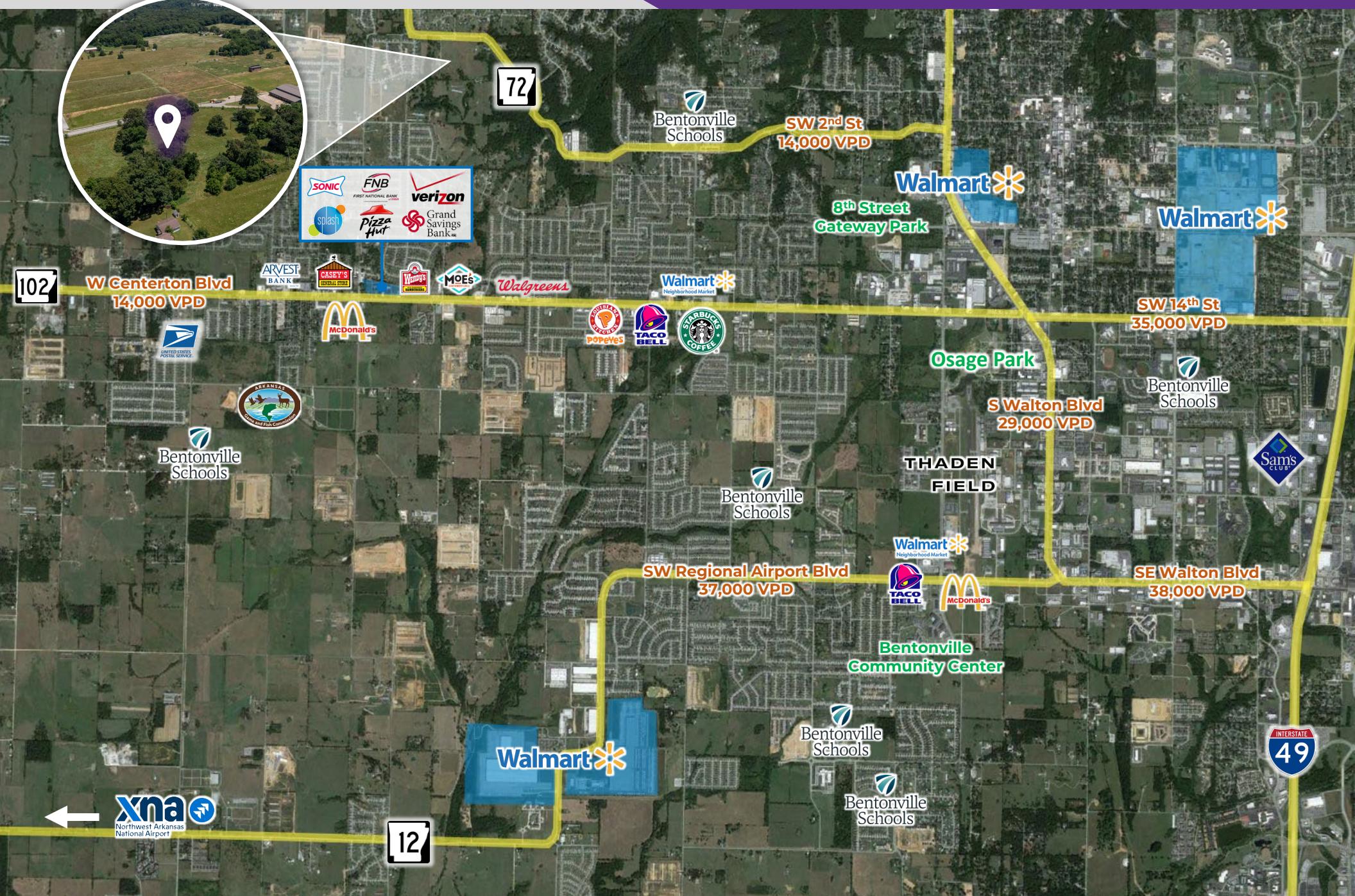
### PROPERTY HIGHLIGHTS

- 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



# CONCEPTUAL PLAN







## 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\*

**Population**

**3 MILES**

**5 MILES**

**10 MILES**

41,376

84,847

216,351

**Households**

14,527

30,873

81,227

**Average Age**

33.8

34.4

37.6

**Average Household Income**

\$146,117

\$147,126

\$132,578

**Businesses**

686

2,036

5,768

\*Demographic details based on property location



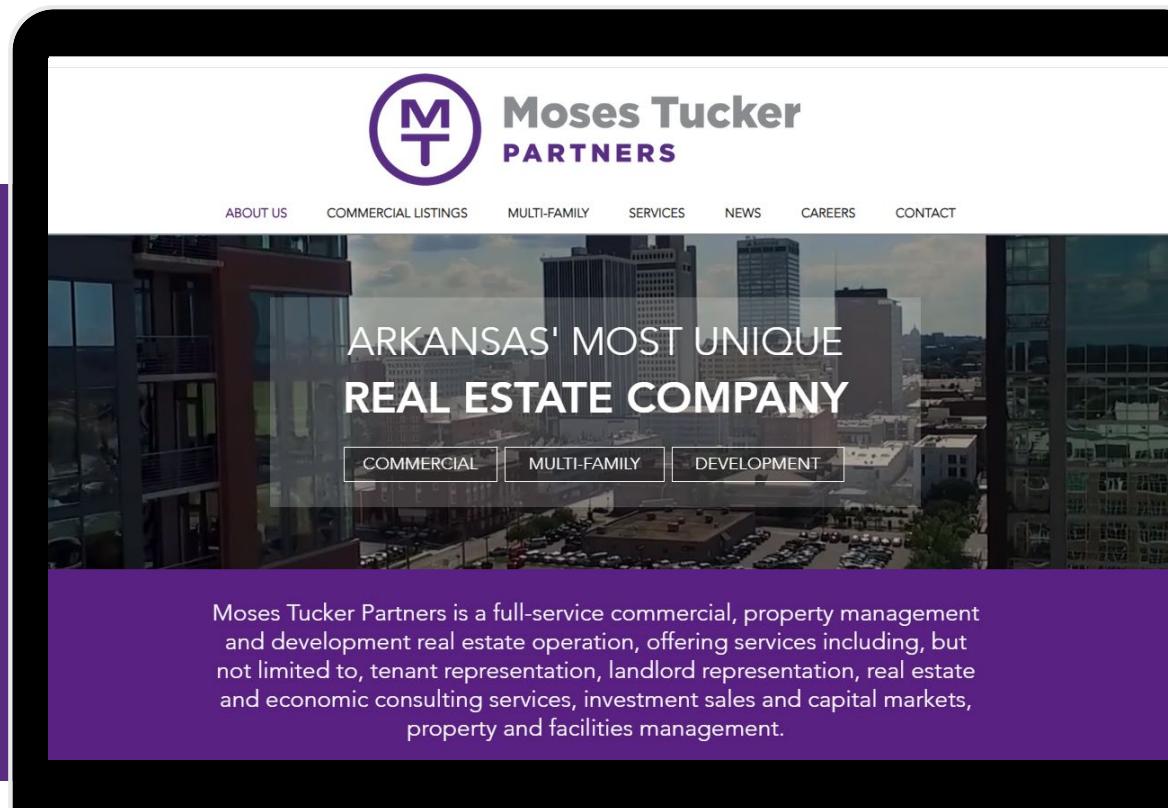
# CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and the text "Moses Tucker PARTNERS". Below the header is a navigation menu with links to "ABOUT US", "COMMERCIAL LISTINGS", "MULTI-FAMILY", "SERVICES", "NEWS", "CAREERS", and "CONTACT". The main content area has a background image of a modern building and a city skyline. The text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" is prominently displayed. Below this, there are three buttons labeled "COMMERCIAL", "MULTI-FAMILY", and "DEVELOPMENT". A purple sidebar on the left contains the text: "Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management."

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