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LOTS 32A-D SW RANCH RD - BENTONVILLE, AR

OFFERING SUMMARY

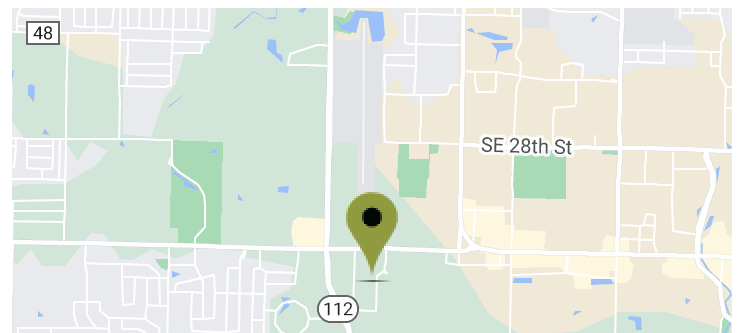
Lot 32A:	1.43 AC \$7.50 psf
Lot 32B:	1.43 AC \$7.50 psf
Lot 32C:	1.43 AC \$7.50 psf
Lot 32D:	1.43 AC \$8.00 psf
Zoning:	PUD

PROPERTY HIGHLIGHTS

- Flat, clear, & level lots ready for development
- Ideal for medical, retail, office, & more
- All utilities on site
- Central location to all that Bentonville has to offer
- 15 minutes to Northwest Arkansas National Airport

PROPERTY OVERVIEW

Prime development opportunity! Rapidly growing area of Bentonville west of I-49 just off of SW Regional Airport Blvd. Surrounded by single family & multi-family developments, with close proximity to Walmart Neighborhood Market, restaurants, and services.



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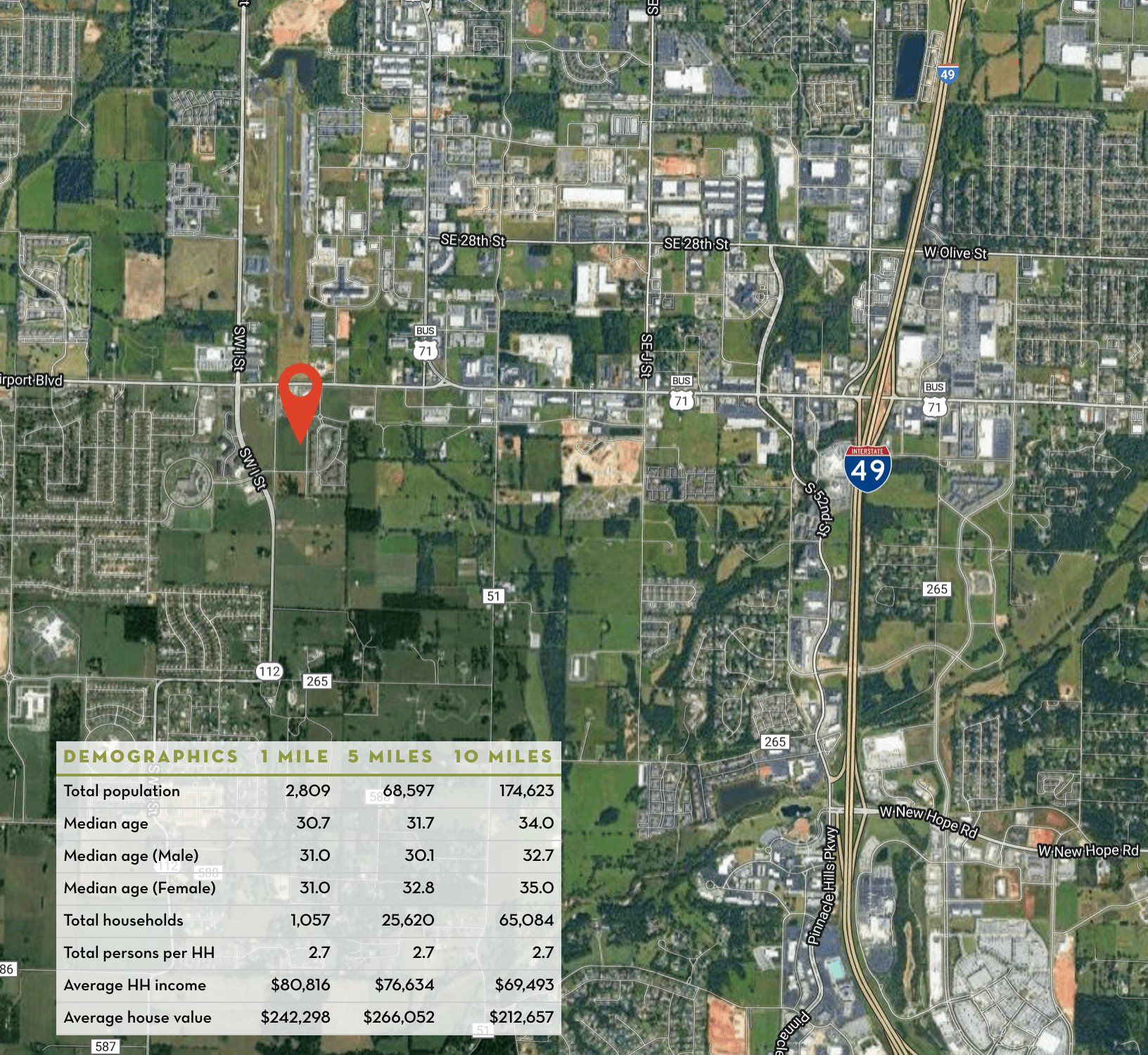


FINEBERG & ASSOCIATES

COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

Total population	2,809	68,597	174,623
Median age	30.7	31.7	34.0
Median age (Male)	31.0	30.1	32.7
Median age (Female)	31.0	32.8	35.0
Total households	1,057	25,620	65,084
Total persons per HH	2.7	2.7	2.7
Average HH income	\$80,816	\$76,634	\$69,493
Average house value	\$242,298	\$266,052	\$212,657

Google

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