

SOUTHEAST C STREET, BENTONVILLE, AR 72712

±7.28 ACRES FOR SALE

BENTONVILLE
HISTORIC
SQUARE

NEW
Walmart * Home Office

MARY MAE JONES
ELEMENTARY SCHOOL

BENTONVILLE
HIGH SCHOOL

BARKER BRUNS
MIDDLE SCHOOL

MojoMarketing

IA
INFINITI Athletics

SWIFT
FIT
EVENTS

Brightwire
PhysioRx Resource Clinic



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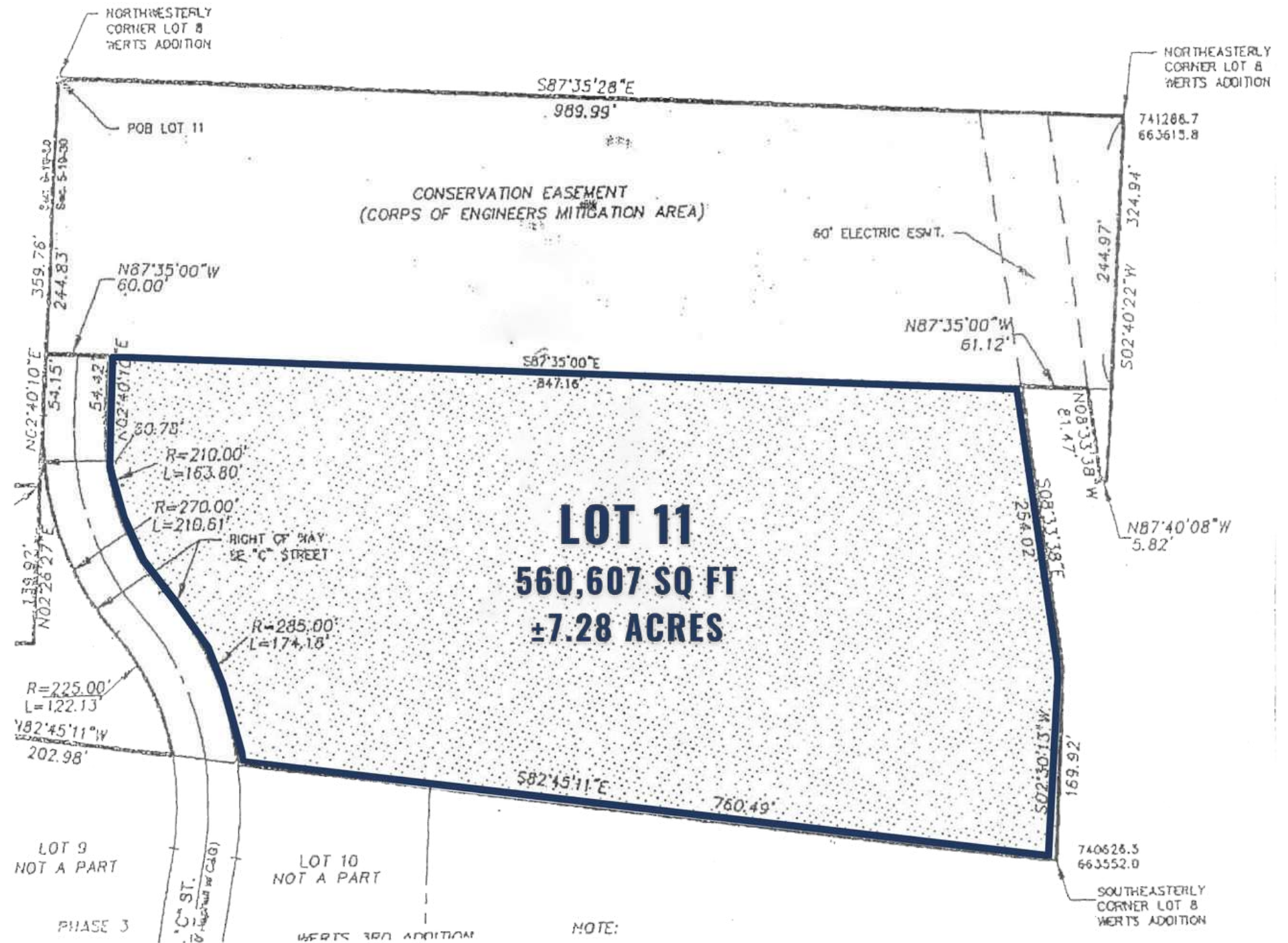
5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

SITE OVERVIEW

SALE PRICE	\$5,096,000
COST PER AC	\$700,000
LOT SIZE	±7.28 ACRES
PARCEL	01-09596-006

SITE HIGHLIGHTS

- ZONING ALLOWS FOR MULTIFAMILY AND/OR COMMERCIAL
- 0.6 MILES TO NEW WALMART CAMPUS
- 1.8 MILES TO DOWNTOWN BENTONVILLE
- UTILITIES AVAILABLE
- LEVEL LOT READY FOR DEVELOPMENT
- EASY ACCESS TO S. WALTON BLVD & I-49
- ADJACENT 5-ACRE PARCEL TO THE NORTH IS A PROTECTED NATURE PRESERVE



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NEARBY DEVELOPMENTS/AMENITIES



1 WALMART CAMPUS

The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

2 DOWNTOWN BENTONVILLE

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

3 8TH STREET MARKET

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

4 QUILT OF PARKS

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors.

5 GATEWAY PARK

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

6 PHILLIPS PARK RENOVATION

The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

7 OSAGE PARK

Osage Park is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.



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AERIAL VIEW



Walmart*
Supercenter

Walmart* Home Office

BENTONVILLE
HISTORIC
SQUARE

MARY MAE JONES
ELEMENTARY SCHOOL

NEW
Walmart* Home Office

S WALTON BLVD

NewHeights

BARKER BRUNS
MIDDLE SCHOOL

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HIGH SCHOOL

Brightwire
BY THE RESOURCE GROUP

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AERIAL VIEW



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LOCATION CONVENIENCE



0.6 MILES



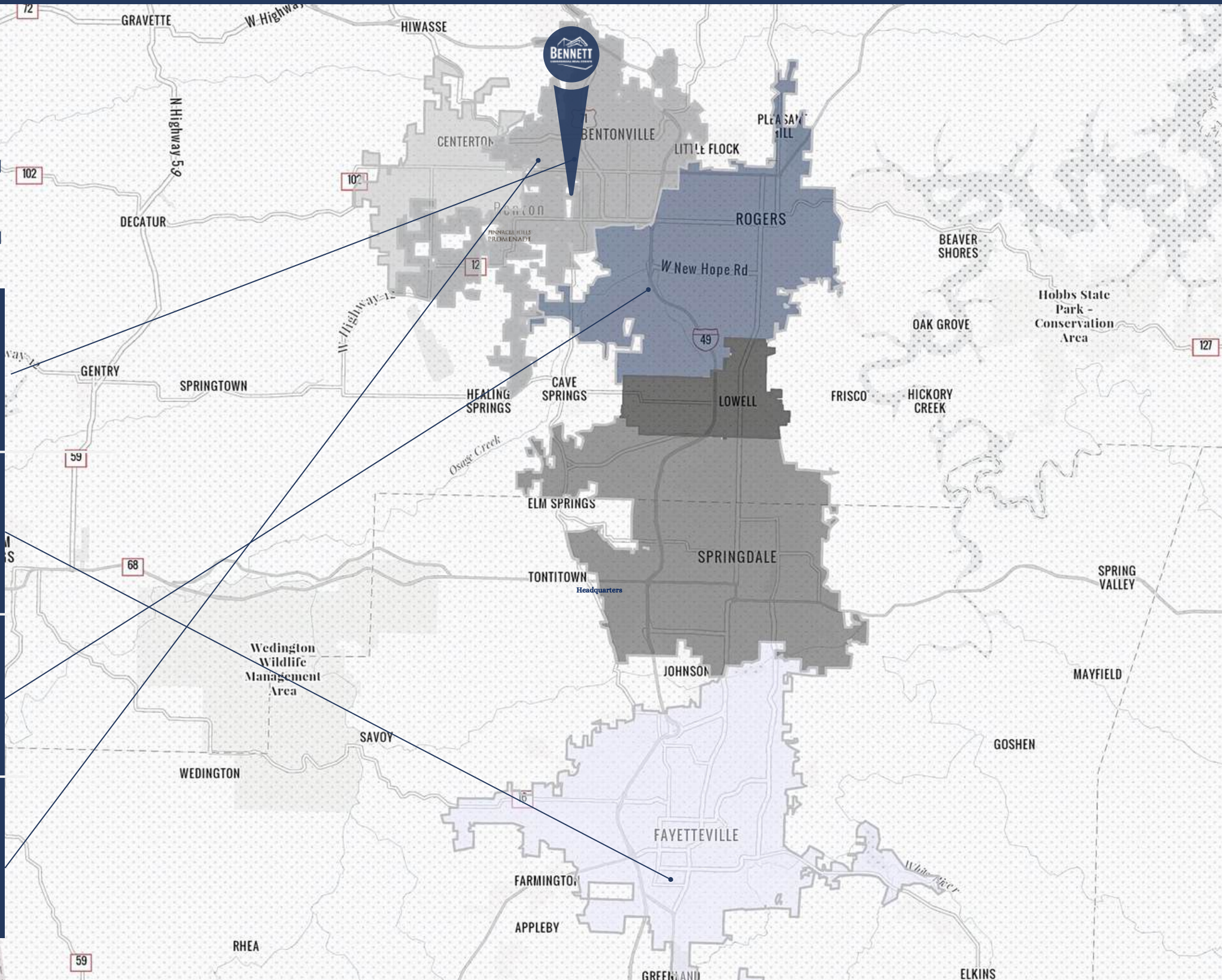
22 MILES



4.5 MILES



1.8 MILES



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REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

[> LEARN MORE](#)



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WHY NORTHWEST ARKANSAS?

A Higher Potential

Regional growth in Northwest Arkansas has never been more vibrant, enriching and enjoyable – and it keeps getting better. Even with the robust growth, town roots remain firmly in the soil that have given families, friends and neighbors reasons to call this area home.

Business here is good, too, being home to multiple Fortune 500 companies, a world-class university, museums, performing arts centers, sport venues and access to outdoor activities. There is a bustling retail environment with shopping centers of all sizes, amazing downtown districts, trail systems, and outdoor spaces and restaurants across the area to satisfy most every appetite.

6th

Fastest Growing Metros in America

VISUAL CAPITALIST

26^B

Gross MetroProduct Northwest Arkansas

bea Bureau of Economic Analysis U.S. DEPARTMENT OF COMMERCE

26th

Gross MetroProduct Northwest Arkansas

U.S. BUREAU OF LABOR STATISTICS

TOP 10

Real EstateMarket in 2023 and into the future

NATIONAL ASSOCIATION OF REALTORS®

3rd

Hottest U.S. Job Market Metro Areas Under 1 Million Pop.

THE WALL STREET JOURNAL WSJ

8th

Best Performing Large City in the U.S.

MILKEN INSTITUTE

484

Total Miles of Outdoor Recreation Trails

USNews

2nd

Best Metro Area for Minority Entrepreneurs

FAST COMPANY

TOP 10

Best Place to Live in the U.S.

USNews



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COREY FUHRMAN

BROKER



Corey brings 6+ years of experience in Commercial Real Estate Brokerage and Development across Arkansas, with expertise in various transaction types, including office, retail, investment, and healthcare. In his time in the business, he has developed a specialty in healthcare. This includes Buyer/Tenant representation, Landlord/Seller Representation, Sale-leasebacks, and

Ground-up developments. Corey was raised in DeWitt, Arkansas, and later attended Arkansas State University, graduating with a B.S. in Finance in 2017.

ACHIEVEMENTS

- Diamond Award Winner for Total Transaction Volume: 2022
- Diamond Award Winner for Total Transaction Volume: 2021
- Platinum Award Winner for Total Transaction Volume : 2020
- Arkansas State University, 2017 : B.S. in Finance, Emphasis in Mgmt

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CLIENTS REPRESENTED

Arkansas Chiropractic Group	Ozark Comprehensive Dentistry	STG International
Conley Injury Clinic	Nutex Health	IVX Health
Radiant Eyecare	Jonesboro Pediatric Dentistry	Neurology Associates
MRG Exams	Autism in Motion	Alleviant Health
		Miller Commerce

SIGNIFICANT TRANSACTIONS

Tenant Rep | 3,200 SF Medical Space LEASED | Fayetteville
Landlord Rep | 4,029 SF Medical Space LEASED | Rogers
Landlord & Tenant Rep | 2,880 SF Medical Space LEASED | Fayetteville
Buyer & Seller Rep | 11,853 SF Medical Sale Leaseback SOLD | Jonesboro
Buyer Rep | 3 Acres for Medical Development | SOLD | Little Rock
Tenant Rep | 2,526 SF Medical Space LEASED | Fort Smith
Tenant Rep | 15,100 SF Medical Space LEASED | Jonesboro
Buyer & Seller Rep | 14,070 SF Medical Building SOLD | Jonesboro
Buyer & Seller Rep | 7,900 SF Medical Building SOLD | Jonesboro
Landlord & Tenant Rep | 6,500 SF Medical Build-to-suit LEASED | Conway

INVOLVEMENT

Urban Land Institute (ULI), Member
International Council of Shopping Centers (ICSC), Member
ULI Young Leaders Group (YLG), Member
NWA Emerging Leaders, Member

CLINTON BENNETT

PRINCIPAL BROKER // CEO



Clinton Bennett has enjoyed a successful tenure in the Northwest Arkansas commercial real estate community for almost two decades. Some of his notable business achievements include brokering some of the more significant land, office, industrial and retail transactions in market. He has also grown multiple companies in the region in addition to growing a family with his wife, Elissa, of which they both are very proud. He is the only person in the market that has opened affiliate offices for multiple internationally recognized brokerage companies – CBRE in 2012 and Grubb & Ellis (now Newmark) in 2007. He most recently served

as first vice president for CBRE, Inc. but departed that company in 2020 to open Bennett Commercial Real Estate. He enjoys the real estate business and loves finding opportunities to create value for his clients by using the knowledge that he has learned and earned by executing hundreds of commercial real estate transactions in Northwest Arkansas and surrounding States. He is one of the few brokers in the market to hold the prestigious designations of SIOR and CCIM.

ACHIEVEMENTS

CCIM Designation
SIOR President
2023 Top 250 Arkansas' Most Influential Leaders - Arkansas Business
2023 Q2 CoStar Power Broker
Costar Power Broker - Best of the Best - 2022 Winner
SIOR 2022 Top Office Sale
Certified Leasing Specialist
Private Aircraft Pilot

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CLIENTS REPRESENTED

Boot Barn	Walkon's	IBM
Planet Fitness	Slim Chickens	Bank of America
Andy's Frozen Custard	Johnson & Johnson	Encore Bank
Smoothie King	Accenture	Gearhead

SIGNIFICANT TRANSACTIONS

121,758 SF RETIREMENT BUILDING SALE: Fayetteville, AR
63,688 SF OFFICE BUILDING SALE: Fayetteville, AR
49,874 SF INDUSTRIAL PARK SALE: Little Rock, AR
80,000 SF OFFICE PARK SALE: Lowell, AR
41,000 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
40,127 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
6.31 AC LAND SALE IN PINNACLE HILLS: Rogers, AR
15,000 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
23,715 SF RETAIL SALE: Fort Smith, AR
20,470 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
9.03 AC LAND SALE: Rogers, AR
14,856 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
9,060 SF RTAIL BUILDING LEASE IN PINNACLE HILLS: Rogers, AR
23,183 SF OFFICE BUILDING LEASE: Rogers, AR
7,525 SF OFFICE BUILDING SALE: Rogers, AR
9,067 SF RETAIL BUILDING SALE: Wichita, KS
10 AC LAND SALE: Fayetteville, AR
4.14 ACRE LAND SALE OFF WALTON BLVD: Bentonville, AR

CLIENT TESTIMONIALS

"Clinton Bennett is THE go-to guy for commercial real estate in NWA. His market knowledge and professional network are unmatched. It was his personal connection that located a buyer, which resulted in a sale that far exceeded my expectations. He was extremely communicative throughout the process, and I highly recommend Bennett CRE." - **Scott Fretheim**

"I have worked with Clinton for almost ten years now and over that time he has proven his knowledge of the market along and ability to close and negotiate strong deals on my behalf. Since launching Bennett Commercial RE and growing out his team he has only increased his performance and ability to tackle more. I would highly recommend BCRE to anyone looking for a knowledgeable, honest commercial broker agency that is most certainly out for their clients best interests!" - **Brandon Sebald**



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