



**Moses Tucker**  
**PARTNERS**

**Little Rock (HQ)**  
200 River Market Ave,  
Suite 300,  
Little Rock, AR 72201

**Bentonville (BRANCH)**  
805 S Walton Blvd,  
Suite 123,  
Bentonville, AR 72712

# Multifamily Portfolio For Sale

*Duplex Portfolio, Bentonville, Arkansas*

**4 PROPERTIES**  
**8 TOTAL UNITS**  
**100% LEASED**



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sale
<b>Price</b>	\$1,475,000
<b>Market</b>	Bentonville
<b>Property Type</b>	Duplex Portfolio
<b>Total Properties</b>	4
<b>Total Units</b>	8
<b>Total SF</b>	±8,405 SF
<b>Total Land Size</b>	±0.74 Acres



### INVESTMENT HIGHLIGHTS



The properties feature a consistent unit mix, with all units configured as 2-bedroom, 1-bath layouts



The property is located within the highly regarded Bentonville Public School District, a strong driver of tenant demand and long-term value



Each roof has been recently replaced within the last three years, offering improved durability, reduced maintenance risk, and peace of mind for ownership



All HVAC systems are subject to routine preventative maintenance, supporting efficiency, longevity, and uninterrupted operation

## 3500 SW Victoria Place OVERVIEW

<b>Address</b>	3500 Victoria Place, Apt 1 & 2 Bentonville, AR 72712
<b>Total Units</b>	2
<b>Duplex Size</b>	2,275 SF ○ Apt 1 – 1,100 SF ○ Apt 2 – 1,175 SF
<b>Lot Size</b>	0.18 Acres
<b>Year Built</b>	2003



## 3501 SW Landau Court OVERVIEW

<b>Address</b>	3501 SW Landau Court, Apt 1 & 2 Bentonville, AR 72712
<b>Total Units</b>	2
<b>Duplex Size</b>	2,350 SF ○ Apt 1 – 1,100 SF ○ Apt 2 – 1,250 SF
<b>Lot Size</b>	0.18 Acres
<b>Year Built</b>	2003



## 3508 SW Landau Court OVERVIEW

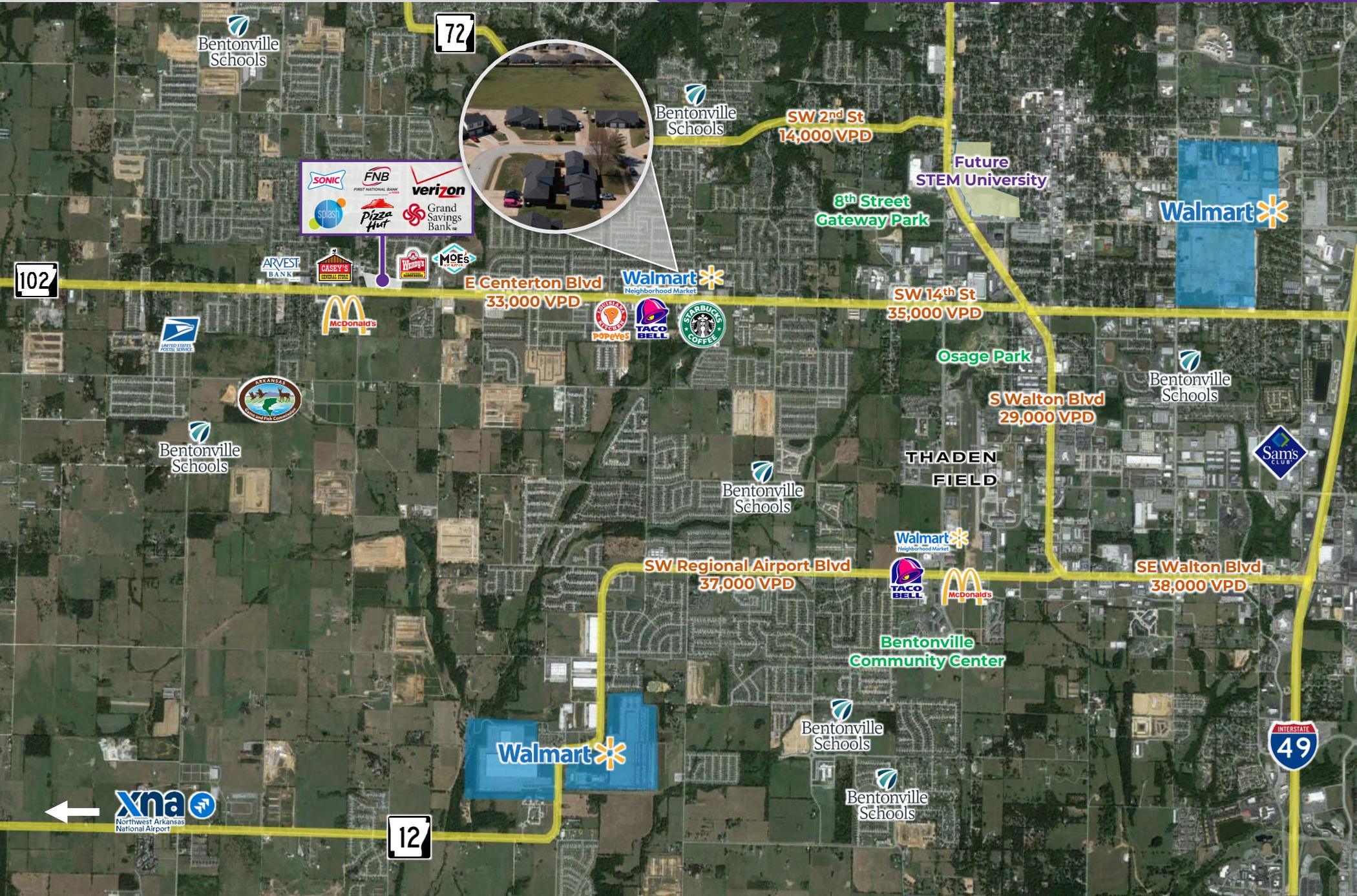
<b>Address</b>	3508 SW Landau Court, Apt 1 & 2 Bentonville, AR 72712
<b>Total Units</b>	2
<b>Duplex Size</b>	2,000 SF ○ Apt 1 – 925 SF ○ Apt 2 – 1,075 SF
<b>Lot Size</b>	0.17 Acres
<b>Year Built</b>	2003



## 3510 SW Landau Court OVERVIEW

<b>Address</b>	3510 SW Landau Court, Apt 1 & 2 Bentonville, AR 72712
<b>Total Units</b>	2
<b>Duplex Size</b>	1,780 SF ○ Apt 1 – 680 SF ○ Apt 2 – 1,100 SF
<b>Lot Size</b>	0.21 Acres
<b>Year Built</b>	2003







## Bentonville, AR



Bentonville sits at the center of one of the nation's fastest-growing regions, transforming over the past two decades from a quiet small town into a thriving hub of innovation, commerce, and culture. The city anchors the Fayetteville–Springdale–Rogers metropolitan area, which the Milken Institute ranked as the No. 1 Best-Performing Large Metro in the United States for 2026, citing its strong labor market, robust high-tech sector, and exceptional housing affordability. As home to the global headquarters of Walmart, Bentonville attracts an international network of suppliers, vendors, and Fortune 500 partners, fueling continual economic expansion throughout Northwest Arkansas.

Bentonville also stands at the forefront of medical education with the newly opened Alice L. Walton School of Medicine, an innovative institution centered on whole-health learning that welcomed its inaugural class in 2025 and sits on a state-of-the-art campus connected to Crystal Bridges Museum of American Art. Complementing its economic and educational strengths, the city is celebrated as the Mountain Biking Capital of the World, offering direct access to an extensive trail network from its vibrant downtown, along with cultural destinations including Crystal Bridges, The Momentary, and The Amazium. This powerful blend of economic vitality, innovative education, cultural richness, and outdoor lifestyle continues to make Bentonville one of America's most dynamic and forward-moving communities.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
Population	64,603	102,236	248,225
Households	23,549	54,898	154,851
Average Age	33.9	34.9	37.5
Average Household Income	\$158,705	\$158,181	\$143,821
Businesses	1,527	2,850	6,257

*\*Demographic details based on property location*

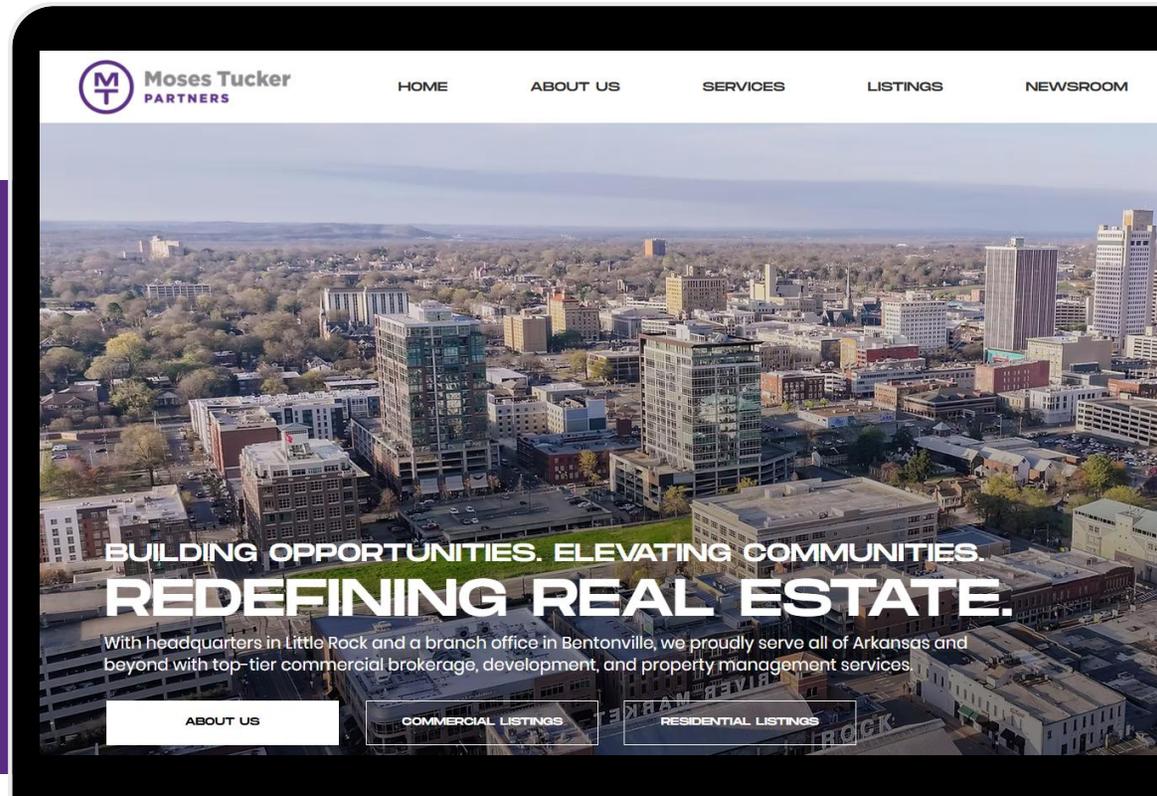
# CONNECT

 (479) 271-6118

 [www.mosestucker.com](http://www.mosestucker.com)

 [info@mosestucker.com](mailto:info@mosestucker.com)

 805 S Walton Blvd, Suite 123,  
Bentonville, AR 72712



**Josh Singleterry**  
*Brokerage Director*  
479.466.9569  
[jsingleterry@mosestucker.com](mailto:jsingleterry@mosestucker.com)

**Garrett Washington**  
*Brokerage Associate*  
417.274.0421  
[gWASHINGTON@mosestucker.com](mailto:gWASHINGTON@mosestucker.com)

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