



For sale, ground lease or build-to-suit

Northwest Corner of Congo Road, Benton, AR

Land for sale, ground lease or build-to-suit

Features

- Lot size: 2.3 acres (all or part available)
- Sale price: \$2,000,000
- Located next to Splash's top performing tunnel wash and oil and lube
- Interstate visibility
- Signalized intersection
- Pad ready
- All utilities to site
- Traffic counts: approximately 60,000 vehicles per day on I-30 and 18,000 vehicles per day on Congo Road

Contact us:

Justin Bentley, CCIM
+1 501 850 0739
justin.bentley@colliers.com

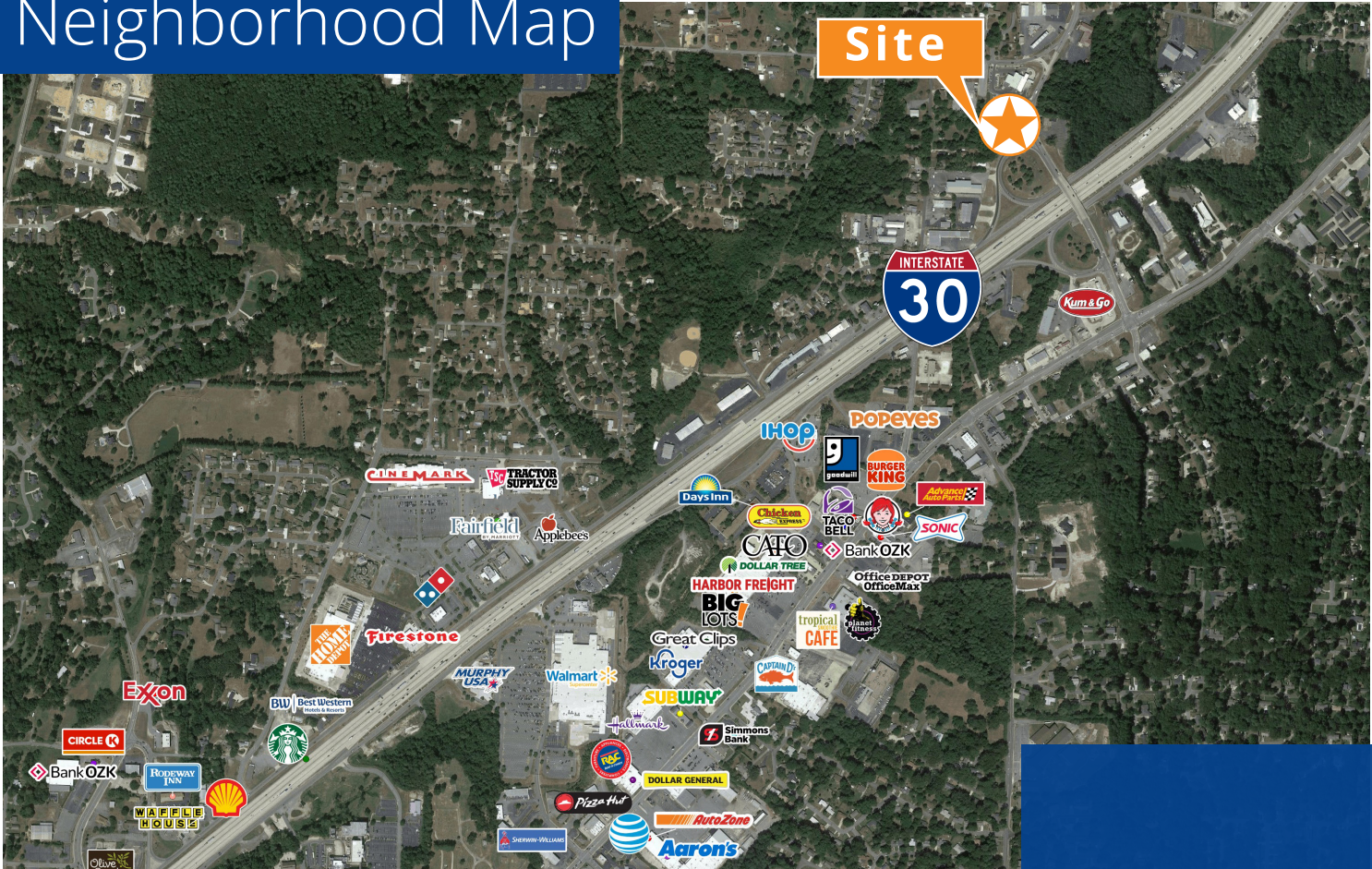
Drew Holbert, CCIM, SIOR
+1 501 850 0756
drew.holbert@colliers.com

Mason Lewis, CCIM, SIOR
+1 501 850 0741
mason.lewis@colliers.com

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Neighborhood Map



2022 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	5,026	37,752	58,850
Estimated Households	2,114	15,257	23,351
Estimated Average Household Income	\$98,576	\$74,822	\$77,043

Contact us:

Justin Bentley, CCIM
 +1 501 850 0739
 justin.bentley@colliers.com

Drew Holbert, CCIM, SIOR
 +1 501 850 0756
 drew.holbert@colliers.com

Mason Lewis, CCIM, SIOR
 +1 501 850 0741
 mason.lewis@colliers.com

Colliers | Arkansas
 1 Allied Drive, Suite 1500
 Little Rock, AR 72202
 P: +1 501 372 6161
 F: +1 501 372 0671