



FOR SALE

Asking Price:

\$5,000,000

Total Acreage:

5.3 Acres

Contact us:

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Accelerating success.

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1908 & 1910 SE J Street

Bentonville, Arkansas

Property Features

- High Visibility – 18,000 vehicles per day along SE J Street with 432' of prime frontage.
- Flexible Zoning – C-3 zoning allows a wide mix of commercial, retail, multifamily, and mixed-use developments.
- Utilities in Place – Water and sewer available on-site.
- Strategic Location – Just 2,000 feet from the new Walmart Home Office campus, placing your project at the center of Bentonville's growth.
- Rare Development Opportunity – Positioned in one of the most dynamic real estate markets in Northwest Arkansas.

Positioned in the heart of Bentonville's rapid expansion, this C-3 zoned property offers unmatched potential for developers and investors. With direct access along SE J Street and proximity to the new Walmart Home Office, the site is surrounded by ongoing growth in retail, residential, and mixed-use projects. This is a rare chance to secure a future-ready location in one of the fastest-growing markets in the region.

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VISUAL OVERVIEW



LOCATION



5.3 Acres with Efficient Site Layout Potential



Residential & Commercial Expansion Hub



Ideal for Mixed-Use Development



4 min (1.4 mi) Drive to/from Interstate-49

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Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	6,737	58,191	129,340
Projected Population (2030)	6,978	64,465	144,733
Average HH Income (2025)	\$84,227	\$131,842	\$141,341
Households (2025)	3,109	23,739	50,133

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