

+/- 1 TO 18.32 ACRES OF LAND FOR SALE



111 KELLER RD

Centerton, AR 72719



PROPERTY DESCRIPTION

+/- 1 to 18.32 acres of prime land available near the corner of W Centerton Blvd and Keller Rd in Centerton. Currently zoned A-1 Agricultural, this property offers a strong redevelopment opportunity for commercial use. Ideal for an office, retail space, QSR, or multi-family units, this lot is strategically positioned on W Centerton Blvd, which sees approx. 9,900 VPD. Gas is available on site, Water is available at the street, and Sewer is available approx. 750' to the east of the property. The location is less than one mile from Highway 279, around 1.5 miles from Centerton's Main St., approx. 2 miles from Bentonville West High School, and just 7.5 miles from Northwest Arkansas National Airport (XNA), making it a convenient and high traffic area for a future business development. Just north of the site, the City of Centerton has begun site work on a new \$26M community center that will include pickleball courts, basketball courts, a fitness center, multiple lawns, a future amphitheater, lazy river, community gardens, and more - adding significant long term value and traffic to the area!

PROPERTY HIGHLIGHTS

- +/- 1 to 18.32 acres of prime land available in Centerton, AR
- Currently zoned A-1 Agricultural with strong redevelopment potential
- Frontage along W Centerton Blvd with approx. 9,900 VPD
- Sewer available approx. 750' east of the property
- Convenient, high-traffic location with excellent growth potential

OFFERING SUMMARY

Sale Price:	\$1,000,000 - \$4,000,000
Lot Size:	18.32 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,637	7,794	19,232
Total Population	4,860	22,884	54,930
Average HH Income	\$100,833	\$119,602	\$130,332

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OF LOTS - | TOTAL LOT SIZE 1.0 - 15.54 ACRES | TOTAL LOT PRICE \$1,000,000 - \$4,000,000 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1 Acre	111 Keller Rd 1 Acre		Other	1 Acres	\$1,000,000	
Available	1.5 Acres	111 Keller Rd 1.5 Acres		Other	1.5 Acres	\$1,500,000	
Available	1.73 Acres	111 Keller Rd/W Centerton Blvd		Retail-Pad	1.73 Acres	\$1,199,000	
Available	3 Acres	W Centerton Blvd		Retail	3 Acres	\$1,500,000	
Available	10.81 Acres	111 Keller Rd		Retail	10.81 Acres	\$2,432,250	
Available	15.54 Acres	111 Keller Rd		Other	15.54 Acres	\$4,000,000	

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111 KELLER RD - +/- 1 ACRE

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111 KELLER RD - +/- 1.5 ACRES

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+/- 1 TO 18.32 ACRES OF LAND FOR SALE



111 KELLER RD - +/- 1.73 ACRES

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+/- 1 TO 18.32 ACRES OF LAND FOR SALE



111 KELLER RD - +/- 3 ACRES

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+/- 1 TO 18.32 ACRES OF LAND FOR SALE



111 KELLER RD - +/- 10.81 ACRES

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+/- 1 TO 18.32 ACRES OF LAND FOR SALE



111 KELLER RD - +/- 15.54 ACRES

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111 KELLER RD - UTILITY MAP

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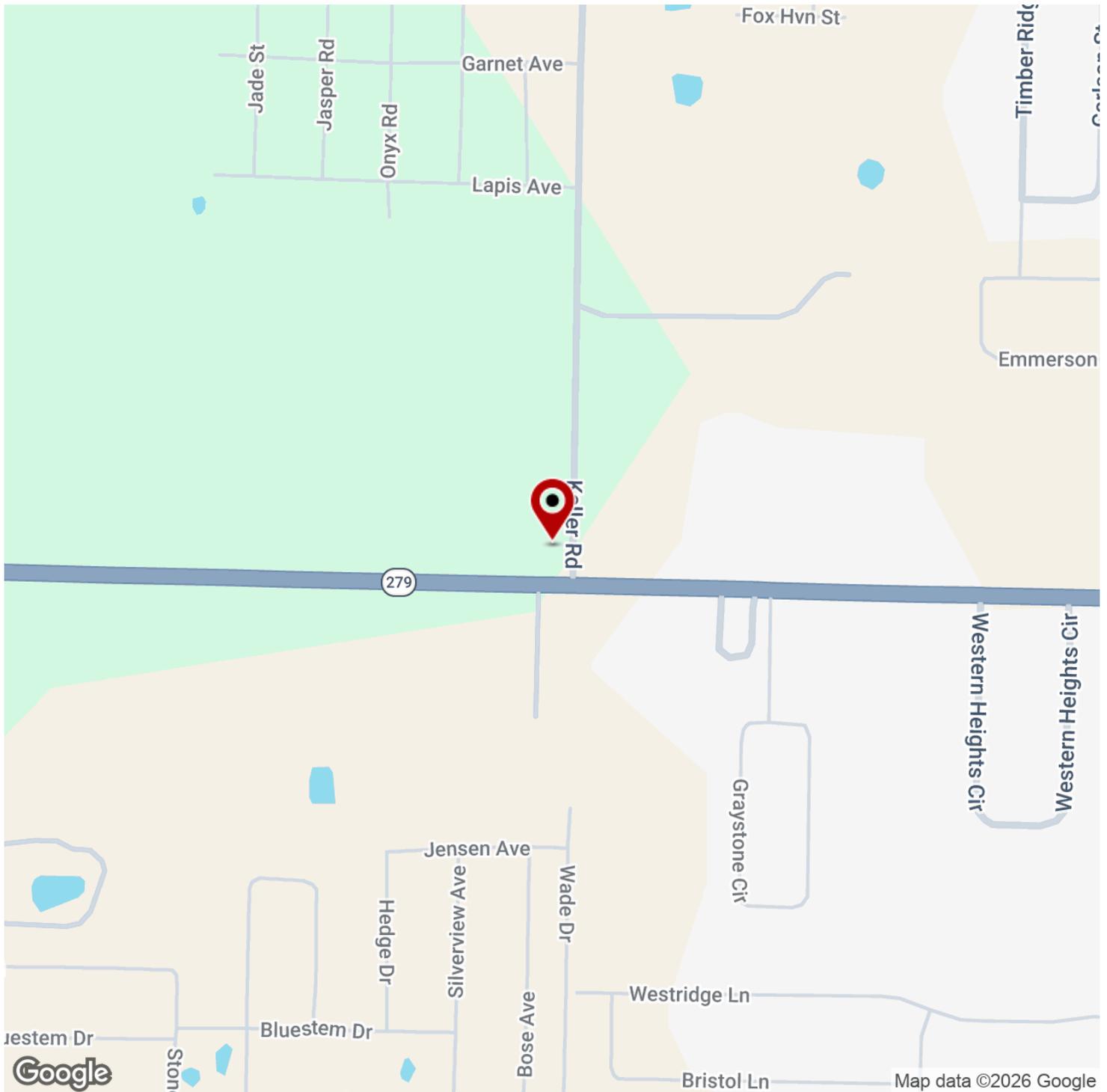
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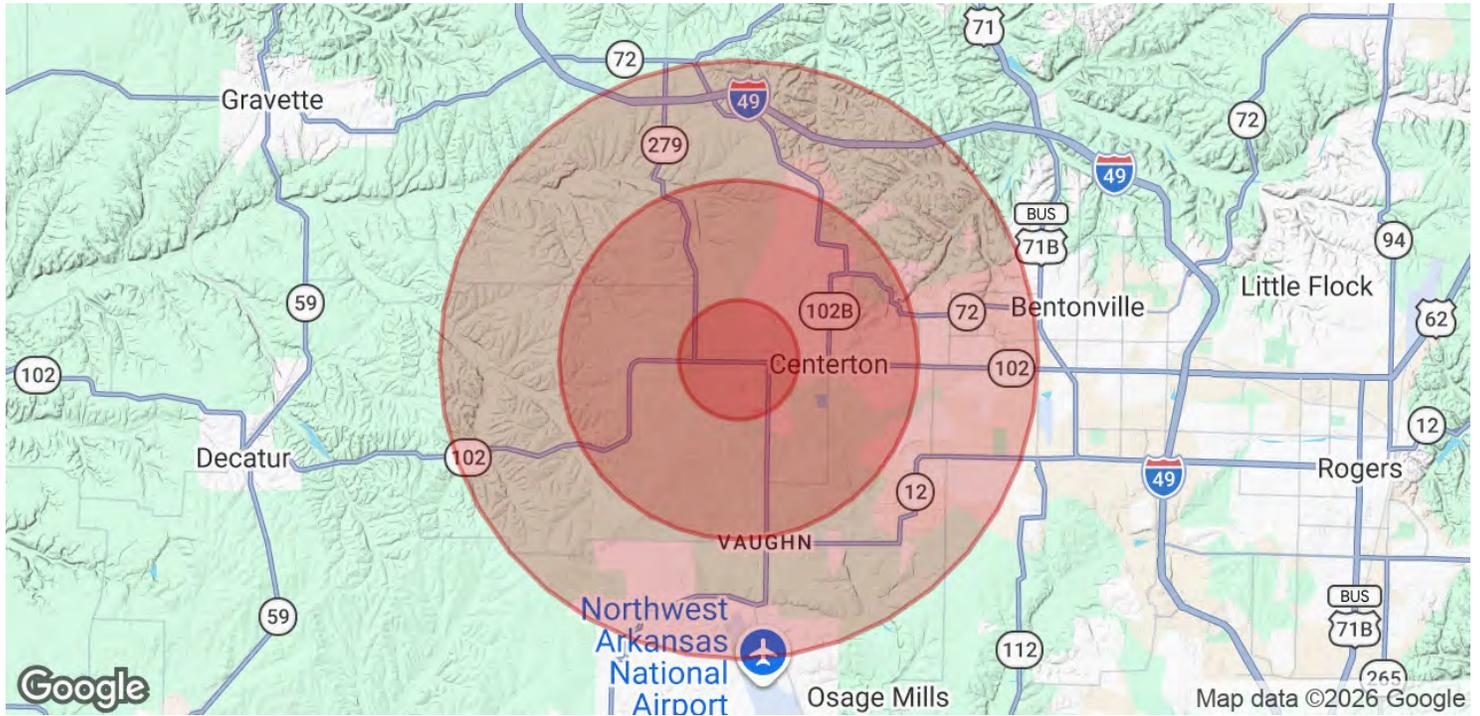
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,860	22,884	54,930
Average Age	34	33	33
Average Age (Male)	32	32	33
Average Age (Female)	35	34	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,637	7,794	19,232
# of Persons per HH	3	2.9	2.9
Average HH Income	\$100,833	\$119,602	\$130,332
Average House Value	\$317,909	\$334,464	\$369,077

Demographics data derived from AlphaMap

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