



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

UNIMPROVED LAND FOR SALE

SW I Street, Bentonville, AR



CONTACT US TODAY
479.271.6118 | mosestucker.com



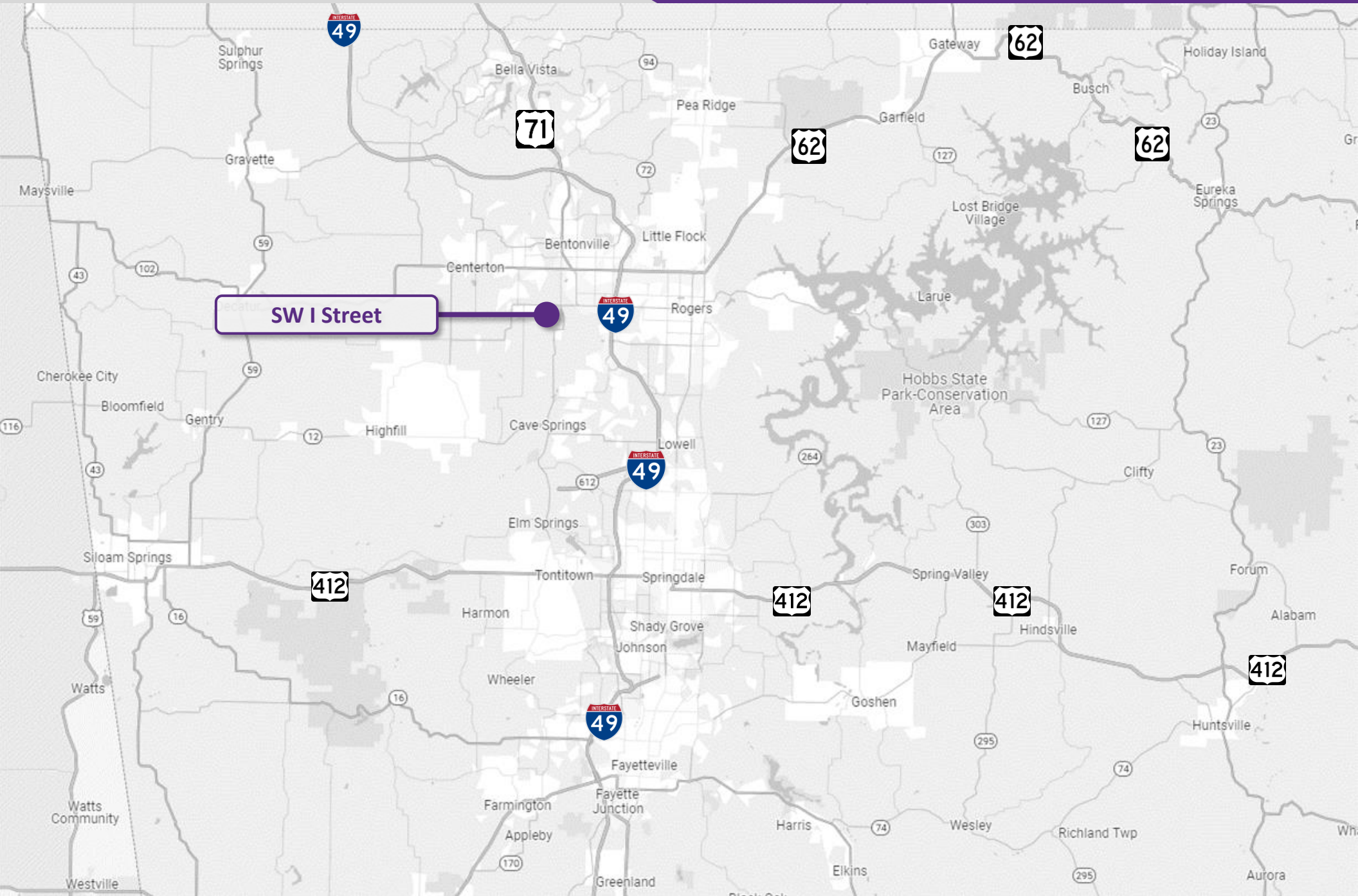
OFFERING SUMMARY

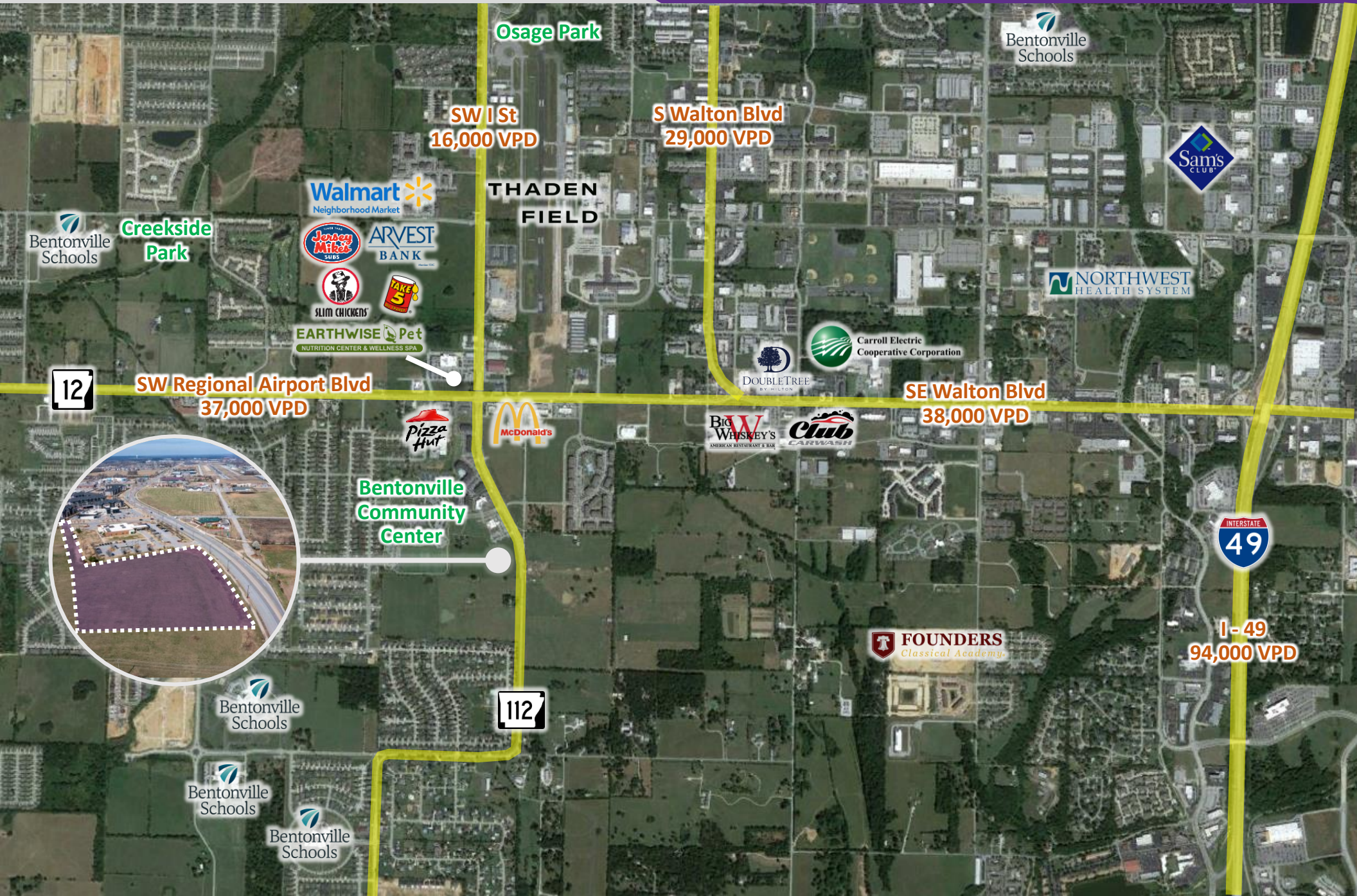
Offering	For Sale
Address	SW I Street, Bentonville, AR 72712
Property Type	Unimproved Land
Price	\$1,999,999 – Total
	\$967,999 – 2 Acre North Lot
	\$1,031,999 – 2.25 Acres South Lot
Land Size	± 4.25 Acres
	Can be subdivided into North & South Lot
Zoning	R-3

PROPERTY HIGHLIGHTS

- Can be subdivided into two lots
- Located in a rapidly growing area with great demographics
- Surrounded by new development, city parks and retail
- Walking distance to the Bentonville Community Center
- Approximately 558 linear feet of frontage on SW I St
- Easy access to downtown Bentonville & the Pinnacle area of Rogers
- 2 miles from I-49 (94,000 VPD)





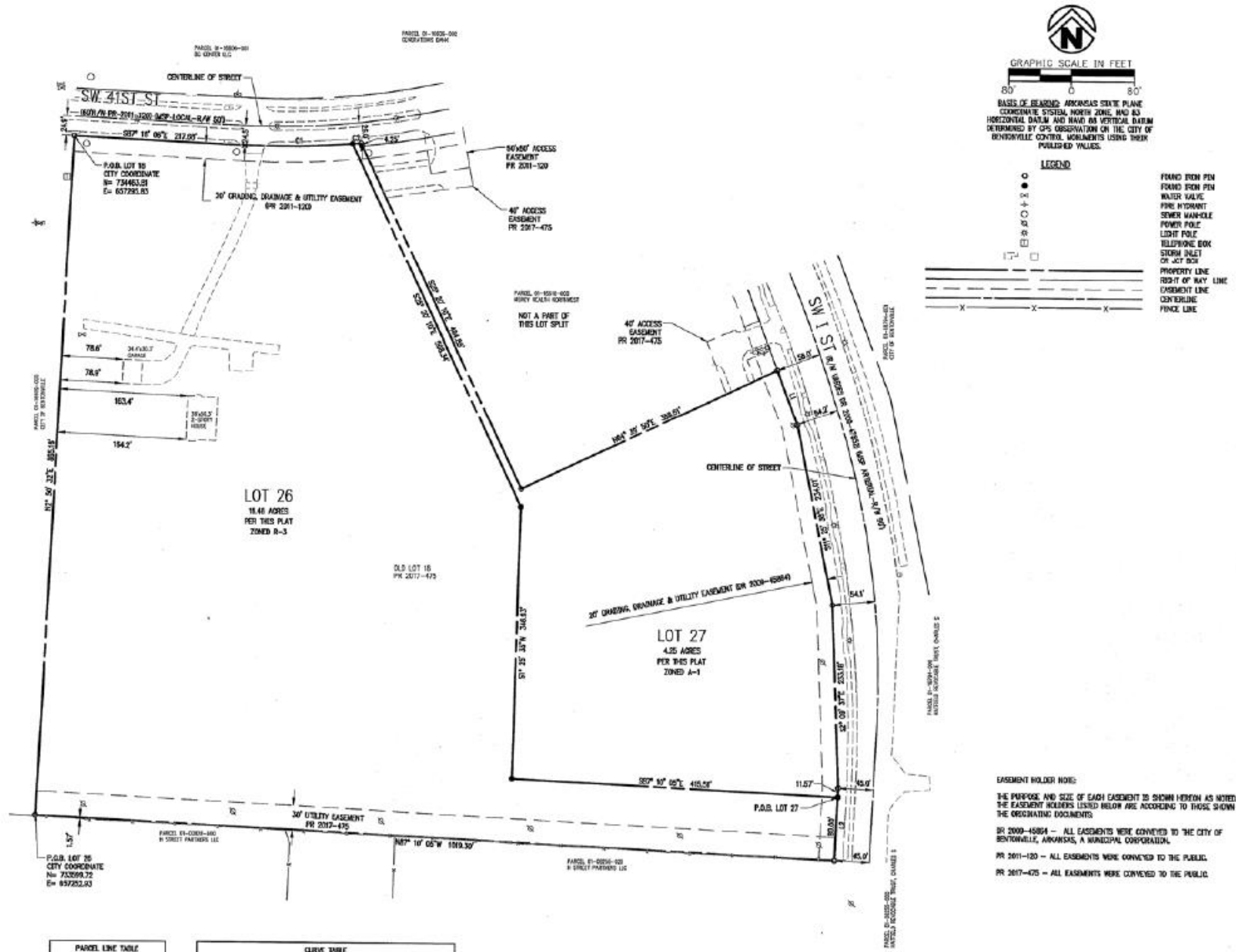




Layout includes:
7 Buildings
120 Units

PROJECT SUMMARY	
SITE AREA:	4.25 ACRES
DWELLING UNITS:	120 UNITS
CLUBHOUSE:	2,000 SF
REQUIRED PARKING:	180 SPACES
PROVIDED PARKING:	156 SPACES

PLAT SURVEY



LINE #	LENGTH	DIRECTION
L1	74.50'	S50° 42' 47"E
L2	91.57'	S2° 37' 00"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	137.62'	9330.00'	7°39'20"	N88° 54' 15"W	137.62'
C2	10.85'	9330.00'	0°35'33"	N84° 46' 48"E	10.85'

BENTONVILLE, ARKANSAS



Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.

Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. It is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazium. Visitors and residents alike can also enjoy exploring the vast trail network from the downtown square.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	50,413	128,021	253,067
Households	19,439	47,549	91,054
Average Age	34.2	35.2	36.3
Average Household Income	\$131,671	\$130,772	\$121,310
Businesses	2,240	4,160	6,597

**Demographic details based on property location*



THANK YOU



Payne Phillips, CCIM
Brokerage Associate
479.200.3280
pphillips@mosestucker.com

Co-Listed with:
Melissa Sims/First Star Realty
479.445.2571
msims@firststarnwa.com

DISCLAIMER
Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.