

I-49 & HWY 72 LAND FOR SALE

13112 W Hwy 72 | Bentonville, AR 72712



**KELLEY COMMERCIAL
PARTNERS**

NICK BURKES

AGENT

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AVAILABLE

±19.98 Acres

PRICE

\$8,700,000

COMMENTS

- Prime land for commercial development at the intersection of I-49 & Hwy 72 in Gravette
- Two adjoining parcels (11-00002-378 & 11-00002-386)
- Great visibility and access
- All utilities available except sewer
- Strong investment opportunity

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,229	46,231	153,749
AVERAGE HH INCOME	\$164,640	\$157,961	\$144,396
TOTAL HH	3,120	17,883	60,525

TRAFFIC COUNTS

I-49 - 24,745 VPD

Hwy 72 - 7,700 VPD



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
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501.375.3200

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Springdale, AR 72762
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RETAIL ADVISORS