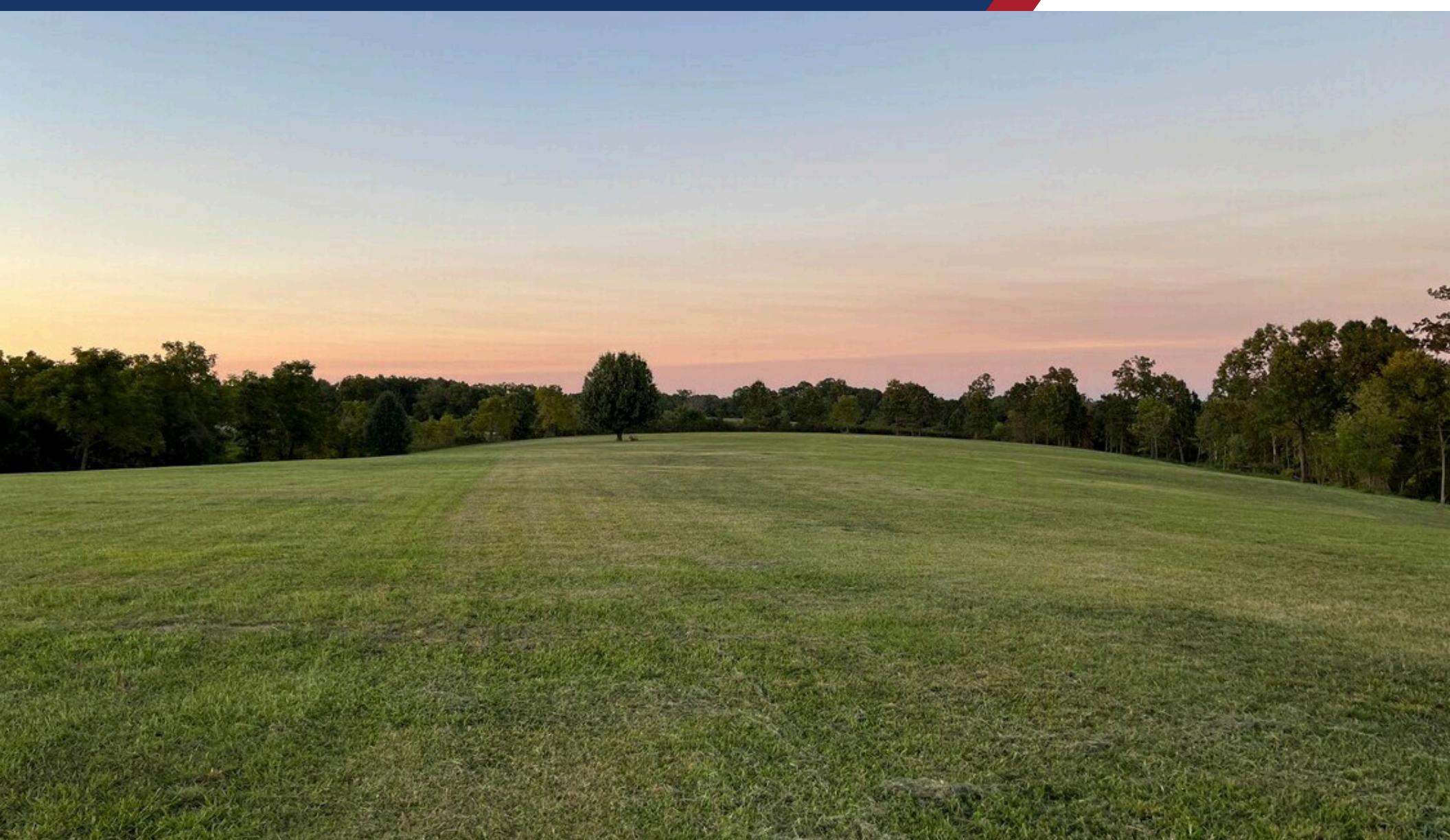


I-49 & HWY 72 LAND FOR SALE

13112 W Hwy 72 | Bentonville, AR 72712



KELLEY COMMERCIAL
PARTNERS

NICK BURKES
AGENT
M 479.966.9533
nburkes@kelleycp.com

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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

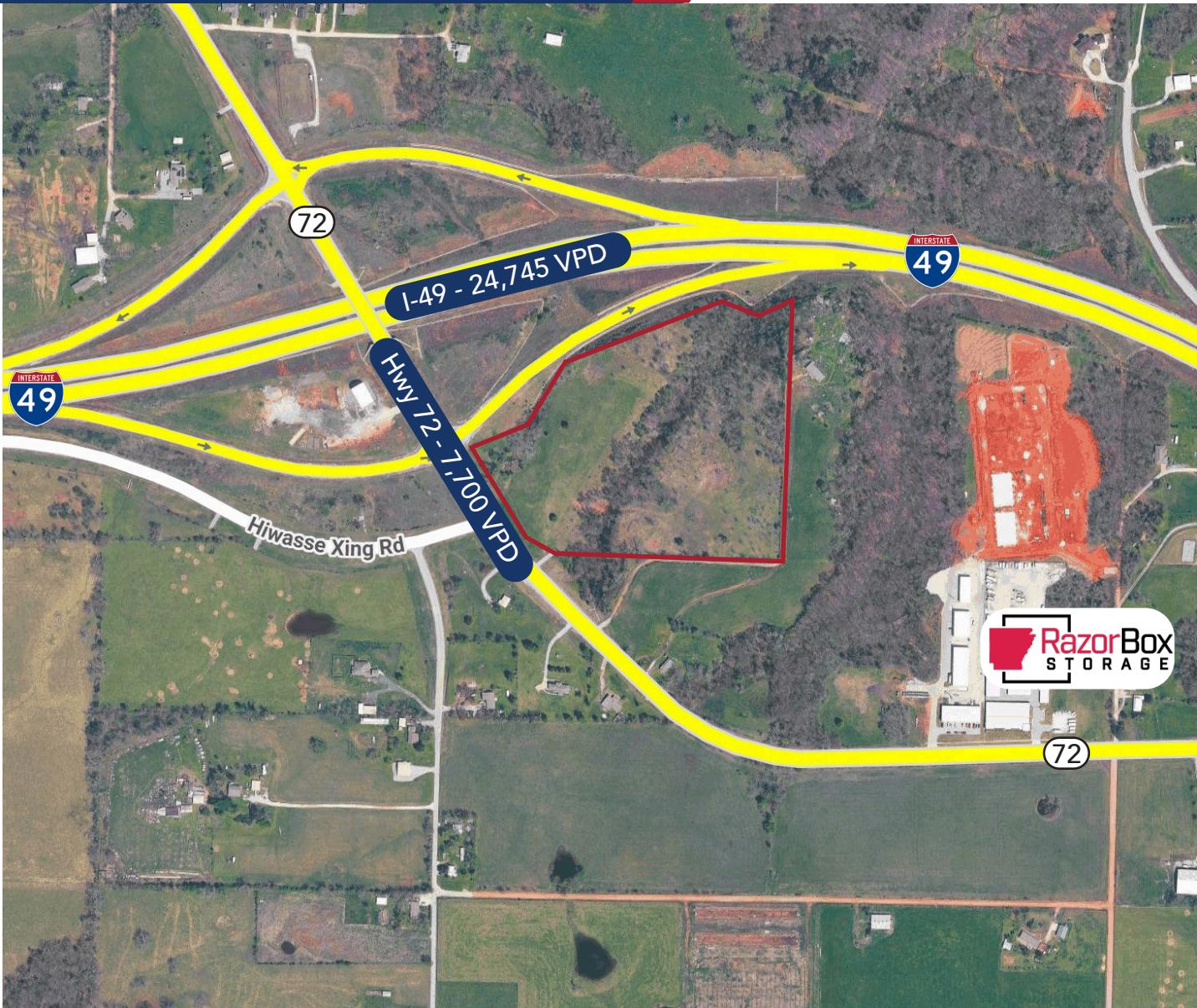
DEMOGRAPHICS

	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



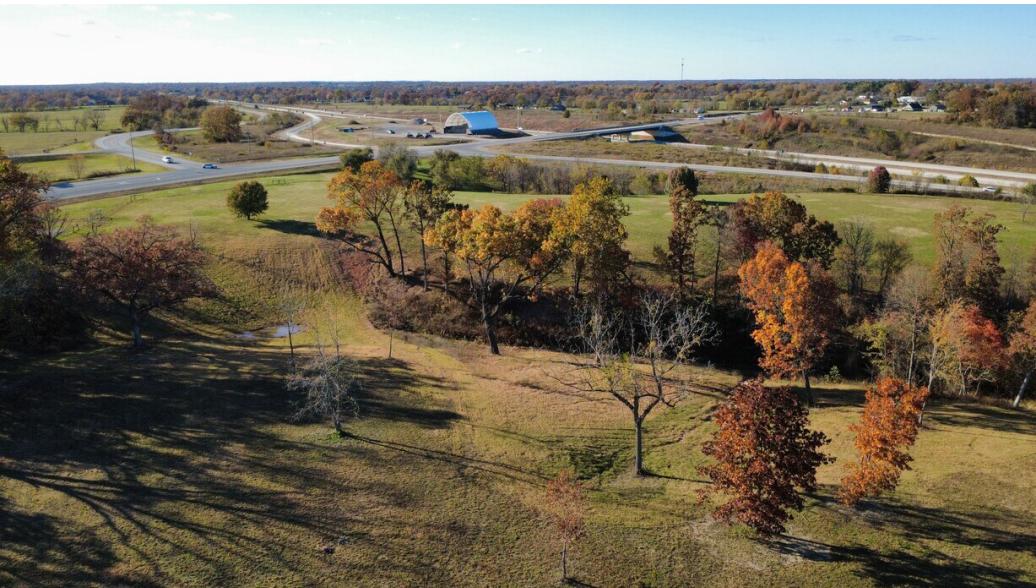
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ABOUT KELLEY COMMERCIAL PARTNERS

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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AGENT
M 479.966.9533
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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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