

READY FOR DEVELOPMENT

3300 S. Walton Blvd. (3.57 +/- AC) | Bentonville, AR



OFFERED AT: **\$1,300,000**

GREAT LOCATION FOR DEVELOPMENT

3.57 +/- ACRES

- Zoned C-2
- 151' +/- frontage / Walton
- 2021 traffic Ct: 20,000
- 1 1/2 miles to I-49
- Electric located at street
- 10" sewer line across the property
- 8" water line at street
- Surrounded by development
- Priced at only \$7.72 psf (approx.)



MLS# 1197126

**EXCLUSIVE
MARKETING
AGENTS**

Gayla Byrd, SR VP
Cell: 479-238-3380
Email: gbyrd@lindsey.com

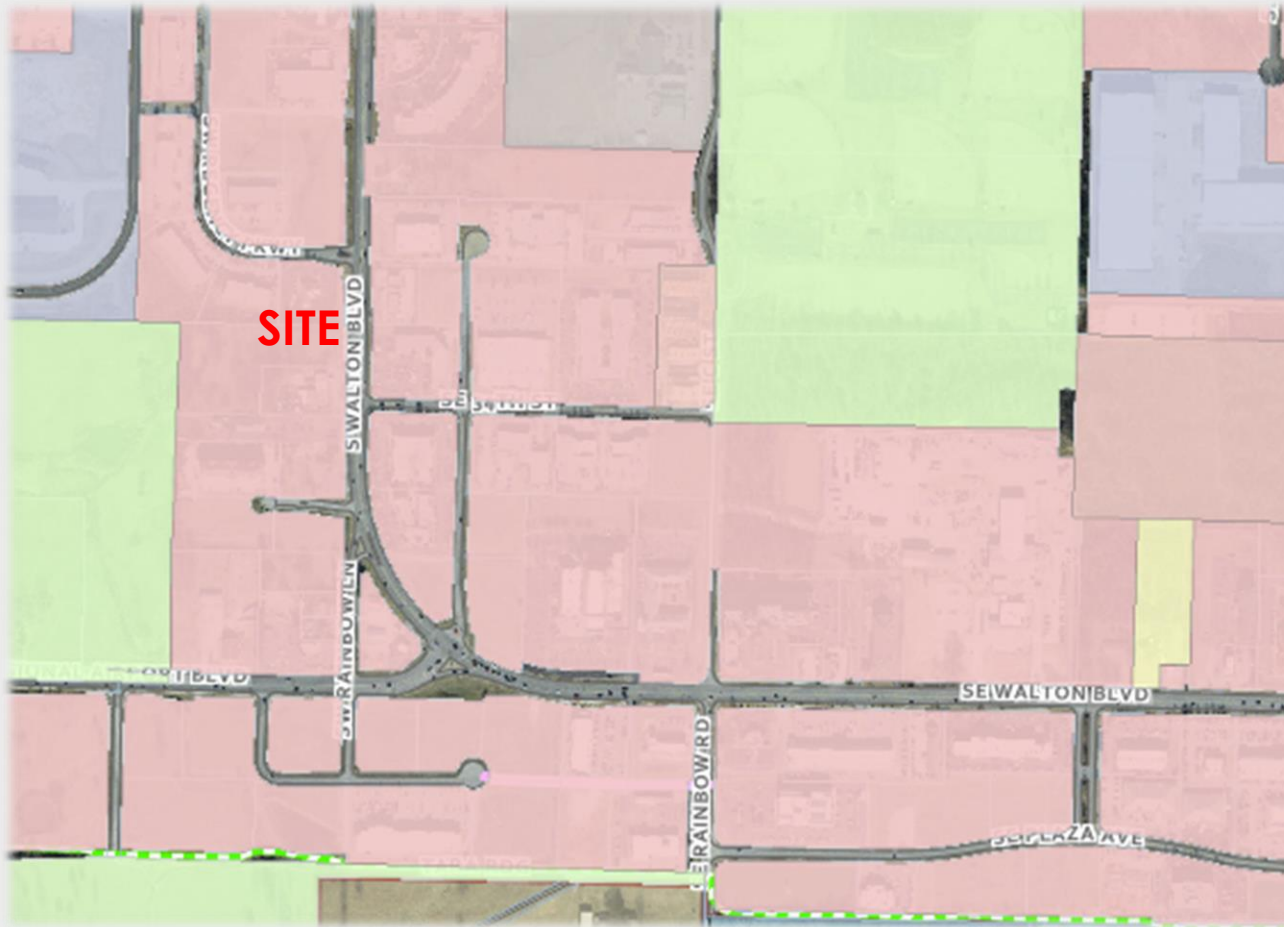
AND















Bill McClard, CCIM, SIOR
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CURRENT ZONING MAP

3300 S. Walton Blvd. (3.57 +/- AC) | Bentonville, AR



	A-1 Agricultural District
	C-1 Neighborhood Commercial
	C-2 General Commercial
	C-3 Central Commercial
	D-C Downtown Core
	D-E Downtown Edge
	DN-1 Downtown Neighborhood 1
	DN-2 Downtown Neighborhood 2
	DN-3
	DN-4 Downtown Neighborhood 4
	I-1 Light Industrial
	I-2 Heavy Industrial
	PRD
	PUD

<https://gis.bentonvillear.com>



C-2- General Commercial

The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

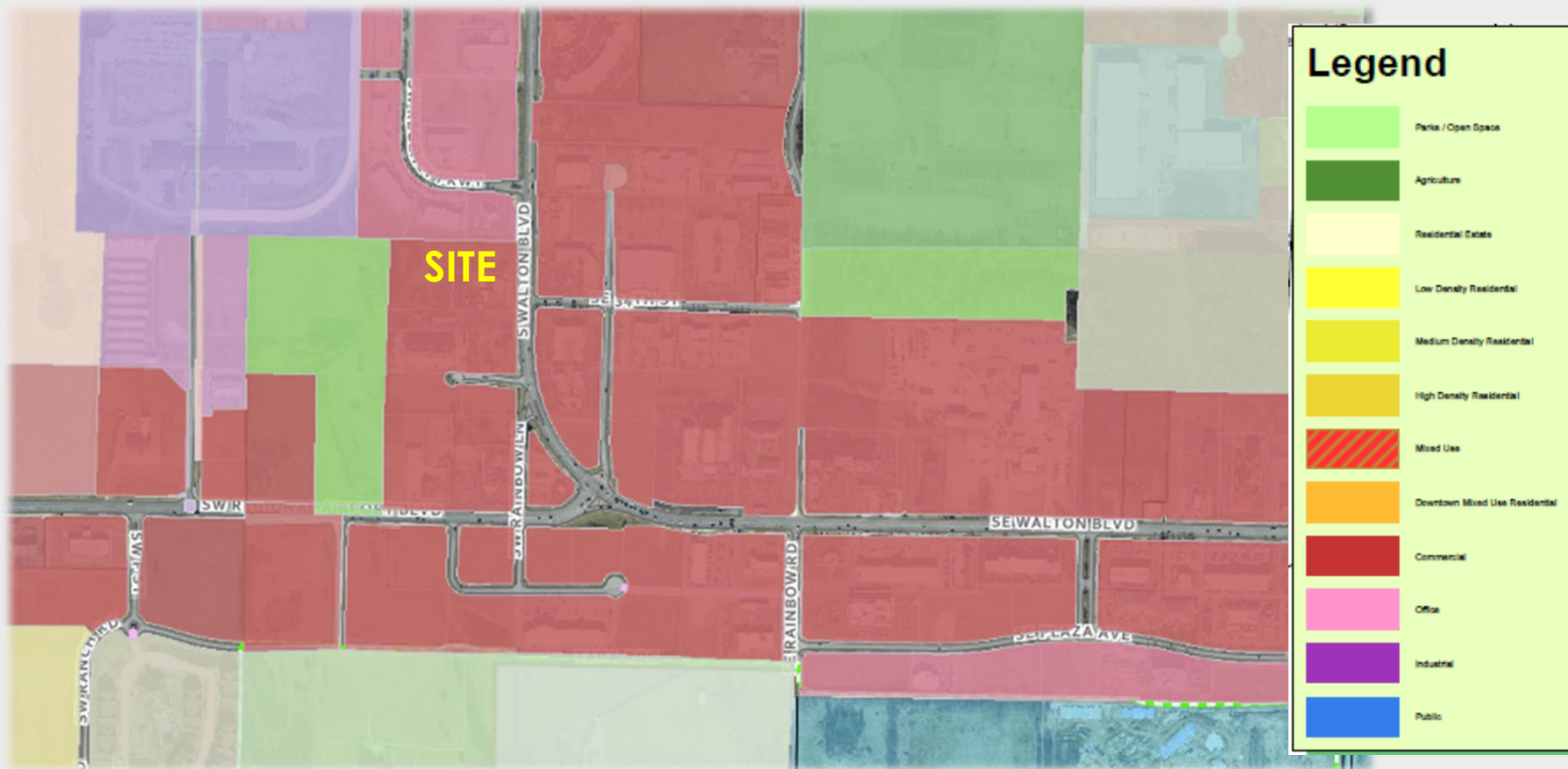
Permitted, Conditional and Accessory Uses	
Permitted	Conditional
Agriculture and Animals	Agriculture and Animals
Animal clinic	Animal kennel or shelter
Animal - domestic or household	Residential
Botanical garden	Residential facility - rehabilitation
Greenhouse	Recreation, Education & Public Assembly
Plant nursery	Commercial recreation facility - outdoor
Residential	Educational facility
Residential facility - assisted living	Golf course
Residential facility - extended medical care	Religious facilities
Residential facility - temporary shelter	Services
Recreation, Education & Public Assembly	Crematory
Aquarium	Public safety services
Arena / auditorium	Retail
Community Center	Construction / heavy equipment sales/rental
Commercial recreation facility - indoor	Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Conference / convention center	Convenience store that sells beer, light wine and/or spirits for off-site consumption within 500 ft. of a city owned park or trail
Cultural studio	Outdoor vendor park
Library	Package liquor store within 500 ft. of a city owned and maintained park or trail
Museum	Restaurant - microbrewery
Library	Sexually oriented business
Museum	Industrial and Warehousing
Park - community	Contractor maintenance yard
Park - mini	Manufacturing and/or distribution plant, alcoholic beverages of every kind and type
Park - neighborhood	Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500 ft. of a city owned and maintained park or trail
Services	Mining
Adult day care	Transportation, Communication & Utilities
ATM machine	Airport facilities
Auction house	Transportation facilities excluding airports
Auto or equipment auction	Utility facility
Automobile repair	Wireless communication facility (cell towers)
Car wash	Other
Cemetery or mausoleum	Temporary uses
Child care - commercial	
Child care - residential (4 children)	
Financial institution	
Funeral home	
Governmental services facility	
Lodging - hotel / motel	
Motor vehicle repair	

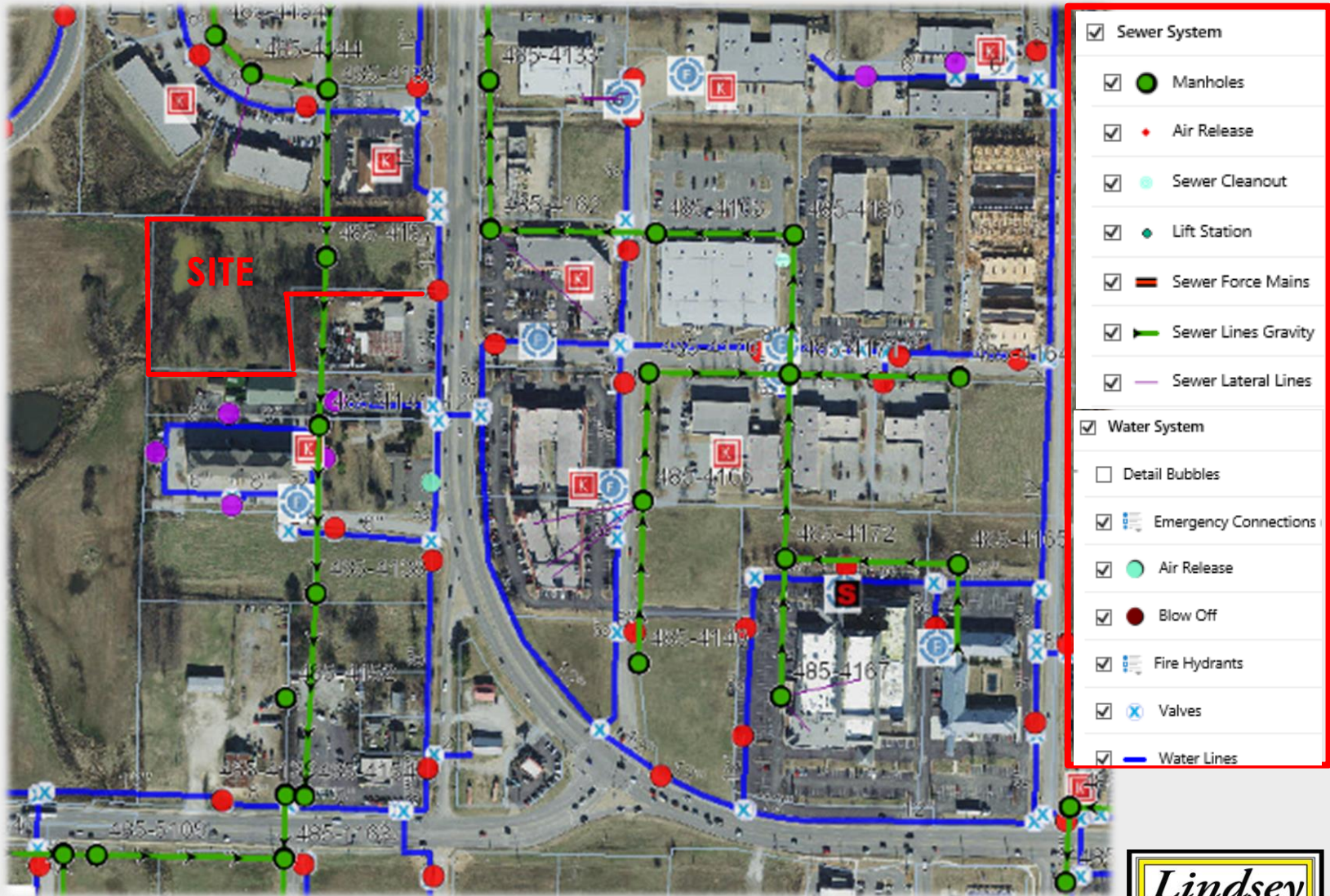
Medical services - hospital
Medical services - doctor office
Medical services - urgent care clinic
Medical services - laboratory
Medical services - substance abuse or mental health treatment clinic
Office - small scale (≤ 4,000 gsf)
Office - large scale (≥ 4,000 gsf)
Office / warehouse
Personal services
Postal services
Repair services - household
Repair services - equipment, large appliances
Retail
Artisan shop
Auto and vehicle sales/rental
Bakery
Bar, lounge or tavern
Building and landscape material sales
Convenience store
Convenience store that sells beer and/or light wine for off-site consumption
Convenience store that sells beer, light wine and/or spirits for off-site consumption
Equipment rental - indoor
Equipment rental - outdoor
Gas station
Recreational vehicle and boat sales/rental
Outdoor vending - private property
Package liquor store
Restaurant
Restaurant, drive-in
Retail - small scale (≤ 4,000 gsf)
Retail - large scale (≥ 4,000 gsf)
Industrial and Warehousing
Laboratory - dental or medical
Laboratory - research
Mini-warehouse storage
Taxidermy
Transportation, Communication & Utilities
Broadcasting studio
Parking facility (as principle use)
Solar energy system
Wind energy system, small

Bulk and Area Standards	
Minimum Lot Area	7,000 sq. ft.
Minimum Lot Width	70 ft.
Maximum Lot Coverage	60%
Height	60 ft. max.
Height Exceptions	Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district. In the C-3 District, only that portion of the structure above the maximum height shall meet the additional setback requirement.

Minimum Setback Standards					
Front		Side		Rear	
Vith Parking in Front	Without Parking in Front	Adjacent to Non-residential District	Adjacent to Residential District	Adjacent to Non-residential District	Adjacent to Residential District
50 ft.	20 ft.	7 ft.	30 ft.	20 ft.	30 ft.







PICTURES

3300 S. Walton Blvd. (3.57 +/- AC) | Bentonville, AR

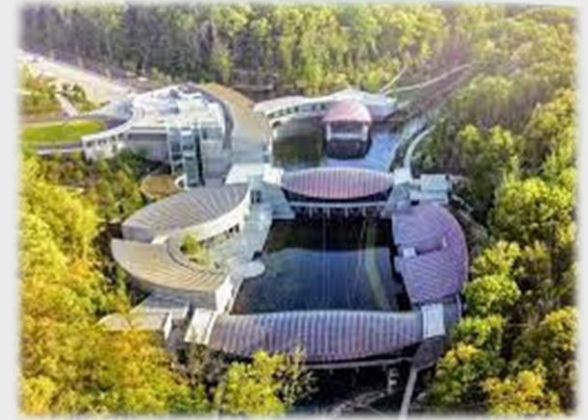


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3801 W. Walnut | Rogers, AR



Bentonville

Bentonville is the tenth-largest city in Arkansas, United States and the county seat of Benton County.^[5] The city is centrally located in the county with Rogers adjacent to the east. The city is the birthplace of and world headquarters location of Walmart, the world's largest retailer. It is one of the four main cities in the three-county Northwest Arkansas Metropolitan Statistical Area, which is ranked 105th in terms of population in the United States with 546,725 residents in 2020, according to the United States Census Bureau. The city itself had a population of 54,164 at the 2020 Census,^[7] an increase of 53% from the 2010 Census



TOP REASONS TO LIVE IN BENTONVILLE

1. Bentonville is home to H&H Classic parts so you may run into some classic Chevs here and there.
2. The Civil War took a toll on the Arkansas town when both armies occupied it. The oldest buildings you'll find are from 1876 or later when the town began to rebuild.
3. The area is an emerging cultural center and home to the nationally recognized American art museum, Crystal Bridges , performing arts center, Walton Arts Center and in nearby Rogers, the AMP.
4. It has a rich history. Bentonville has over 30 listings on the National Register of Historic Places.
5. There are over 118 trails in Bentonville and is becoming known as the Capital of the world for Mountain Biking. There are over 130 miles of trails in Bentonville with more being developed.
6. Northwest Arkansas area is among the nation's most desirable places to live.

<https://www.scissortailnwa.com/10-reasons-why-love-living-bentonville/>



Top 10 Arkansas Mountain Bike Trail Systems
of 2021

6. Northwest Arkansas area is among the nation's most desirable places to live.

7. Exciting culinary scene. The area includes an endless array of restaurants and food trucks. Award-winning chef's offer fine dining experiences, authentic international cuisine that showcases the area's expanding multiculturalism. An let's not forget the traditional local southern food favorite with food sources from local farms and markets.

8. Bentonville is the fastest-growing town in the state.

9. Bentonville was named one of America's top five up-and-coming tourist cities by *The Huffington Post* in 2015. Bentonville hotels reported having housed visitors from France, Africa, Switzerland, and Japan.

10. The investment in education. Bentonville School District is ranked among the top school districts locally and nationally.





2020 Census Redistricting Data (Public Law 94-171)

3256-3302 S Walton Blvd, Bentonville, Arkansas, 72712
Ring of 1 mile

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

KEY FACTS

3,718
Total Population

2,167
Housing Units

1,184.4
Population Density

1.94
Average Household Size

69.7
Diversity Index

2010-2020 ANNUAL GROWTH RATE



4.88%
Population

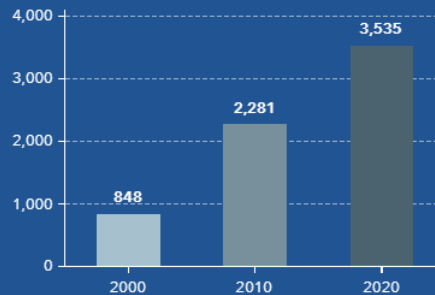


20.65%
Group Quarters

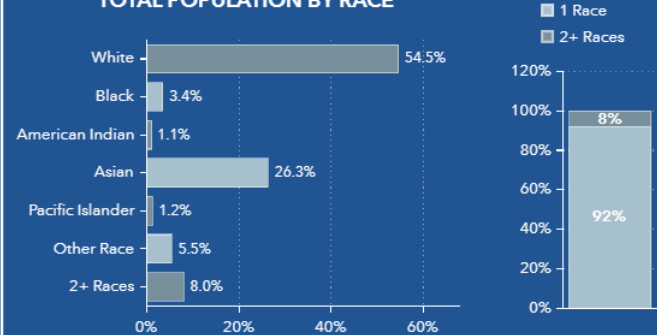


4.94%
Households

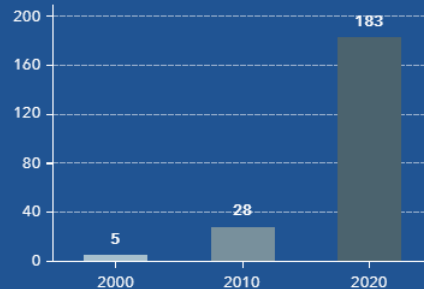
HOUSEHOLD POPULATION



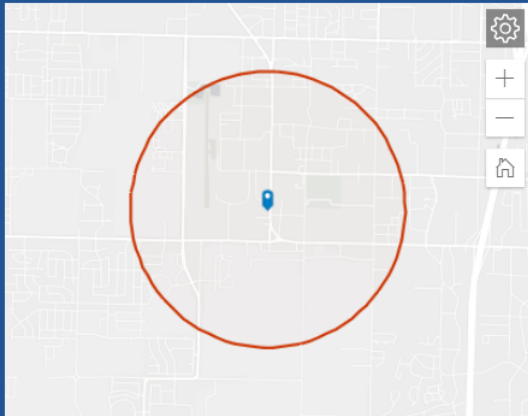
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	831	2,887
1 Race	729	2,691
White	413	1,616
Black	22	105
American Indian/Alaska Native	15	25
Asian	206	770
Pacific Islander	20	25
Some Other Race	52	151
2 or More Races	102	195



Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.





2020 Census Redistricting Data (Public Law 94-171)

3256-3302 S Walton Blvd, Bentonville, Arkansas, 72712
Ring of 3 miles

KEY FACTS

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

48,334
Total Population

20,964
Housing Units

1,709.9
Population Density

2.51
Average Household Size

66.1
Diversity Index

2010-2020 ANNUAL GROWTH RATE



3.71%
Population

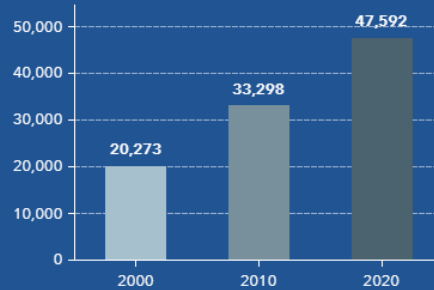


10.76%
Group Quarters

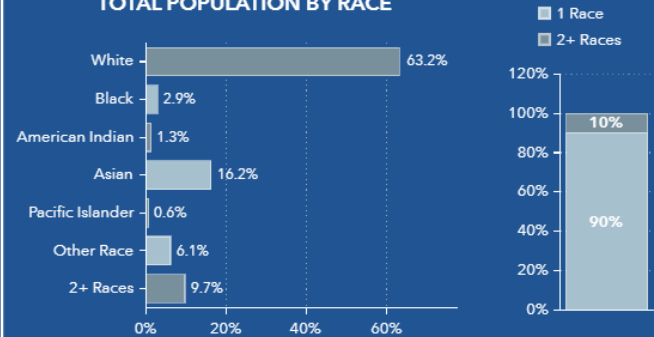


3.71%
Households

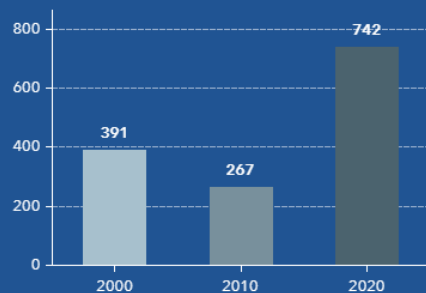
HOUSEHOLD POPULATION



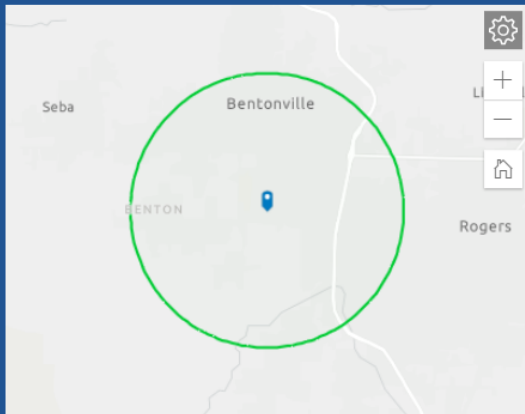
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	12,817	35,517
1 Race	11,013	32,642
White	7,338	23,204
Black	382	1,033
American Indian/Alaska Native	202	420
Asian	2,102	5,723
Pacific Islander	127	175
Some Other Race	864	2,088
2 or More Races	1,805	2,874



Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.





2020 Census Redistricting Data (Public Law 94-171)

3256-3302 S Walton Blvd, Bentonville, Arkansas, 72712
Ring of 5 miles

KEY FACTS

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

116,610
Total Population

46,624
Housing Units

1,484.9
Population Density

2.67
Average Household Size

65.8
Diversity Index

2010-2020 ANNUAL GROWTH RATE



3.51%
Population

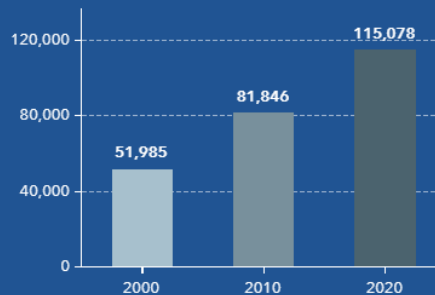


7.67%
Group Quarters

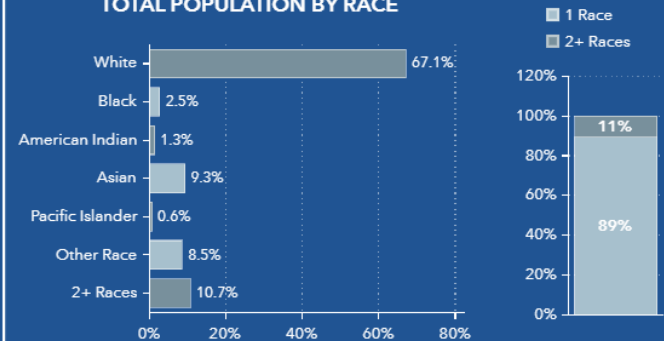


3.56%
Households

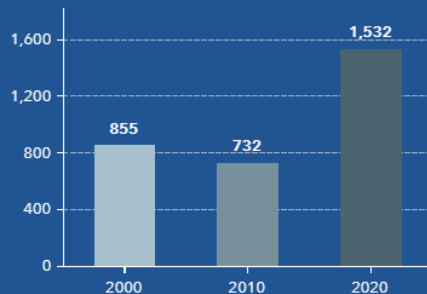
HOUSEHOLD POPULATION



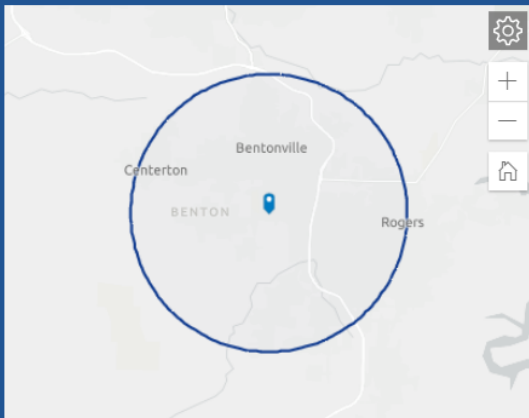
TOTAL POPULATION BY RACE



GROUP QUARTERS

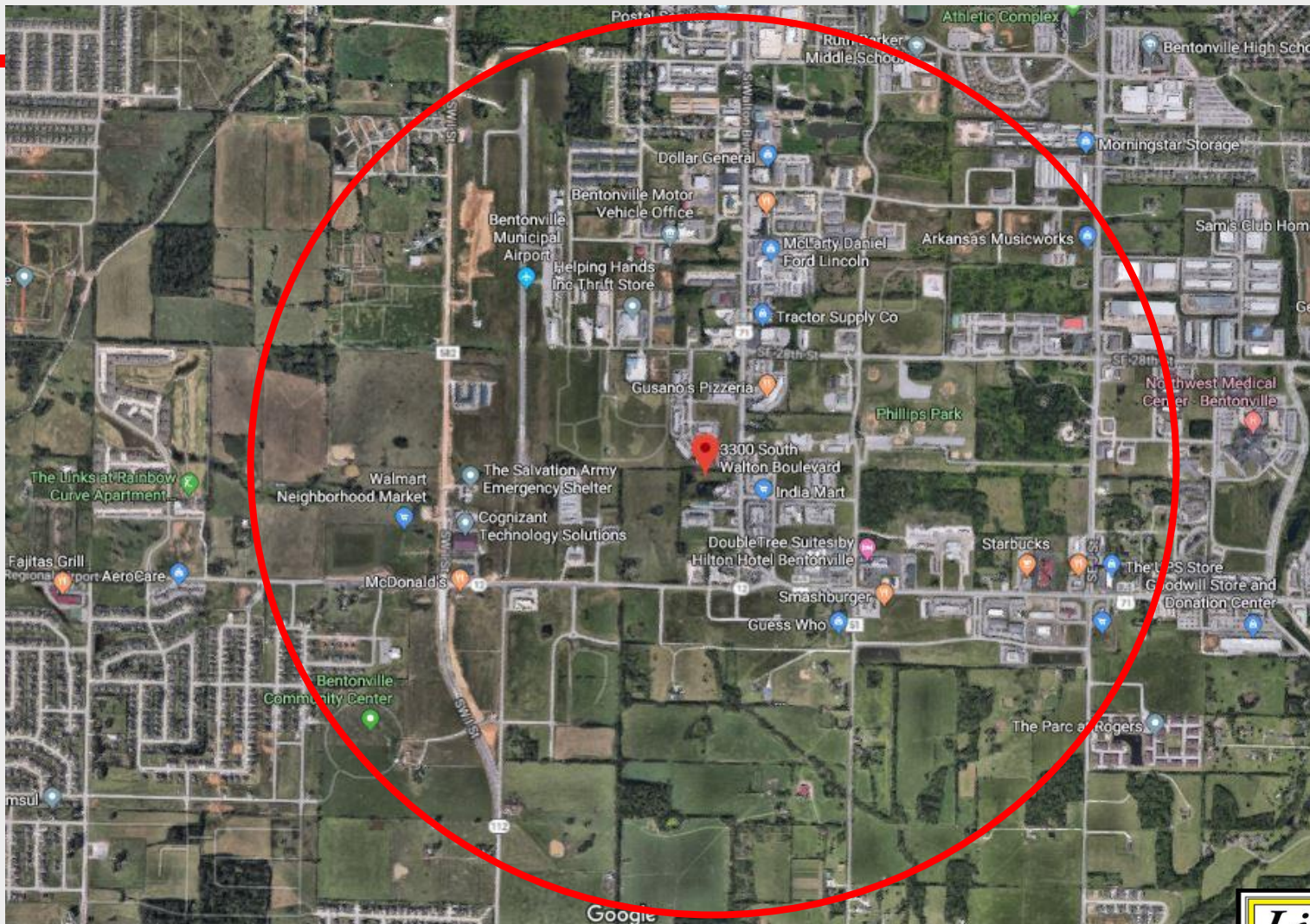


POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	32,200	84,410
1 Race	27,318	76,851
White	19,748	58,451
Black	837	2,120
American Indian/Alaska Native	464	1,042
Asian	2,899	7,937
Pacific Islander	310	433
Some Other Race	3,060	6,867
2 or More Races	4,882	7,559



Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

PROPERTY AERIAL VIEW – 1 MILE 3300 S. Walton Blvd. (3.57 +/- AC) | Bentonville, AR



<https://bao.arcgis.com/esriBAO>

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Bill specializes in commercial properties. He has over 500 classroom hours of educational training and 47 years of experience. Bill's goal is to assist his clients in a professional yet friendly manner providing them specialized real estate service and expertise. Bill has worked with numerous national clients: Vlasic Foods, Campbell Soup Company, Kodak, Wal-Mart and J.B. Hunt Transportation, to name a few. He also has provided hundreds of local businesses and investors help with their real estate needs. Bill has found that experience, training and plain hard work are what produce completed deals. If you are buying, selling, needing to lease or have space to lease, contact an expert with a proven record!

GAYLA BYRD

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Gayla began her real estate career in the Commercial Division at the Lindsey & Associates Rogers office in 1999. She has extensive experience in marketing all types of properties – both in sales and leasing. Her previous position as a legal secretary and property manager provided her, from the beginning of her real estate career, with the expertise needed to assist clients from the onset of their real estate search to finalizing the contract. She has experience selling unimproved land, retail complexes, office buildings, and warehouses. She has represented individuals, small and large companies, tenants and landlords. Over the past 20 years she has leased tens of thousands of square feet of office space in Northwest Arkansas.



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Commercial Division*

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