

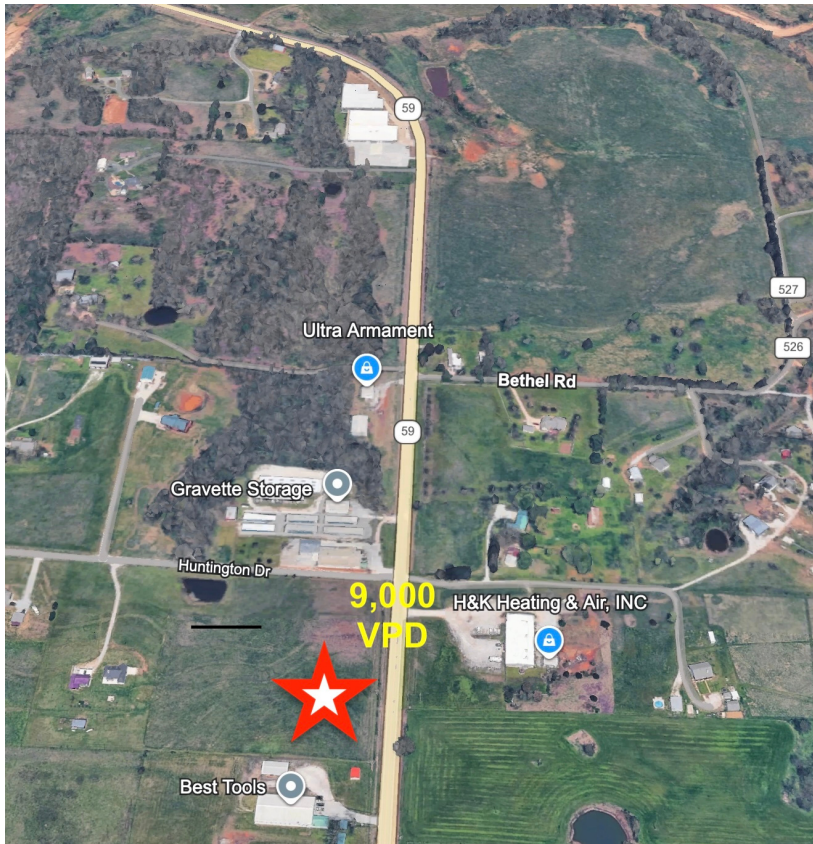
Highway 59 DEVELOPMENT Potential

BENTON COUNTY AR



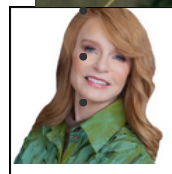
PROPERTY HIGHLIGHTS

- 382' Frontage Arkansas Highway 59, a critical north-south artery through NW Arkansas and connecting Missouri to Fort Smith, AR.
- Join a thriving Commercial/Industrial corridor featuring established manufacturing and service operations nearby.
- Located one mile outside the Gravette, AR city limits. Buyer to do due diligence with Benton Co for "Conditional Use."
- NWA Growth: Capitalize on the explosive economic expansion of Northwest Arkansas
- Versatility: Ideal for an owner-user looking to establish a headquarters or an investor seeking to develop flex-space in a high-demand market.
- Leve, open highly visible parcel with Tier 1 logistics access on Highway 59
- AGRI ZONED



List Price: \$385,000 (\$76,540/AC)

Acres: 5.03 AC, LEVEL & OPEN



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