



COLDWELL BANKER

**HARRIS McHANEY
& FAUCETTE**



DOWNTOWN CORE COMMERCIAL

402 & 404 SE 8TH STREET | BENTONVILLE, AR 72712

PRICE: \$5,400,000

Presented by Christina Gervasi

ON THE MARKET:

Prime location, Development opportunity! Downtown Core zoning. Two parcels available on SE 8th St, totaling 1.47 acres. Both lots facing SE 8th St close to new Walmart Campus and downtown square. 8th street improvements are underway.

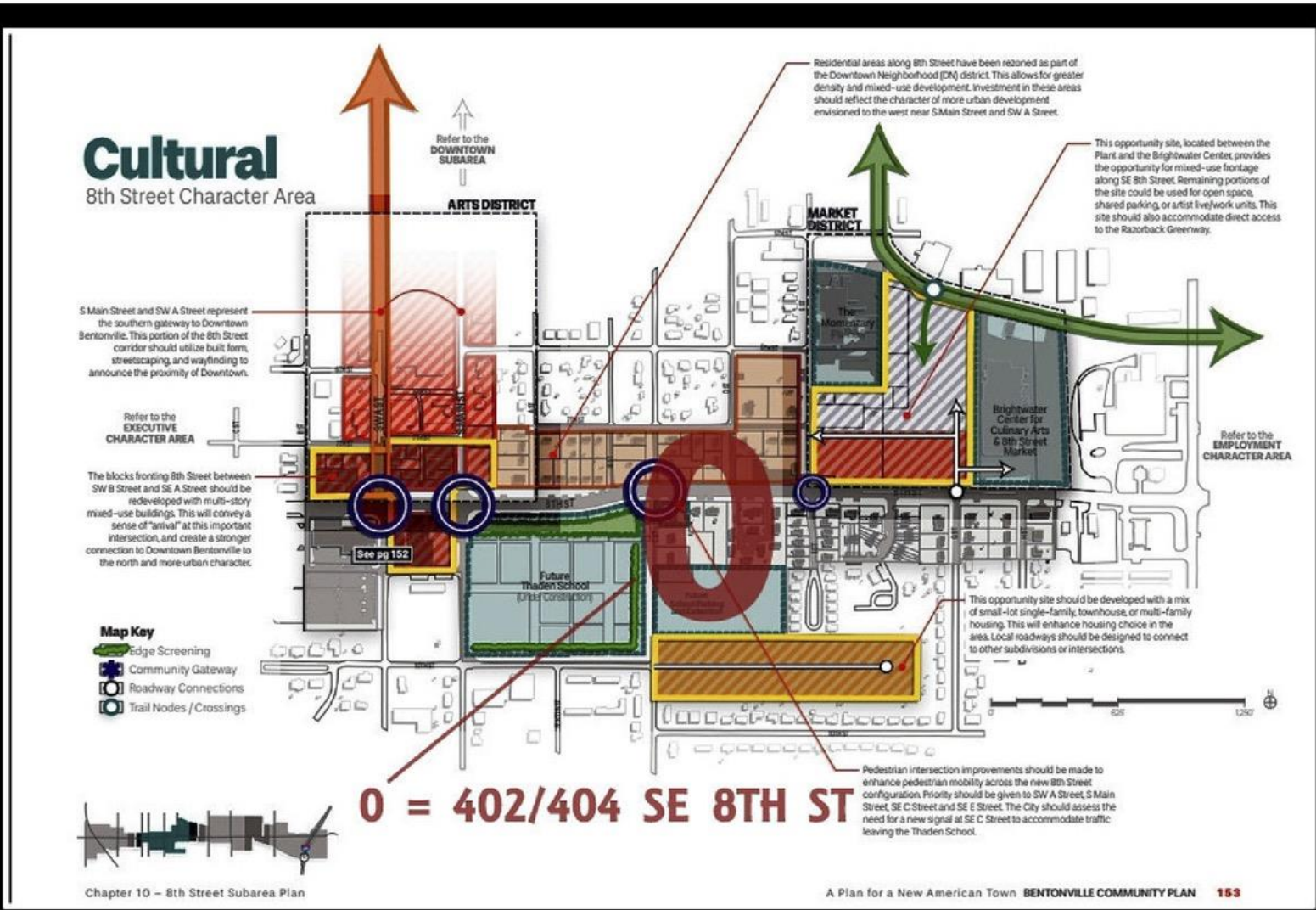
Details:

- 404 SE 8th St Bentonville, AR 72712. Parcel ID is 01-00715-000, 0.69 acres.
- 402 SE 8th St. Bentonville, AR 72712. Parcel ID 01-20522-000, 0.78 Acres
*Land has a lease on it that ending September 2024.



PRIME INVESTMENT OPPORTUNITY

The map below indicates the published Bentonville Community plan planning of this area in relation to this prime piece of land, in the heart of the 8th street future developments.



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PRIME INVESTMENT OPPORTUNITY

The additional map below indicates the published Bentonville Community plan planning of this area in relation to the property, further showcasing it's potential for investment.

0 = 402/404 SE 8TH ST



Recent Private Investments

1. Thaden School (Under Construction)
2. The Momentary (Under Construction)
3. Brightwater Center for Culinary Arts & 8th Street Market

PLANNING INFLUENCES

The future of the 8th Street corridor will be influenced by several factors initiated by different entities. Each of these has the potential to change the role of 8th Street, its physical character, and the nature of development along it.

Recent Zoning Amendments

In the fall of 2016, the City of Bentonville adopted new zoning regulations for residential properties around the 8th Street corridor between J Street and Walton Boulevard. The regulations, known as the Downtown Neighborhood (DN) district, allow for greater residential densities and mixed-use development in some areas. It is anticipated that blocks immediately adjacent to the 8th Street corridor will include more small-lot single-family, townhome, and multi-family housing than they currently do.

8th Street Design Improvements and I-49 Interchange

The City of Bentonville has received federal funding to complete a widening of 8th Street between SW I Street and I-49. This improvement, along with a new interchange at I-49, will dramatically change the role of 8th Street in terms of cross-town mobility, character, and connections to local, regional, and international destinations. The new five-lane cross-section will include a center turn lane and a 10' wide multi-use trail on the south side of the street. Throughout the corridor, new crosswalks and curb cuts will be provided at intersections. While these improvements will aid mobility along the corridor, the design and anticipated traffic flow could restrict the crossing of 8th Street.

Institutional Investment and the 8th Street Master Plan

The Walton Family Foundation is guiding significant investment along an important stretch of 8th Street from Main Street to J Street. A charter school sited on the former fairgrounds property, the Crystal Bridges "Plant" project, and the Brightwater Center for Culinary Arts are all in varying stages of planning and development. A separate planning effort is underway to establish a master plan for this section of 8th Street in order to maximize the benefits of these investments through enhanced urban design, surrounding land use and development, and improved multi-modal mobility.

Corporate Operations

Walmart's current Home Office is located at the west end of the 8th Street corridor. The impacts of this, both positive and negative, can be seen at different times of the day. Spin-off investment, such as the Bentonville Plaza office building and local restaurants, serve employees and Walmart corporate guests. However, during the morning and evening rush hours, traffic congestion spikes in this area due to the amount of employees travelling to or from the area, and pedestrian activity between offices on the north side and parking on the south side of 8th Street. When Walmart relocates its Home Office to the new location this location is ideal for executive types of businesses.



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LOCATION IS EVERYTHING

The labeled map below further indicates the lot's proximity to the development and growth of this area from a Google Earth perspective. Within steps of the most vibrantly growing sections of Bentonville, it is easy to see the growth potential this property will capitalize on.



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WITHIN BLOCKS OF WALMART GLOBAL CAMPUS

Looking to the east, you can see how incredibly close this property is to the future Walmart Global Campus, with sections of the campus already opening on the 350 acres of current allocated land. Completion date of Walmart Global Campus to be opening in phases through 2025.

Over Property
Looking East

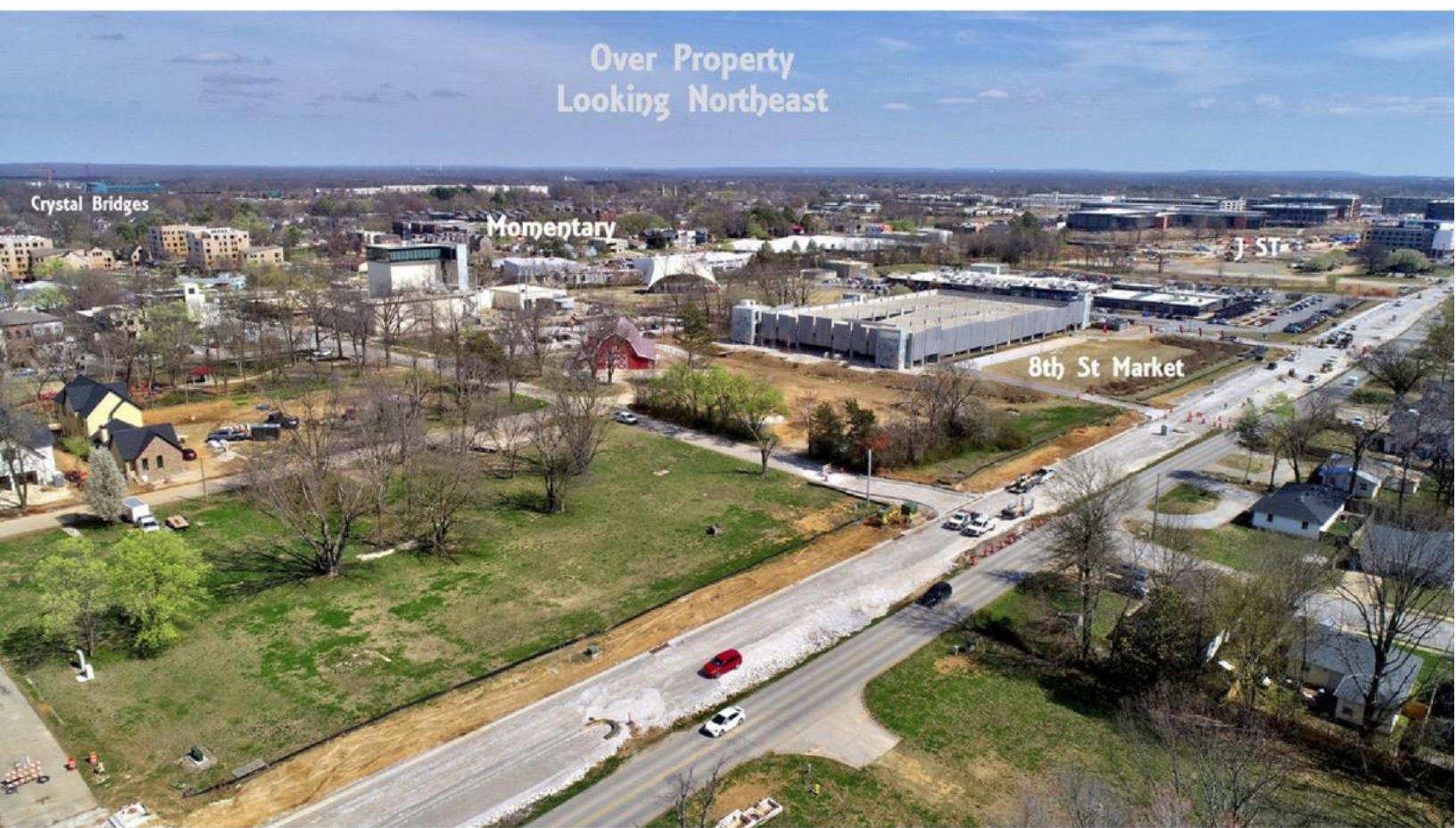


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ACROSS THE ROAD FROM BENTONVILLE CULTURAL ICONS

As you scan Northeast, this land is situated just across the street from the most recognizable Northwest Arkansas cultural landmarks of the modern art museum, The Momentary, and a NWA global cuisine headquarters, 8th Street Market.



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