

LAND FOR SALE

SW Regional Airport Blvd & SW Sunbrooke St | Bentonville, AR



**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

Land	±2.1 AC
Price	\$20 PSF
Zoning	C-1

HIGHLIGHTS

- Prime opportunity in one of Bentonville's fastest-growing areas
- Corner lot with 300+ feet of frontage
- Flat and ready to develop
- All utilities on site
- Seller willing to subdivide into two separate lots
- Strategic location minutes from the new 350-acre Walmart Home Office and XNA
- Surrounded by rooftops, multifamily, and several new commercial developments

TRAFFIC COUNTS

SW Regional Airport Blvd - 29,021 VPD
SW I St - 13,146 VPD



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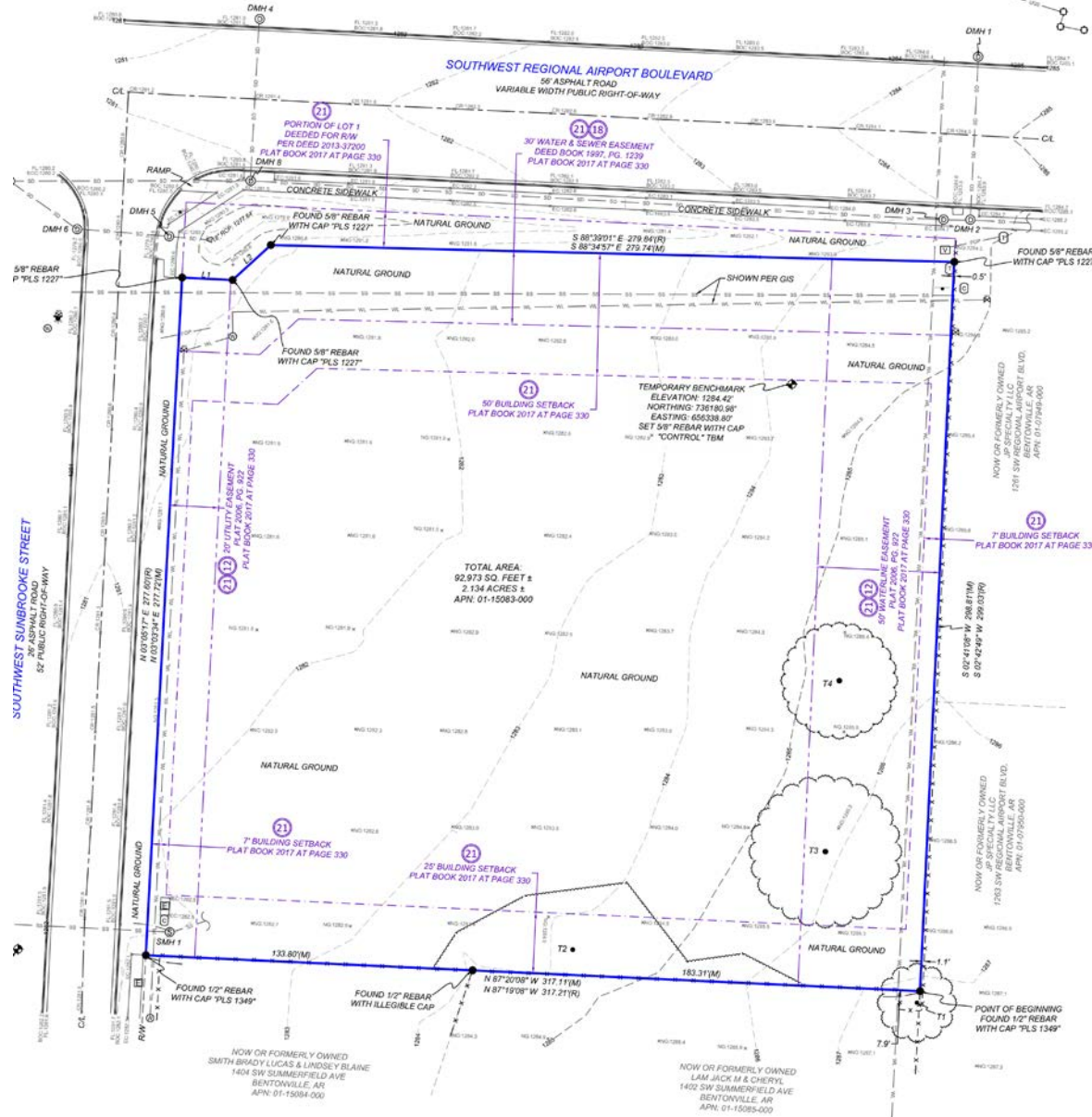
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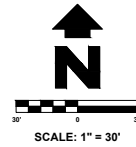
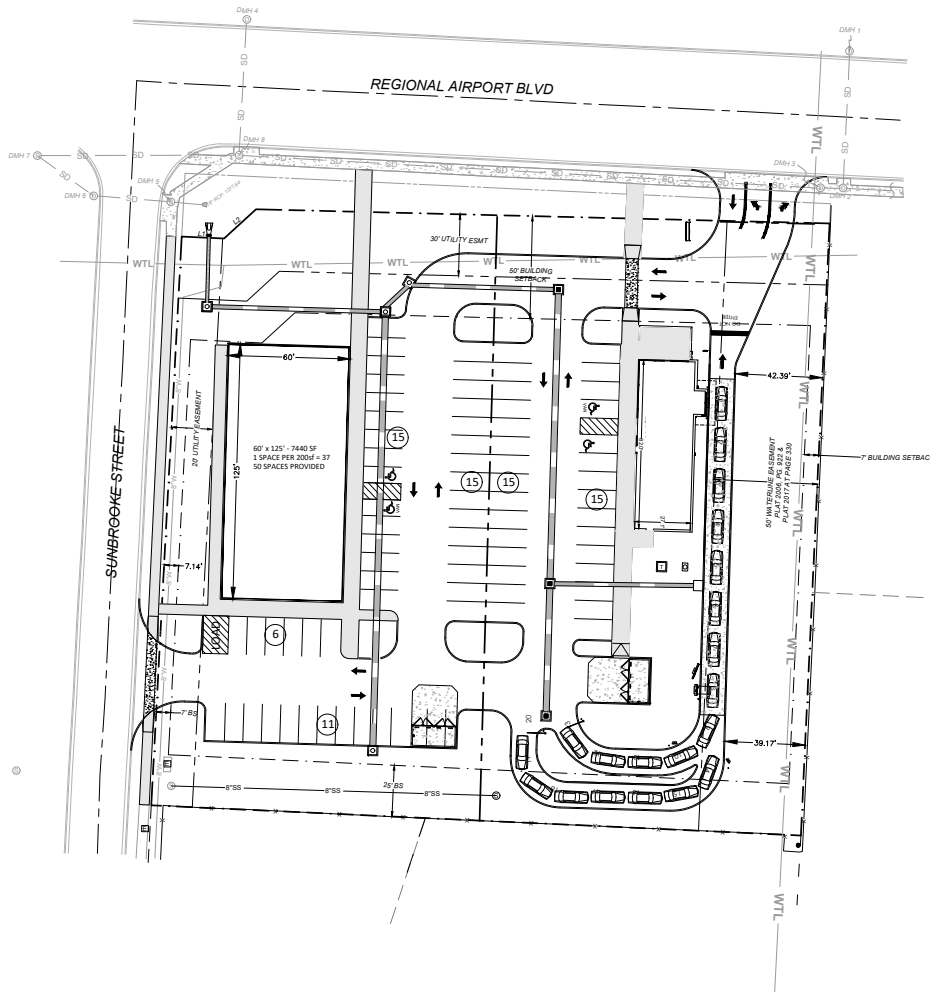
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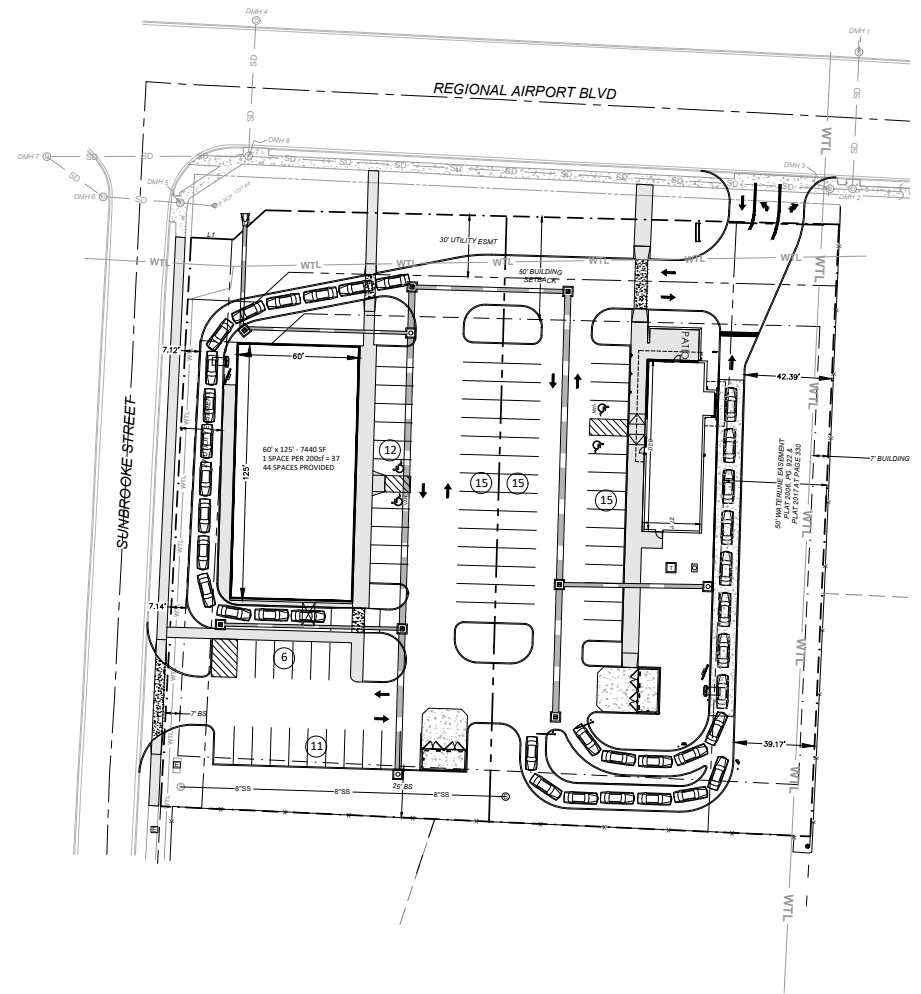
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CONCEPT #1



CONCEPT #2



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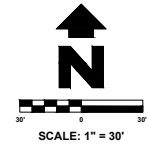
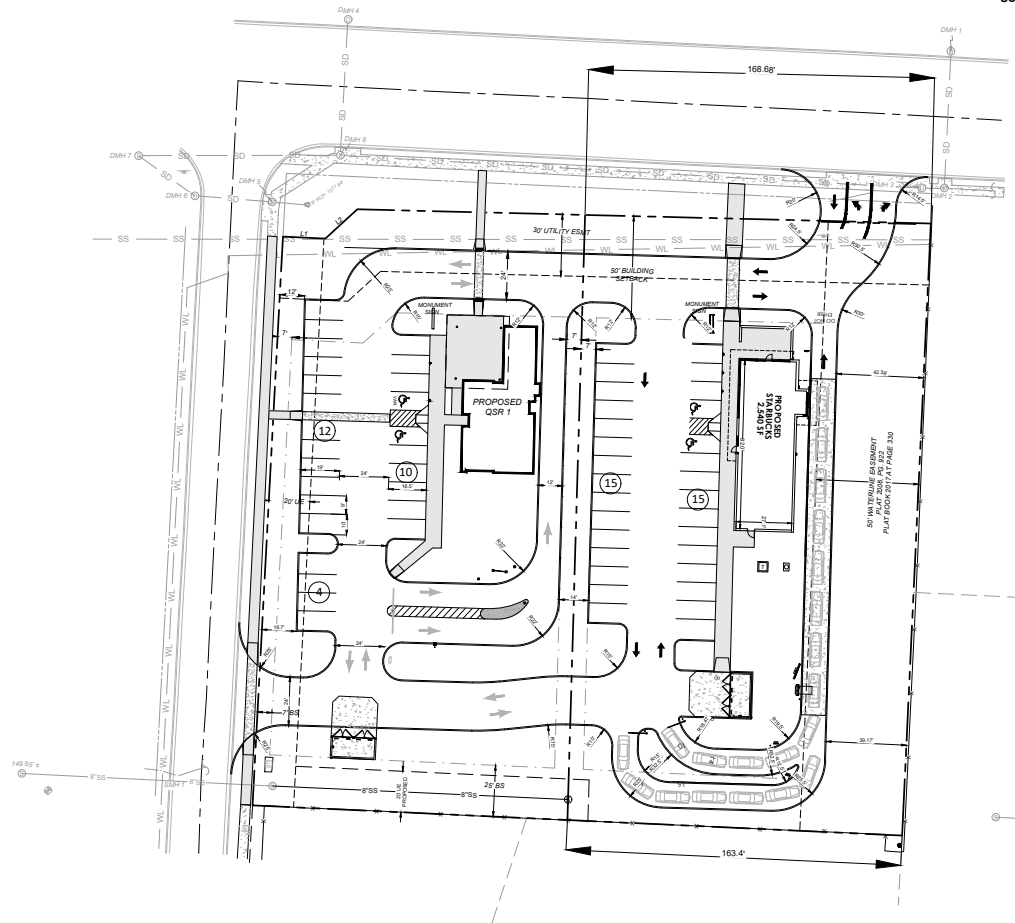
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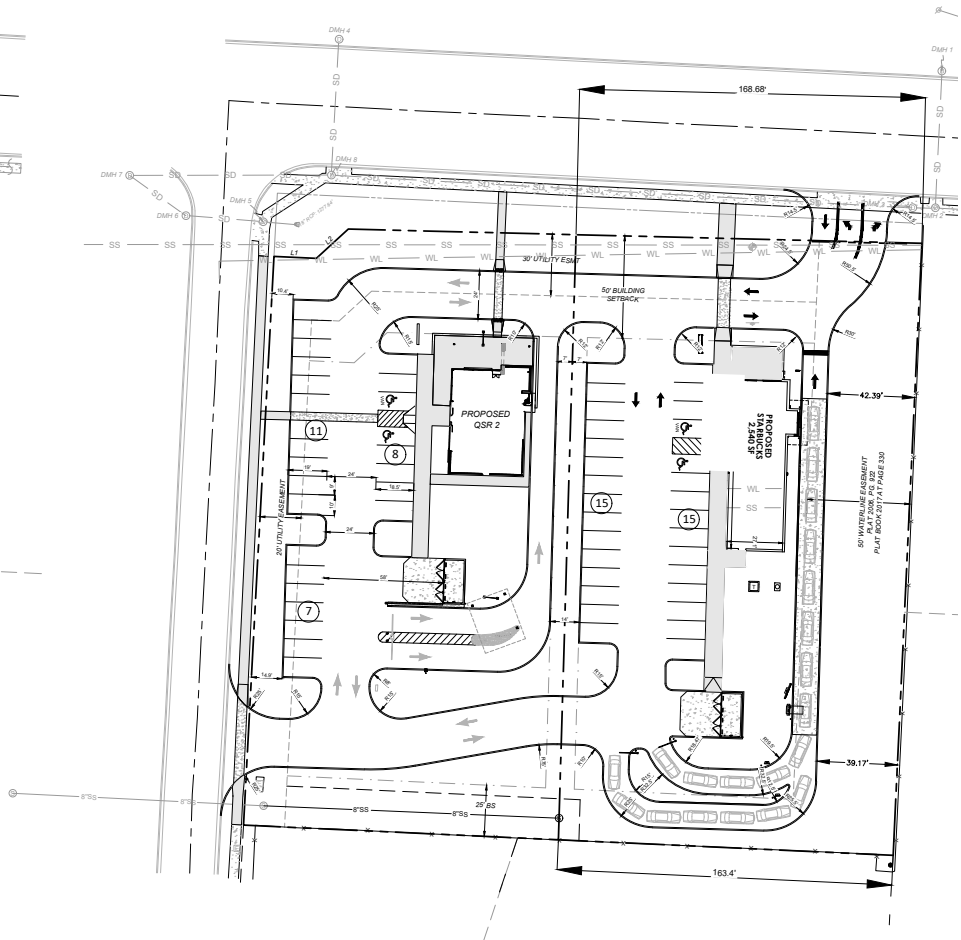
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CONCEPT #3



CONCEPT #4



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MARKET OVERVIEW

Bentonville's economy is anchored by Walmart, the world's largest retailer, which recently unveiled its expansive 350-acre headquarters. This campus features sustainable architecture, extensive green spaces, and amenities like a childcare center and fitness facilities, enhancing the city's appeal to professionals and families alike. The city's economic landscape is further diversified by over 1,100 Walmart vendors establishing regional offices, bolstering sectors such as logistics, healthcare, finance, and technology. Major employers include Northwest Health System, Mercy of Northwest Arkansas, and Arvest Bank Group. Entrepreneurship is thriving, supported by co-working spaces and startup incubators, reflecting Bentonville's commitment to innovation and economic diversification.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	9,201	53,432	120,447	235,782
AVERAGE HH INCOME	\$146,686	\$140,606	\$147,891	\$136,141
TOTAL HH	3,728	21,330	46,573	89,063
AVERAGE AGE	31	31	33	35
BUSINESSES	144	2,205	3,849	6,521
EMPLOYEES	1,293	27,013	41,510	71,692

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property



258,169

Population



\$105,533

Avg. Household Income



88,164

Employees



98,088

Households



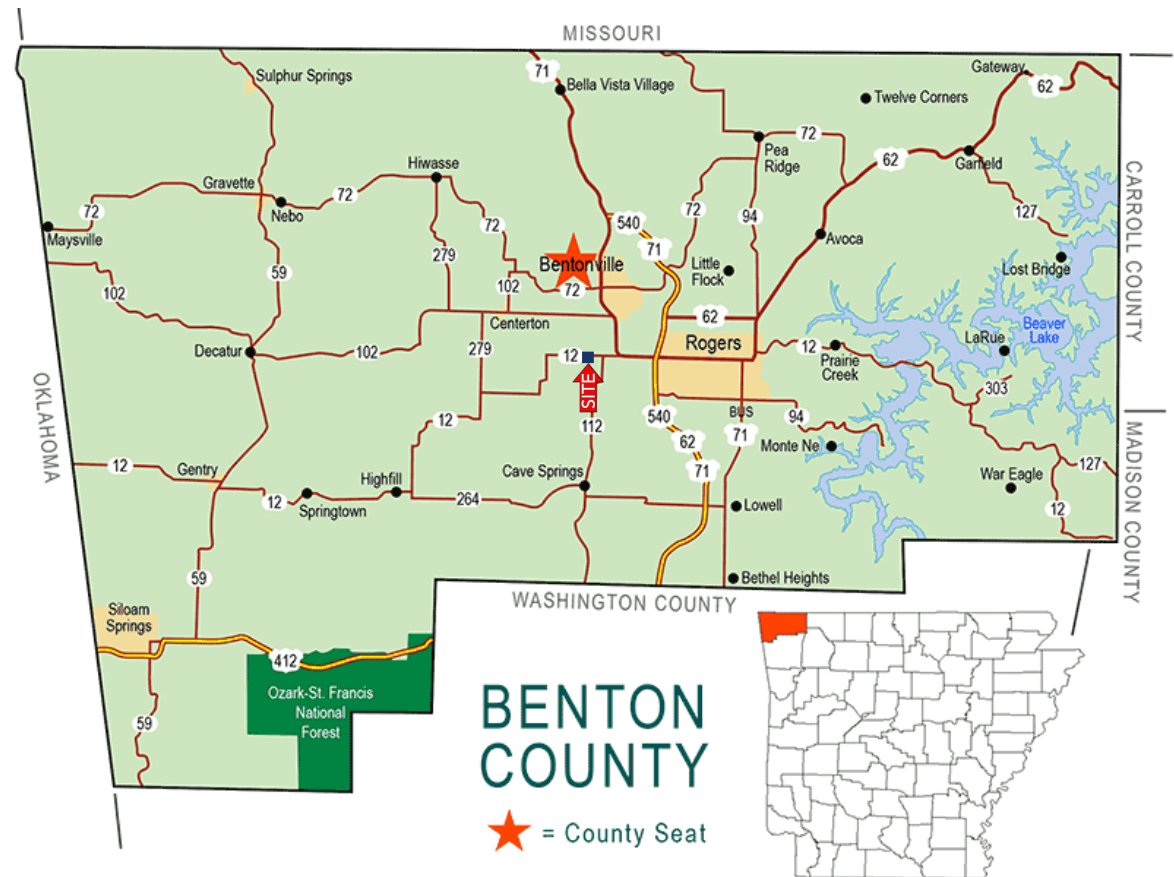
7,641

Businesses



32

Avg. Age



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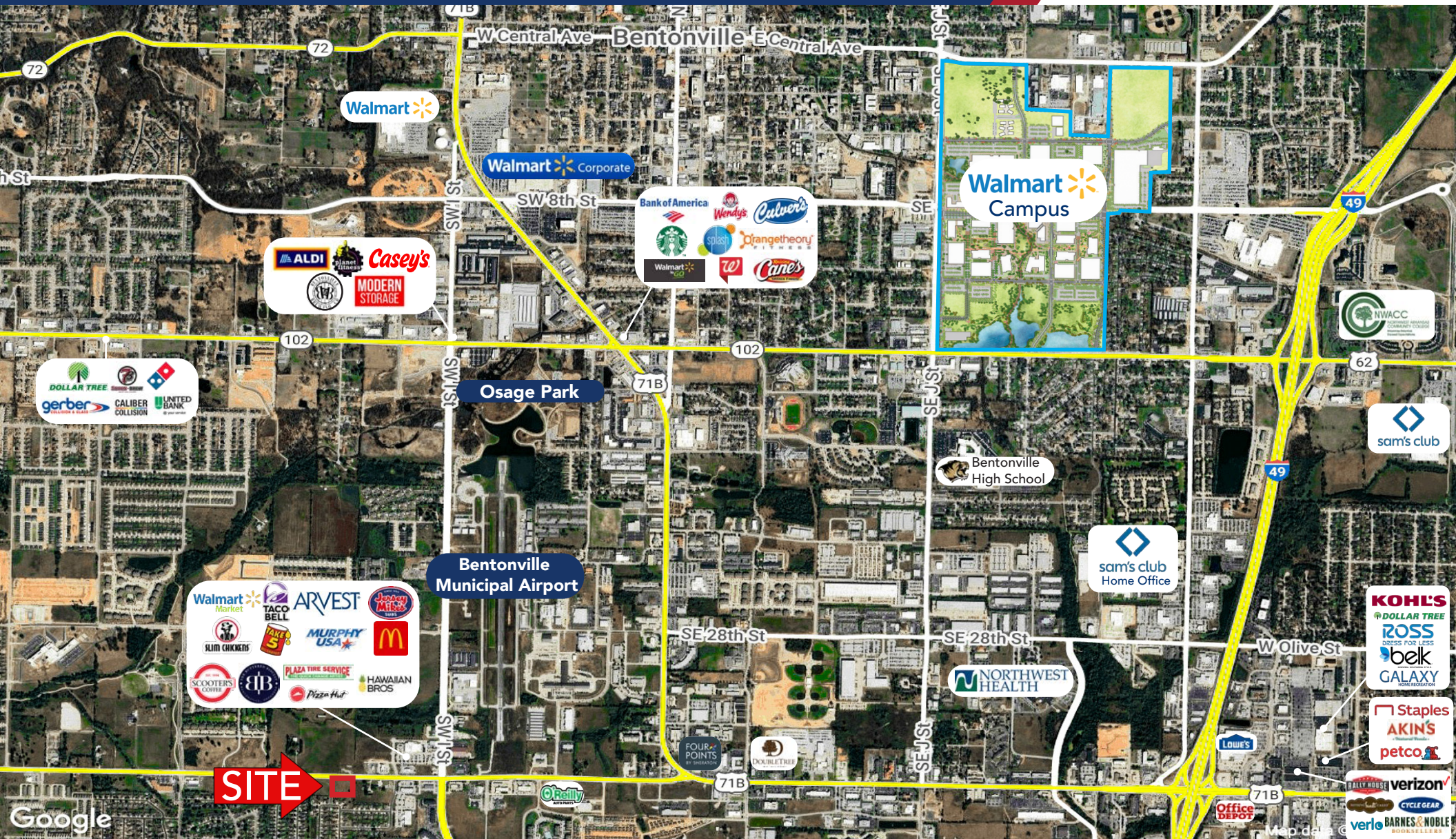
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ABOUT KELLEY COMMERCIAL PARTNERS

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

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