

SW I STREET, BENTONVILLE, AR 72712



# PRIME ±4.25 AC TRACT AVAILABLE FOR DEVELOPMENT



VENTERRA  
THE POINTE  
BENTONVILLE

SW I Street: 8,200 VPD

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### SALE OVERVIEW

**AVAILABLE:** 2.00—4.25 ACRES

**ASKING PRICE:** **\$1,943,856**

**ZONING:** MF-16

(PARCEL CAN BE SPLIT FOR MINIMUM 2.00 ACRES)

### SITE HIGHLIGHTS

THIS 2.00—4.25-ACRE MULTIFAMILY DEVELOPMENT OPPORTUNITY OFFERS 626 FEET OF FRONTAGE ON I STREET AND SITS ADJACENT TO THE BENTONVILLE COMMUNITY CENTER AND THE NEW 160-UNIT MCAULEY PLACE HOUSING DEVELOPMENT. THE LOT CAN BE SPLIT WITH A 2-ACRE MINIMUM. THE PROPERTY IS LOCATED IN A RAPIDLY GROWING AREA WITH STRONG DEMOGRAPHICS, JUST 2 MILES FROM I-49 (82,000 VPD) AND 9 MILES FROM XNA AIRPORT. SURROUNDED BY NEW DEVELOPMENT, CITY PARKS, AND RETAIL, IT ALSO PROVIDES CONVENIENT ACCESS TO DOWNTOWN BENTONVILLE AND THE PINNACLE AREA OF ROGERS.

360° GOOGLE EARTH VIEW



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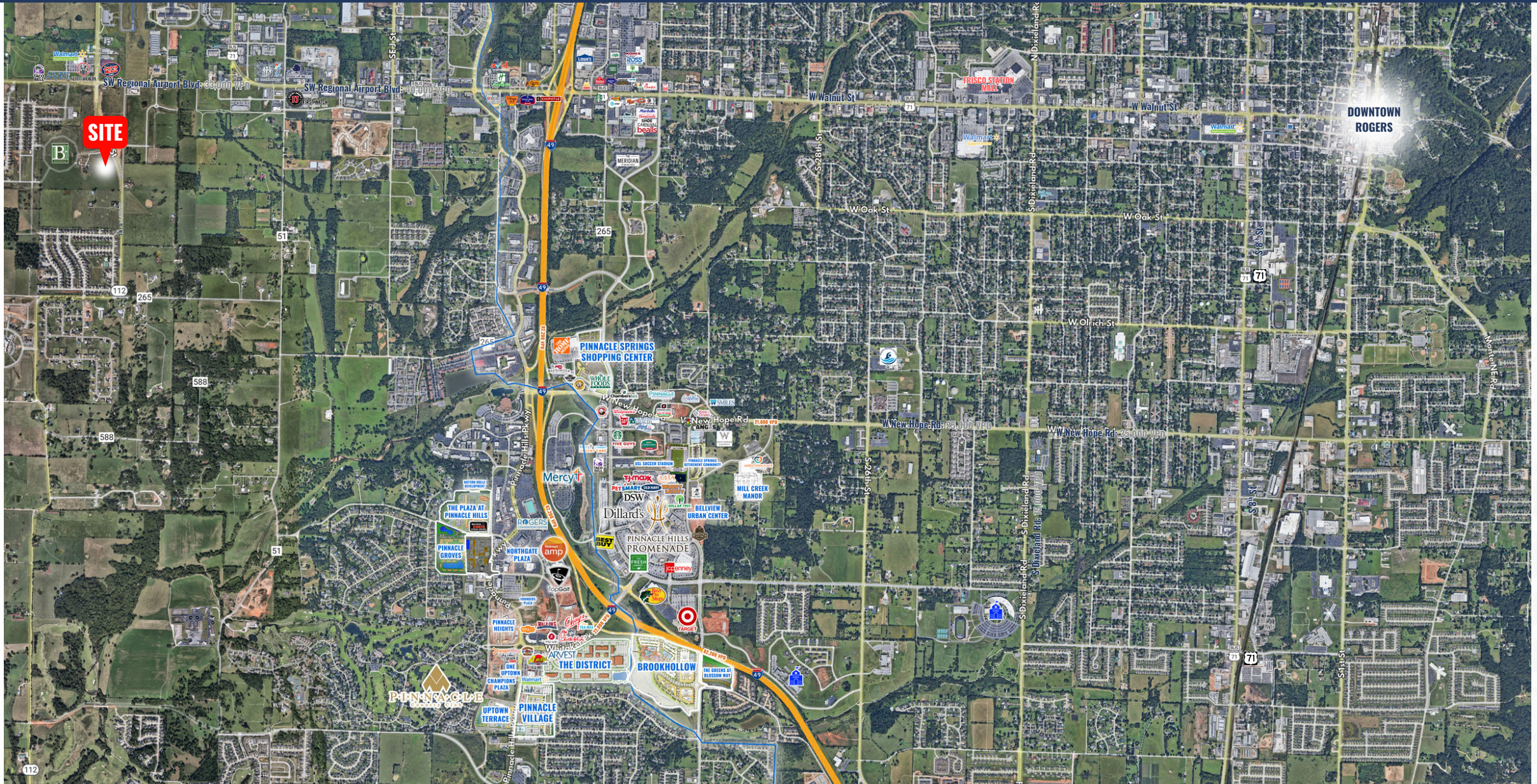
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### DEMOGRAPHIC SUMMARY

## 3-MILE RADIUS

#### KEY FACTS

**41,904**  
Population



**15,238**  
Households

**35.7**  
Median Age

**\$61,770**  
Median Disposable Income

#### EDUCATION


**14%**  
No High School Diploma

**28%**  
High School Graduate


**24%**  
Some College

**34%**  
Bachelor's/Grad/Prof Degree


### INCOME



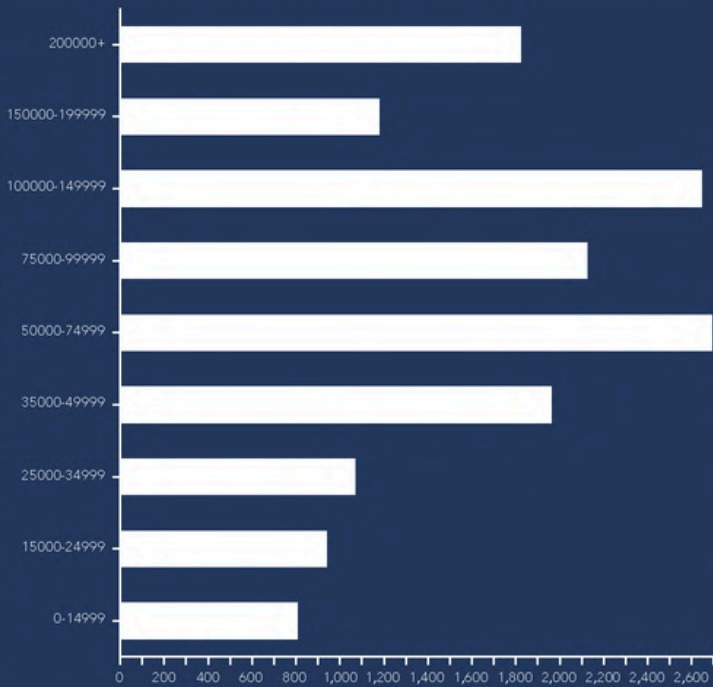
**\$76,333**  
Median Household Income



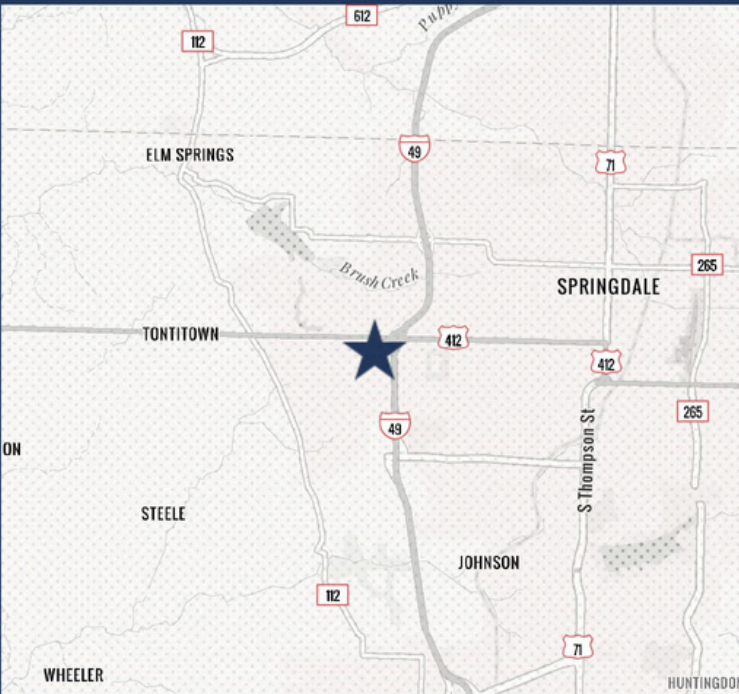
**\$39,689**  
Per Capita Income



**\$183,729**  
Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT

**63%**  
White Collar

**27%**  
Blue Collar

**10%**  
Services

**3.7%**  
Unemployment Rate

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# LOCATION CONVENIENCE



BENTONVILLE SQUARE | BENTONVILLE

3.7  
MILES



WALMART CAMPUS | BENTONVILLE

4.2  
MILES



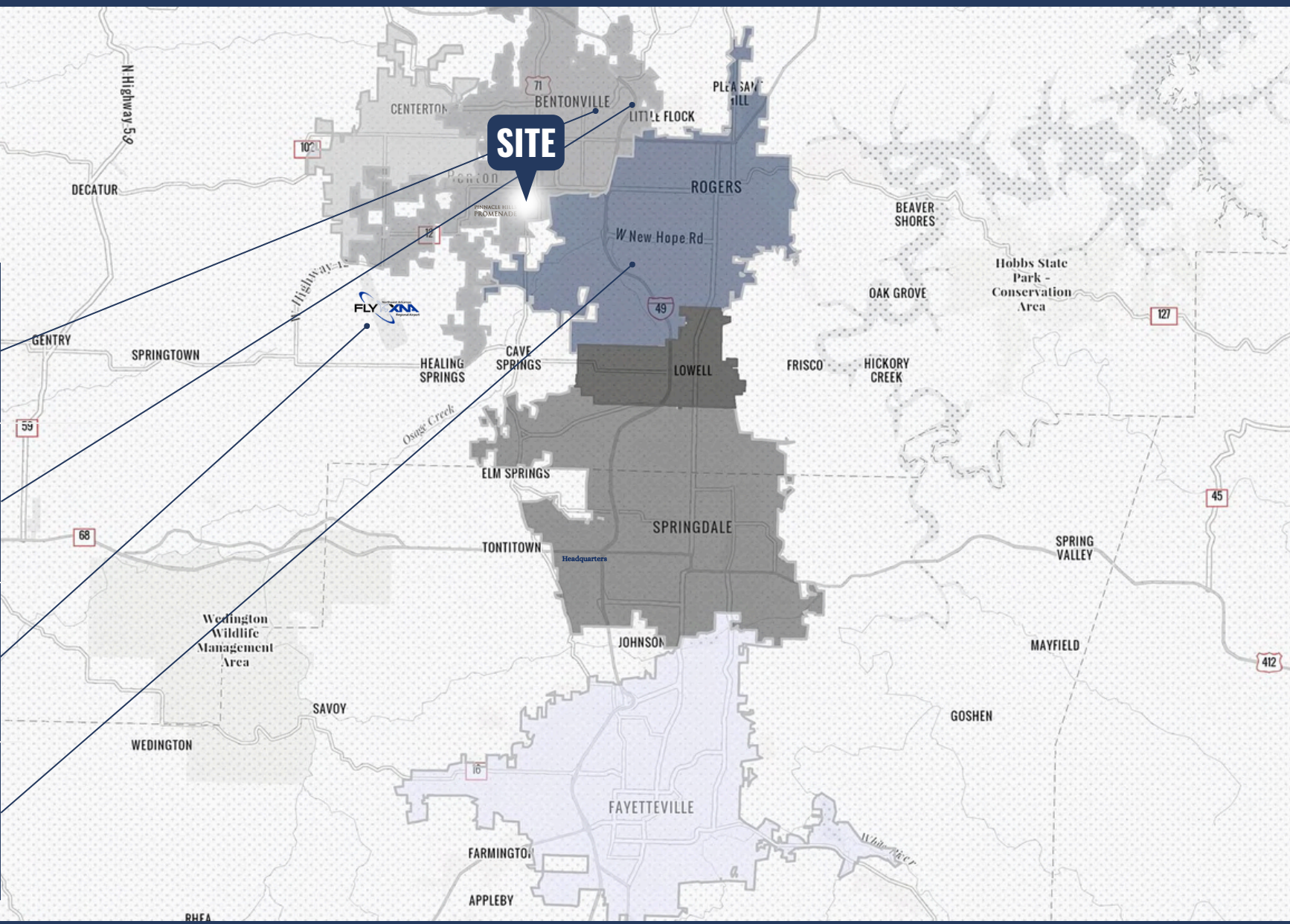
XNA AIRPORT | BENTONVILLE

9.5  
MILES



PINNACLE HILLS | ROGERS

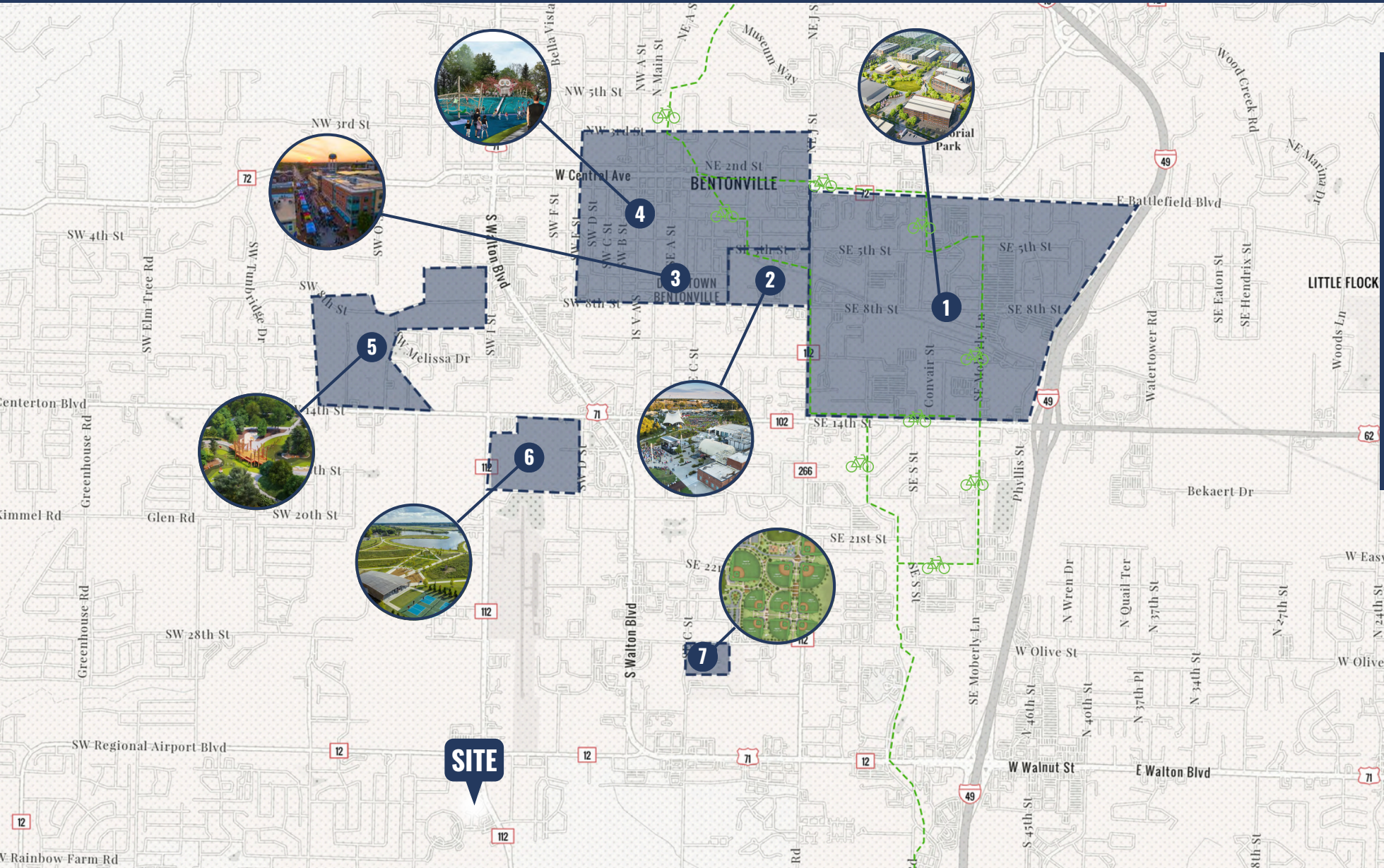
4  
MILES



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### 1 WALMART CAMPUS

The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

### 2 8TH STREET MARKET

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

### 3 DOWNTOWN BENTONVILLE

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

### 4 QUILT OF PARKS

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors.

### 5 GATEWAY PARK

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

### 6 OSAGE PARK

Osage Park is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.

### 7 PHILLIPS PARK RENOVATION

The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

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**Walmart** built a new 350 acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.



**SITE**



**Crystal Bridges** Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



**J.B. Hunt** is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



**Tyson Foods** has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.

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# REGIONAL EMPLOYERS

## A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

# WHY NORTHWEST ARKANSAS?

## A Higher Potential

Regional growth in Northwest Arkansas has never been more vibrant, enriching and enjoyable – and it keeps getting better. Even with the robust growth, town roots remain firmly in the soil that have given families, friends and neighbors reasons to call this area home.

Business here is good, too, being home to multiple Fortune 500 companies, a world-class university, museums, performing arts centers, sport venues and access to outdoor activities. There is a bustling retail environment with shopping centers of all sizes, amazing downtown districts, trail systems, and outdoor spaces and restaurants across the area to satisfy most every appetite.

6

Fastest Growing Metros in America

VISUAL CAPITALIST

26

Gross MetroProduct Northwest Arkansas

bea Bureau of Economic Analysis U.S. DEPARTMENT OF COMMERCE

26

Gross MetroProduct Northwest Arkansas

U.S. BUREAU OF LABOR STATISTICS

TOP 10

Real EstateMarket in 2023 and into the future

NATIONAL ASSOCIATION OF REALTORS®

3<sup>rd</sup>

Hottest U.S. Job Market Metro Areas Under 1 Million Pop.

THE WALL STREET JOURNAL WSJ

8<sup>th</sup>

Best Performing Large City in the U.S.

MILKEN INSTITUTE

484

Total Miles of Outdoor Recreation Trails

U.S. News

2<sup>nd</sup>

Best Metro Area for Minority Entrepreneurs

FAST COMPANY

TOP 10

Best Place to Live in the U.S.

U.S. News

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