

+/- 33 ACRES OF DEVELOPABLE LAND FOR SALE

13045 SEBA ROAD

Centerton, AR 72719



PROPERTY DESCRIPTION

+/- 33 acres of prime developable land for sale in Centerton, AR, ideal for medium/high density residential development! This expansive property is located just 1.5 miles from Bentonville West High School and Highway 102, offering excellent access to nearby schools, shopping, and amenities. Features of this property include, a pond, a metal building on-site, and tree-lined frontage along Seba Rd. With Centerton's rapid growth and proximity to Bentonville, this land presents a great opportunity for developers looking to create a new residential community in a highly desirable area.

PROPERTY HIGHLIGHTS

- +/- 33 Acres Developable Land
- Medium/High Density Residential Development Opportunity
- 1.5 Miles from Bentonville West High School
- Open, Slightly Sloping Parcel

OFFERING SUMMARY

Sale Price:	\$2,807,040
Lot Size:	32.64 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	28	662
Total Population	12	82	1,869
Average HH Income	\$94,584	\$108,185	\$115,797

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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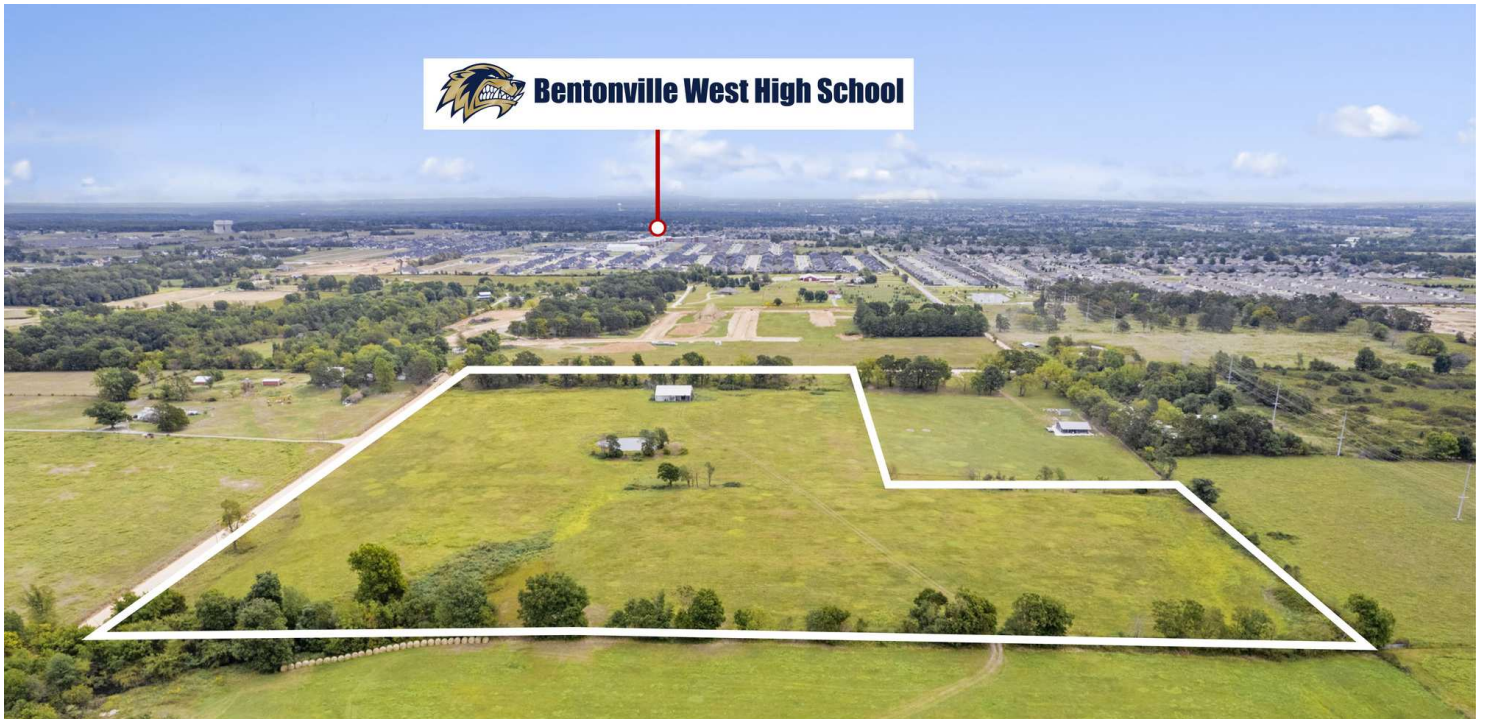
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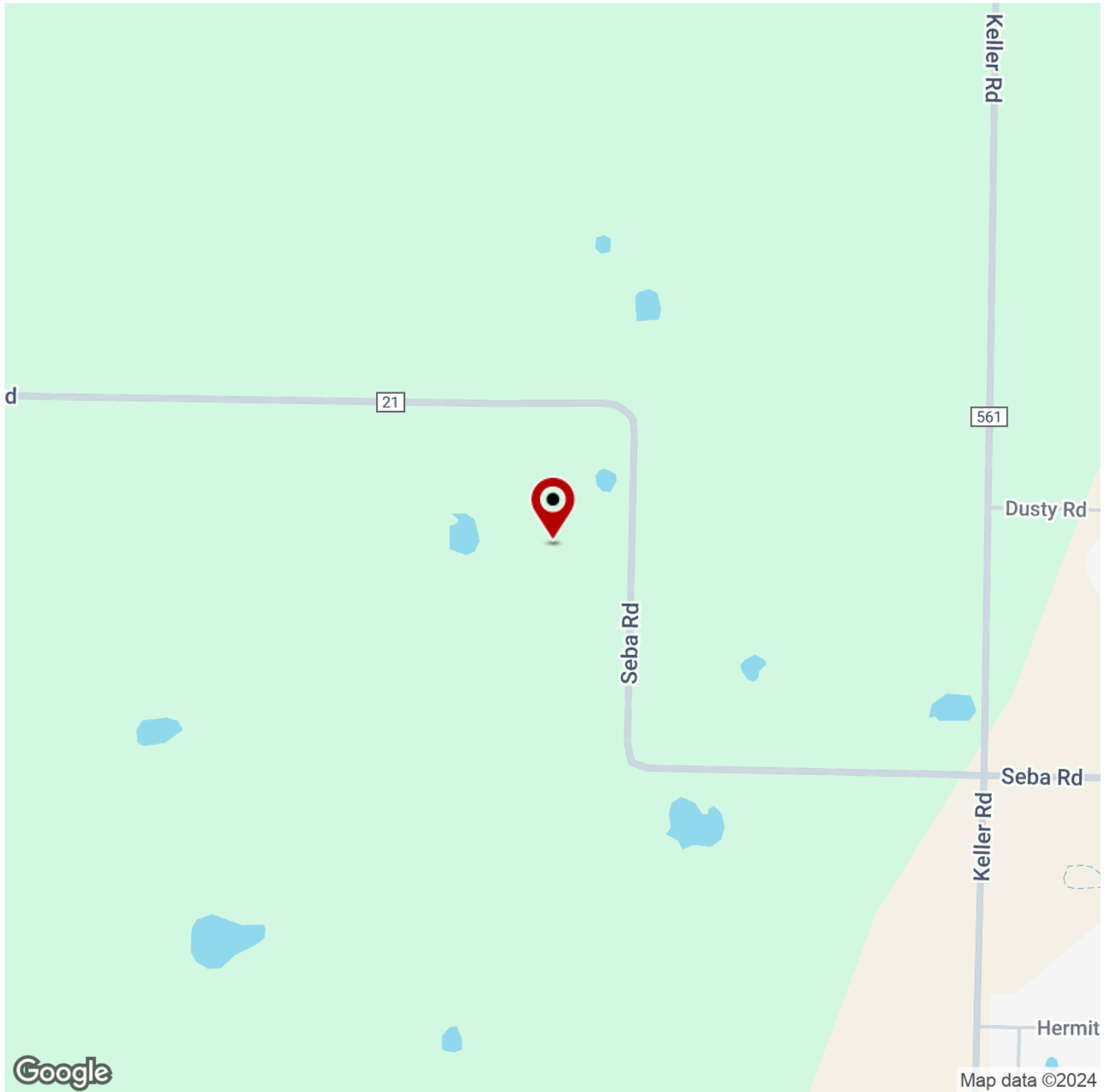
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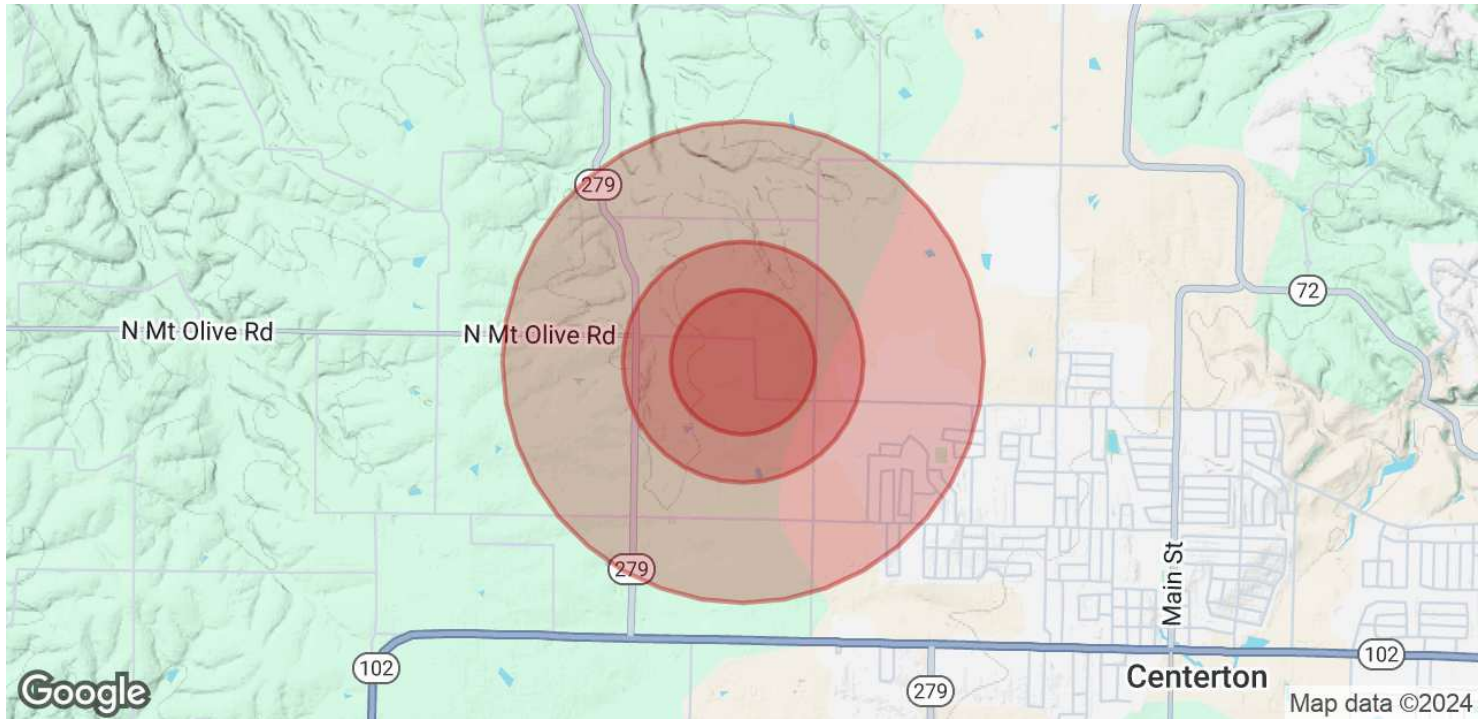
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POPULATION			
Total Population	12	82	1,869
Average Age	37	35	34
Average Age (Male)	34	34	33
Average Age (Female)	40	37	35
HOUSEHOLDS & INCOME			
Total Households	4	28	662
# of Persons per HH	3	2.9	2.8
Average HH Income	\$94,584	\$108,185	\$115,797
Average House Value	\$299,493	\$308,979	\$306,738

Demographics data derived from AlphaMap

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