



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus.

5.81 ACRES HWY 12 & N VAUGHN RD - BENTONVILLE, AR 72712

OFFERING SUMMARY

Sale Price:	\$4,555,505
Lot Size:	5.81 Acres
Price / SF:	\$18.00

PROPERTY HIGHLIGHTS

- Located at the intersection of Hwy 279 and Hwy 12
- Property is located at the site of the \$115 million dollar road expansion
- Improvements and roundabout to begin in late 2026
- Located on a major thoroughfare just north of XNA
- Located in NWA, ranked no. 1 "best-performing" large metro in U.S.
- Zoned C-2 General Commercial

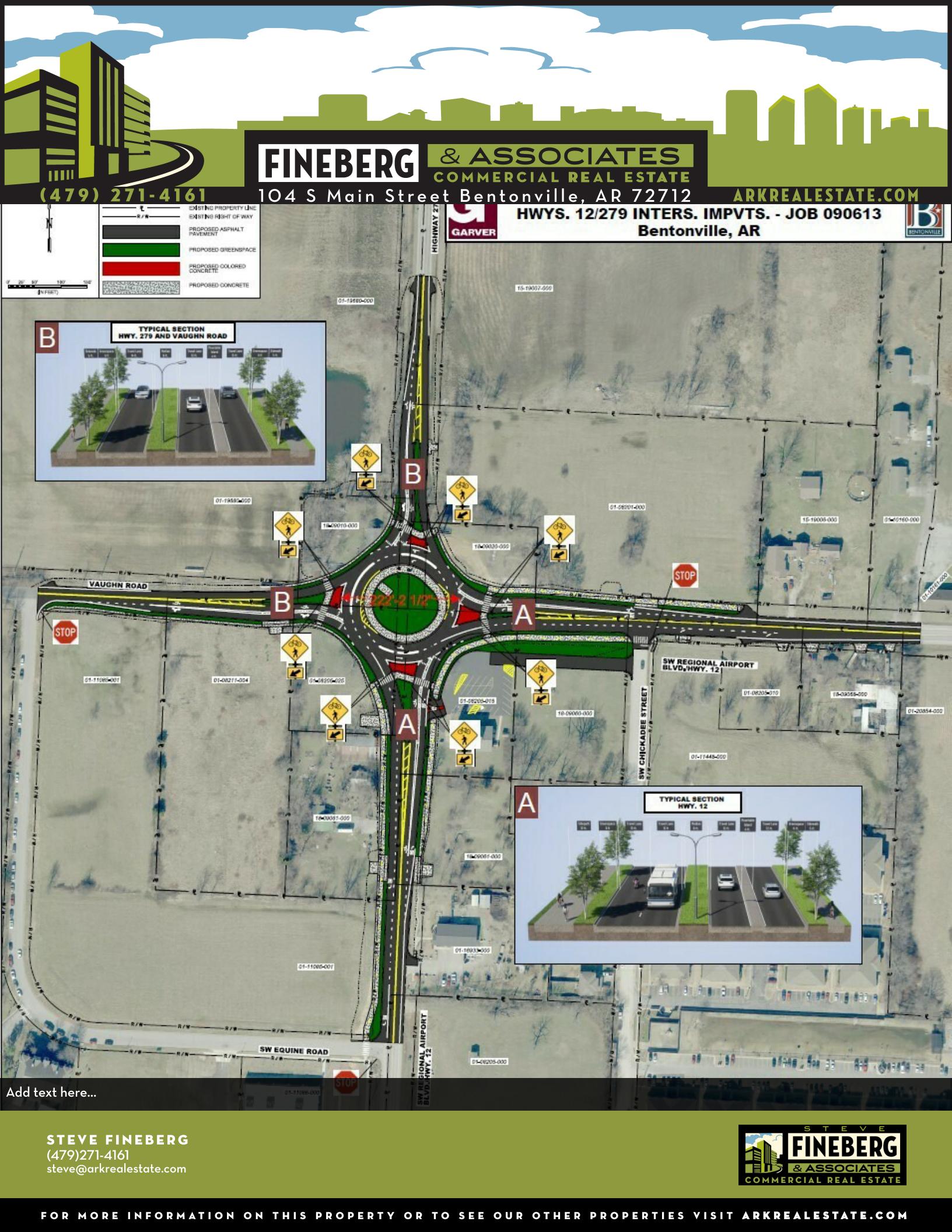
PROPERTY OVERVIEW

This property is ideally suited for many potential uses in an area with an absence of retail, restaurant, and neighborhood services. Located at the intersection of Hwy 279 and Hwy 12, this property captures all incoming and outgoing traffic to and from XNA and Bentonville/Centerton.



STEVE FINEBERG
(479)271-4161
steve@arkrealstate.com

STEVE
FINEBERG
& ASSOCIATES
COMMERCIAL REAL ESTATE



FINEBERG

& ASSOCIATES
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



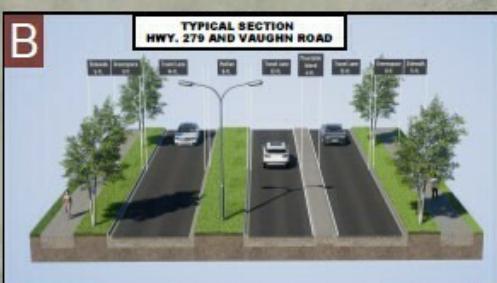
HWYS. 12/279 INTERS. IMPVTS. - JOB 090613

Bentonville, AR



B

TYPICAL SECTION
HWY. 279 AND VAUGHN ROAD



B

B

22-2 1/2"

A



A

SW REGIONAL AIRPORT
BLVD/HWY. 12

A

TYPICAL SECTION
HWY. 12

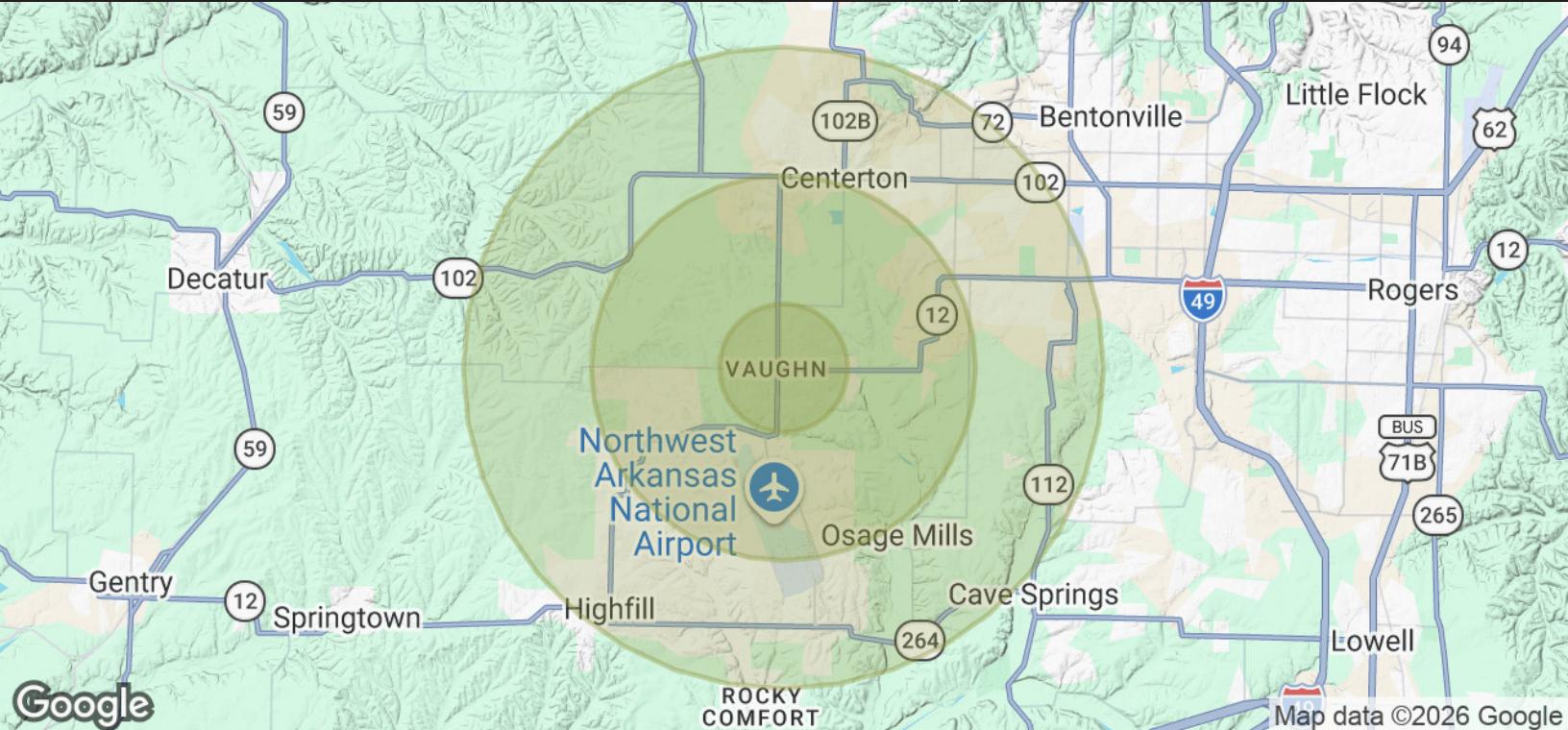


Add text here...

STEVE FINEBERG
(479)271-4161
steve@arkrealestate.com

FINEBERG
& ASSOCIATES
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,294	12,469	57,477
Average Age	33	32	33
Average Age (Male)	33	32	32
Average Age (Female)	34	33	33

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	479	4,334	19,919
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$121,007	\$119,495	\$131,941
Average House Value	\$431,241	\$389,834	\$377,146

Demographics data derived from AlphaMap

STEVE FINEBERG
(479)271-4161
steve@arkrealstate.com

