



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

OFFERING SUMMARY

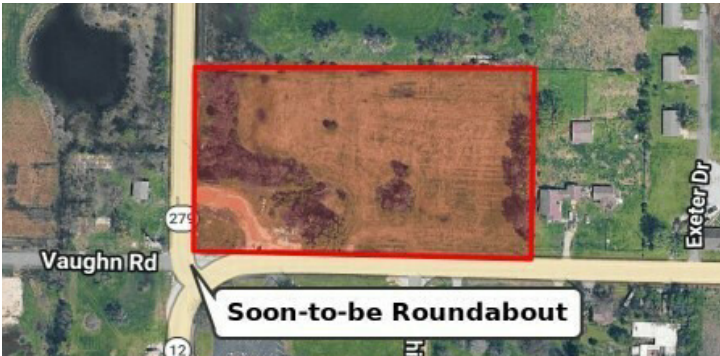
Sale Price:	\$4,555,505
Lot Size:	5.81 Acres
Price / SF:	\$18.00

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

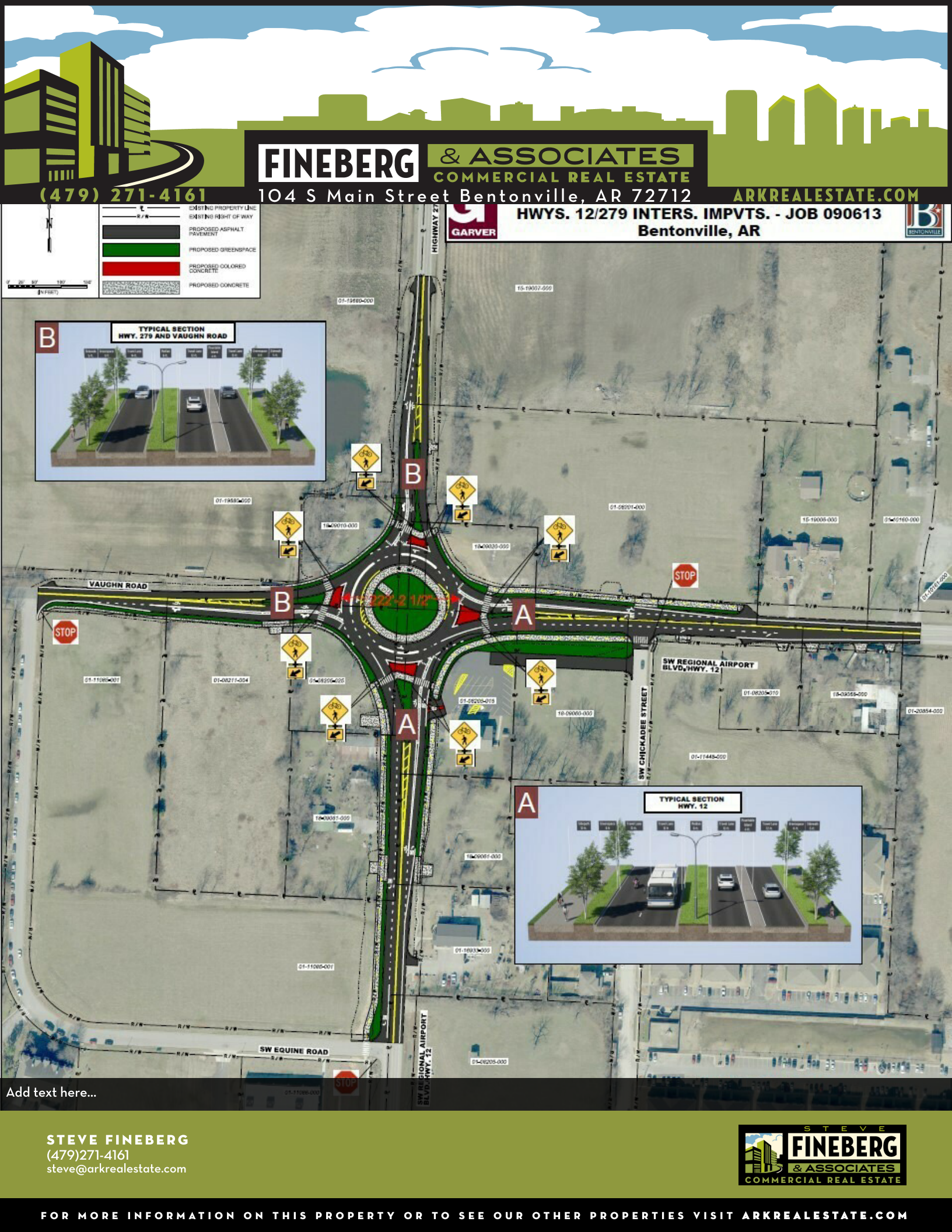
PROPERTY OVERVIEW

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.



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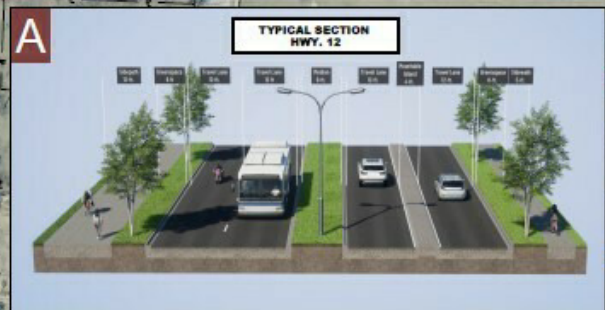
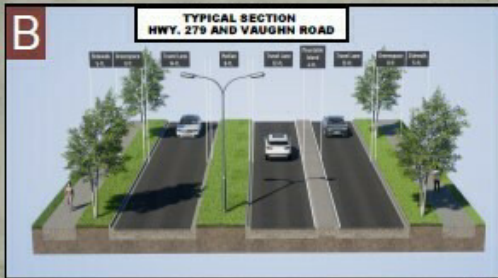
104 S Main Street Bentonville, AR 72712

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HWYS. 12/279 INTERS. IMPVTS. - JOB 090613
Bentonville, AR



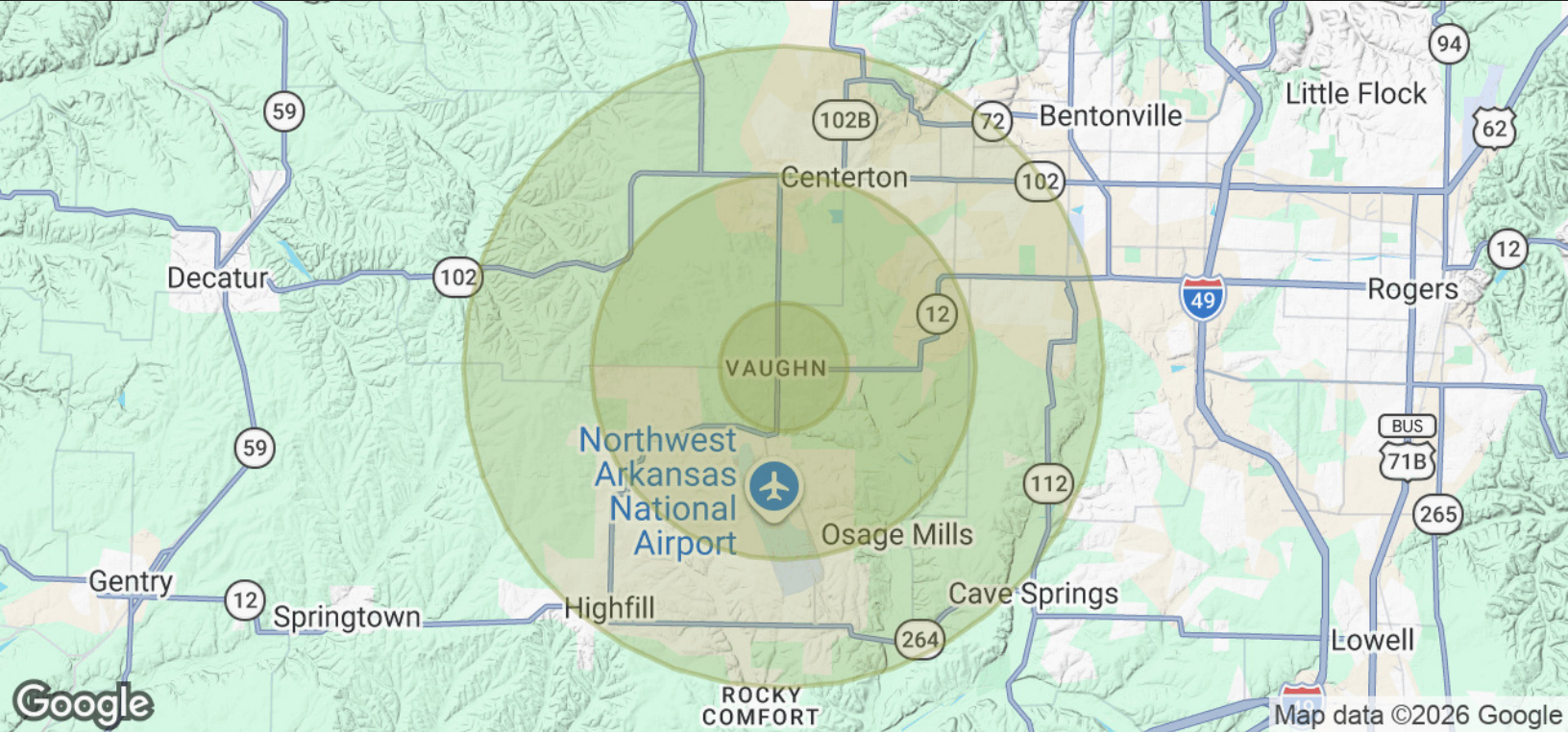
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED ASPHALT PAVEMENT
	PROPOSED GREENSPACE
	PROPOSED COLORED CONCRETE
	PROPOSED CONCRETE



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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