

+/- 6.62 ACRES OF REDEVELOPMENT LAND FOR SALE

2201 MCCOLLUM DR

Bentonville, AR 72712



PROPERTY DESCRIPTION

+/- 6.62 acres of prime land with excellent visibility from the primary corridor of NWA, I-49. The property is located just 1.5 miles from Exit 88 and the proposed Alice Walton Health Care Campus, and only minutes away from Walmart's new HQ campus, Crystal Bridges, and Amazeum. Located just outside Bentonville city limits with agricultural zoning, offering endless potential. Bentonville, ArDOT, and the Federal Highway Administration proposed upcoming infrastructure plans include a new J St interchange, extending NE J St northward from Tiger Blvd. across I-49 for approx. 1.1 miles in Bentonville and future connection between N McCollum Dr to J St, with McCollum Dr/Ivy Cir. to the end of McCollum St being expanded into a three lane road. The property has city water, Carroll Electric on site, natural gas less than a mile away and sewer access 900ft SW of the site. Surrounded by scenic trails, this site is excellent for multifamily, office, retail development, church, dealerships, or many other mixed use developments.

PROPERTY HIGHLIGHTS

- +/- 6.62 Acres of Prime Land with Outstanding I-49 Visibility
- Just 1.5 Miles from Exit 88 and the Proposed Alice Walton Health Care Campus
- Located just Outside Bentonville City Limits with Agriculture Zoning
- Proposed Infrastructure Improvements - New J St Interchange
- Utilities On/Near Site
- Ideal for Multifamily, Office, Retail, Church, Dealerships, or Mixed-Use Developments

OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	6.62 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	9,902	30,303	59,527
Total Population	25,363	79,243	159,680
Average HH Income	\$135,584	\$121,918	\$120,229

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.

TIMOTHY SALMONSEN

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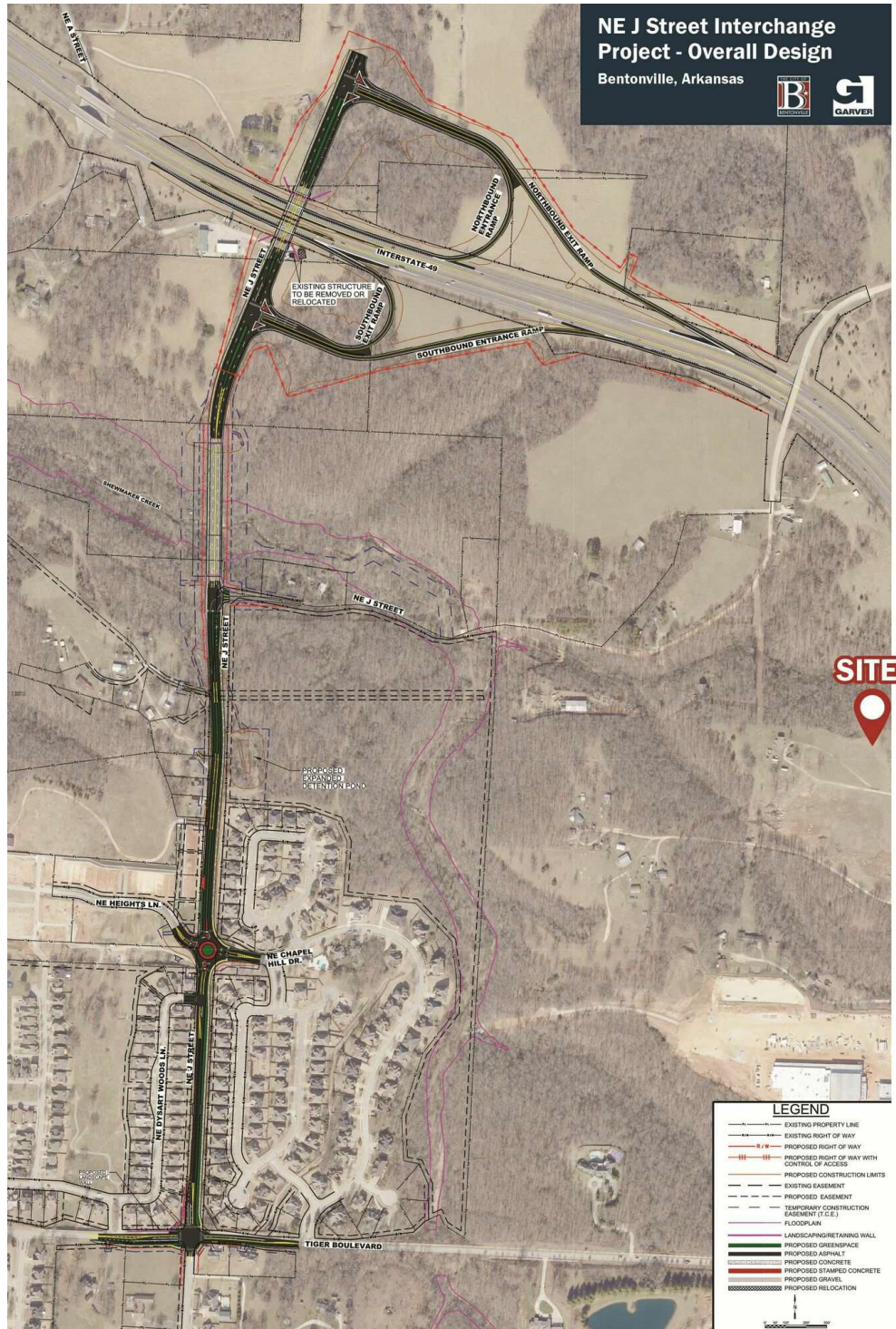
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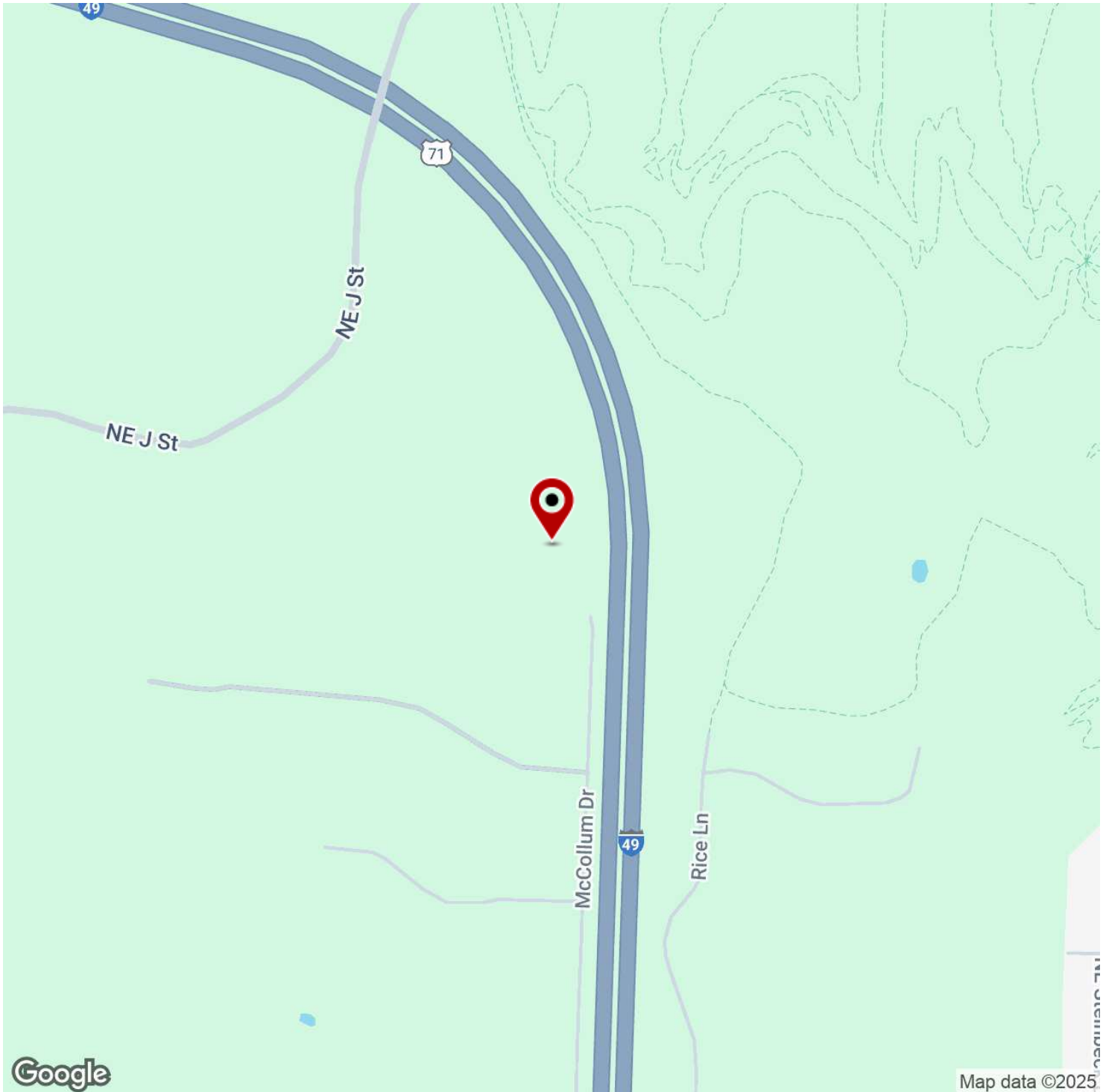
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