



**FOR SALE**

Asking Price:

**\$1,900,000**

**Contact us:**

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## SW Regional Airport Blvd Bentonville, Arkansas

- 6.06 acres available
- Frontage is zoned C-2 and Rear is zoned R-4 in Bentonville
- Current zoning allows for a mix of commercial and residential/multifamily use
- Previously approved large scale development plan for multifamily and retail
- New 2025 Bentonville use plan designates this parcel as "Center Regional"
- Bentonville water and sewer on site
- Close proximity to multiple new single-family developments
- Adjacent to The Aviator Apartments and Walmart-owned parcel



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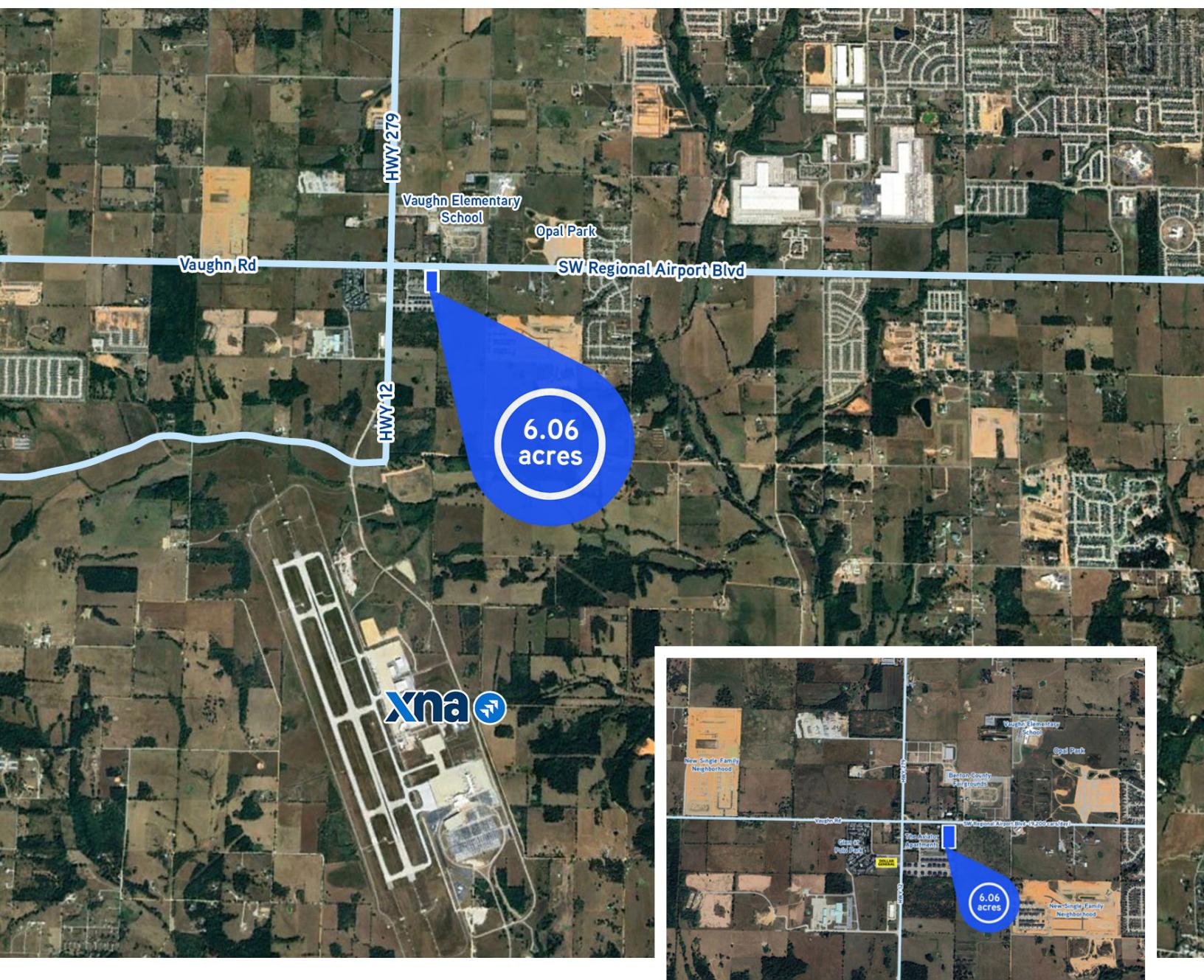
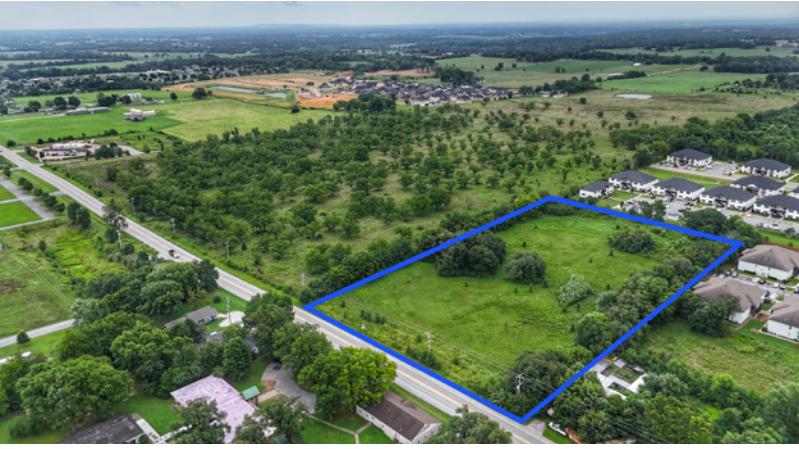
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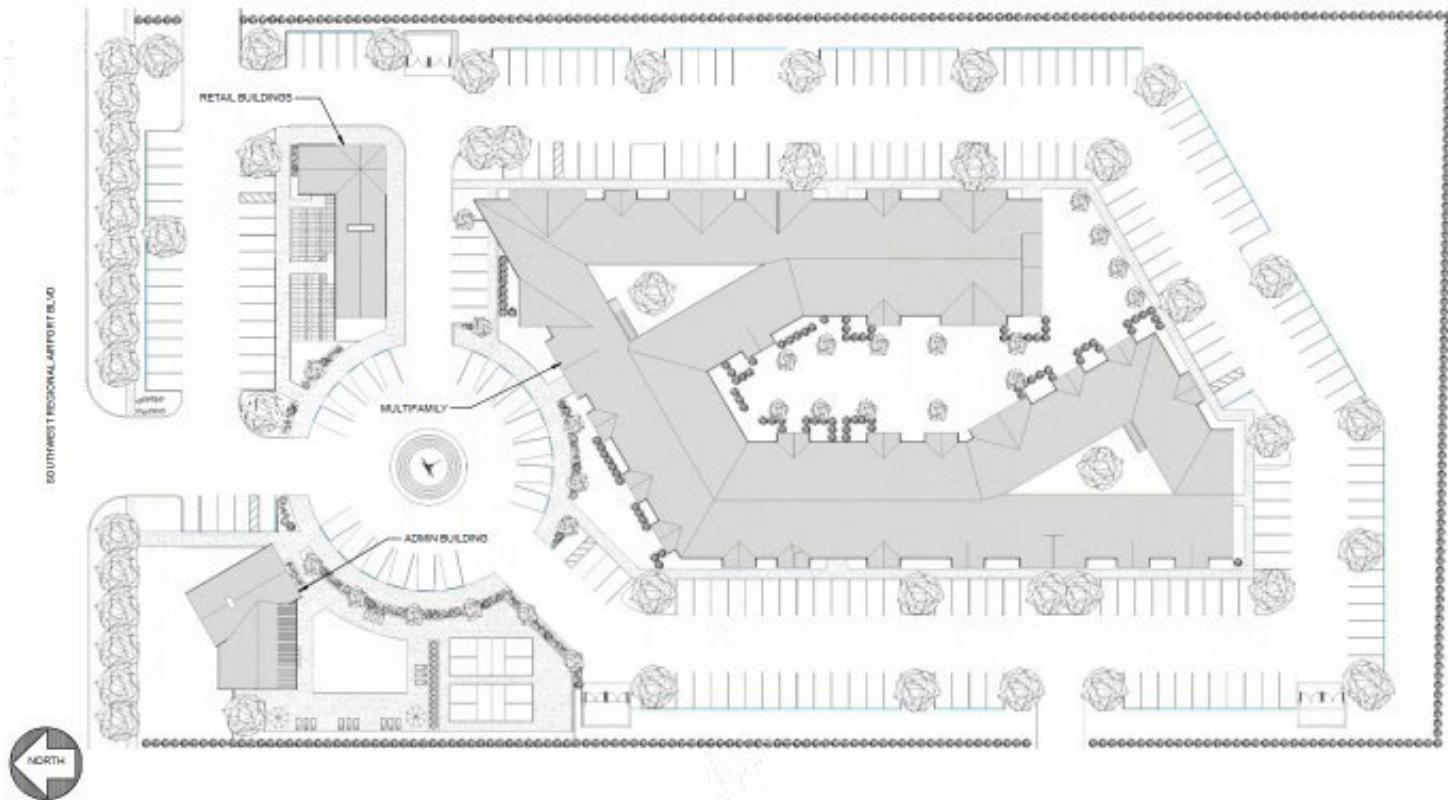
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Location & Photos



# Site Map & Demographics

## Previously Approved Site Plan



## Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	1,070	13,439	56,648
Projected Population (2029)	1,245	14,732	62,031
Average HH Income (2024)	\$103,753	\$119,679	\$134,783
Proj. Average HH Income (2029)	\$112,789	\$132,538	\$150,867
Households (2024)	523	4,858	19,724

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