

7.29 ACRES SW 14TH ST - BENTONVILLE, AR 72712

OFFERING SUMMARY

Sale Price:	\$20.00 / SF
Lot Size:	7.29 Acres
Zoning:	R-3

PROPERTY HIGHLIGHTS

- 32,000 CPD on SW 14th St / Hwy 102
- Within 1.5 miles of Walmart Home Office
- High visibility and easy access from SW 14th St & Hwy 102
- Surrounded by established businesses and commercial development
- Close proximity to major highways and residential neighborhoods
- Water on-site & sewer at street

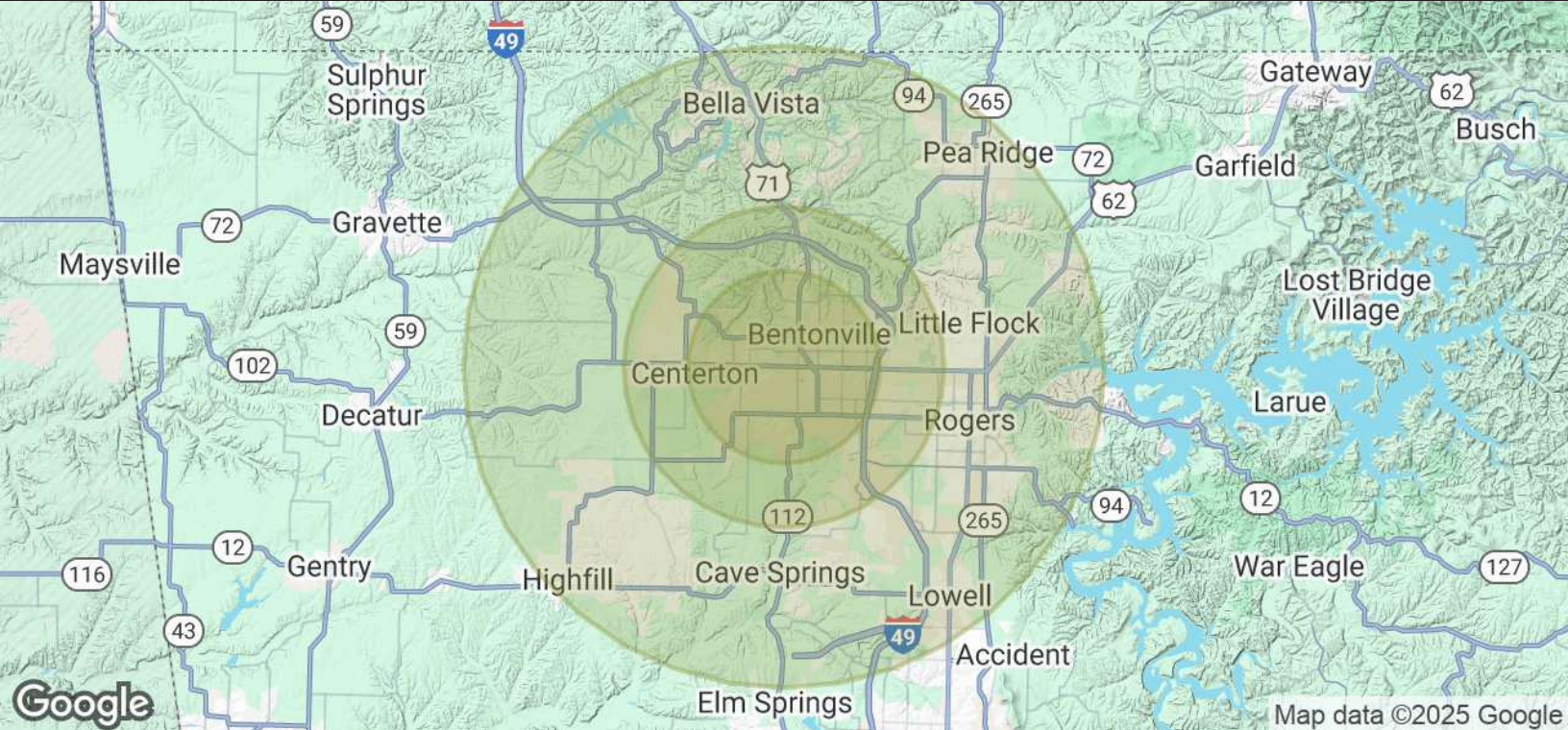
PROPERTY OVERVIEW

Discover an excellent opportunity in Bentonville, Arkansas! This 7.29 acre property has endless opportunities. With its prime location and expansive acreage, this property presents ample potential for residential or commercial development!



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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	58,322	117,332	234,469
Average Age	34	35	37
Average Age (Male)	33	34	36
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	21,892	43,267	86,130
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$131,462	\$134,550	\$122,251
Average House Value	\$396,773	\$396,397	\$364,806

Demographics data derived from AlphaMap