

COMMERCIAL ZONED LAND FOR SALE

1261 SW REGIONAL AIRPORT BLVD

Bentonville, AR 72712



PROPERTY DESCRIPTION

Take advantage of this exceptional opportunity to acquire +/- 3.8 acres of flat, commercially zoned land in the rapidly growing West Bentonville area. Ideally situated between the upcoming Wal-Mart Headquarters (opening 2025) and Northwest Arkansas Regional Airport (XNA). The property includes retail development plans for 30,000 SF, with utilities such as sewer, water, and electric already on site. Plus, SW Regional Airport experiences an impressive traffic flow of approx. 37,000 VPD! Don't miss out on this prime development opportunity.

PROPERTY HIGHLIGHTS

- +/- 3.8 Acres of Flat Land
- Zoned C-1
- Ideal for Retail or Entertainment Development
- Retail Plans for 30,000 SF Included
- Surrounded by Established Businesses

OFFERING SUMMARY

Sale Price:	\$2,999,000
Lot Size:	3.8 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	194	714	2,534
Total Population	503	1,805	6,123
Average HH Income	\$114,231	\$111,745	\$106,576

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
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

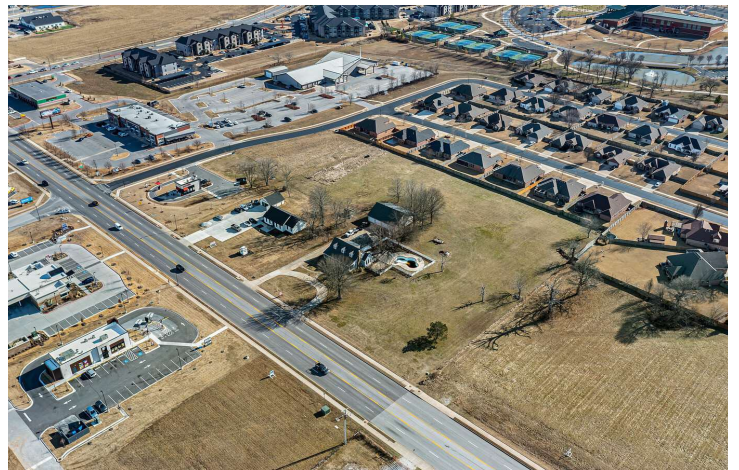
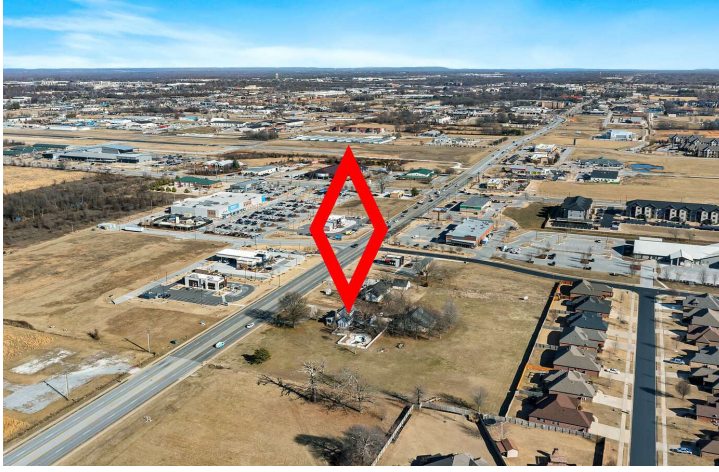
KW COMMERCIAL
201 SW 14th St.
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RETAIL PLANS INCLUDED

1261 SW Regional Airport Blvd., Bentonville, AR 72712



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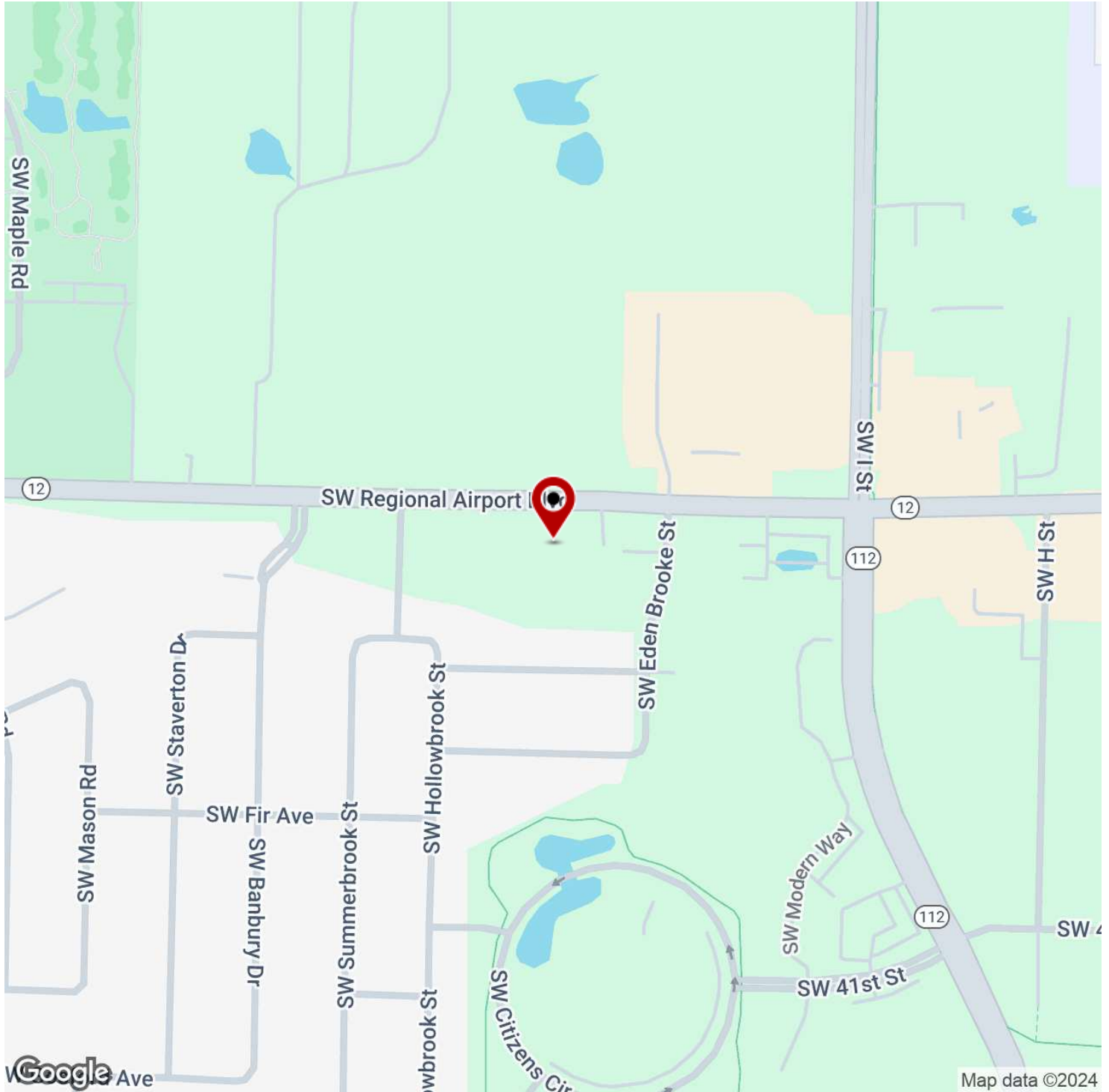
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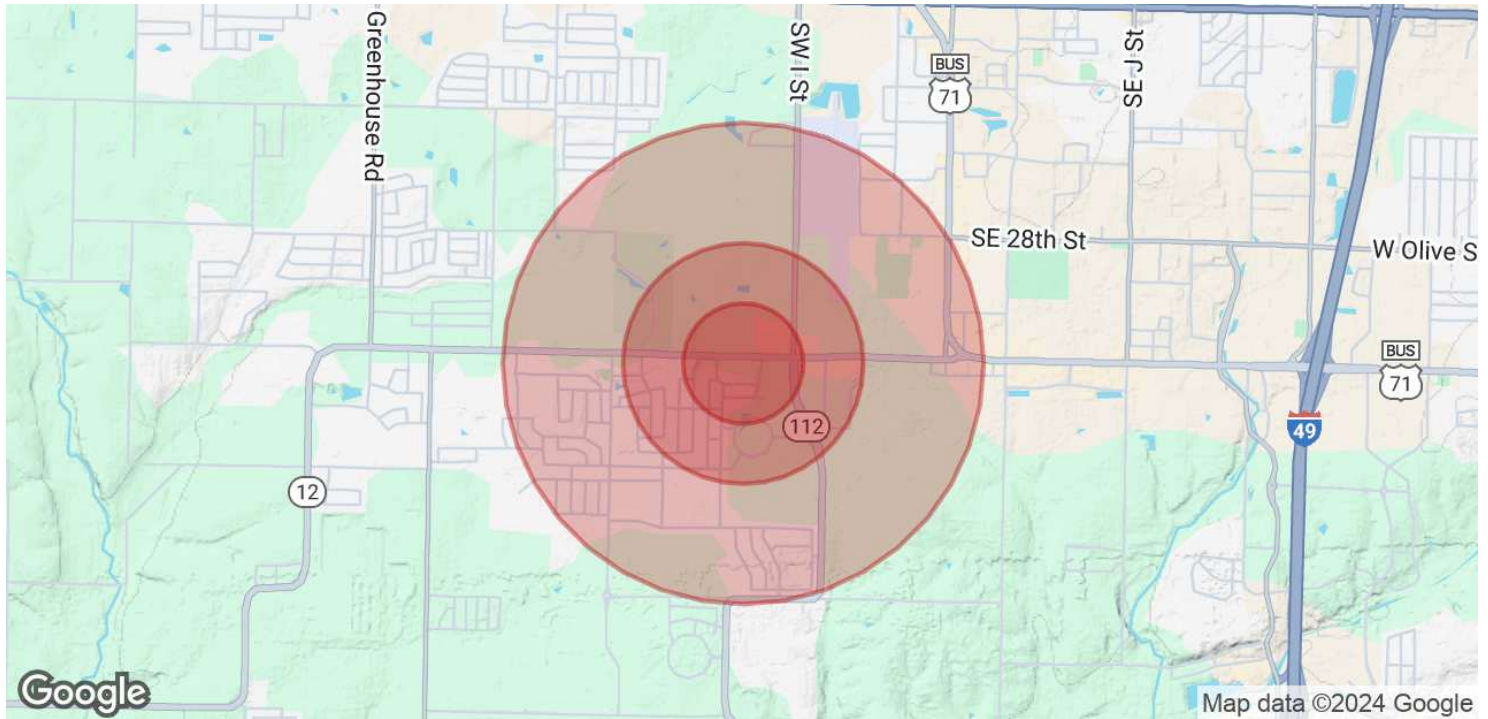
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	503	1,805	6,123
Average Age	30.7	30.7	31.0
Average Age (Male)	32.0	31.9	31.6
Average Age (Female)	29.1	29.6	30.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	194	714	2,534
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$114,231	\$111,745	\$106,576
Average House Value	\$313,202	\$311,316	\$305,849

* Demographic data derived from 2020 ACS - US Census

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