

For Sale — Retail Lot
±0.91 ACRES

SW I STREET
BENTONVILLE, AR 72712



INVESTMENT HIGHLIGHTS

Cushman & Wakefield | Sage Partners is pleased to exclusively present **0.91± acres of development land for sale along SW I Street in Bentonville.** Offered at **\$895,000** and zoned **T5.2**, the property provides flexibility for a variety of commercial and mixed-use development opportunities.

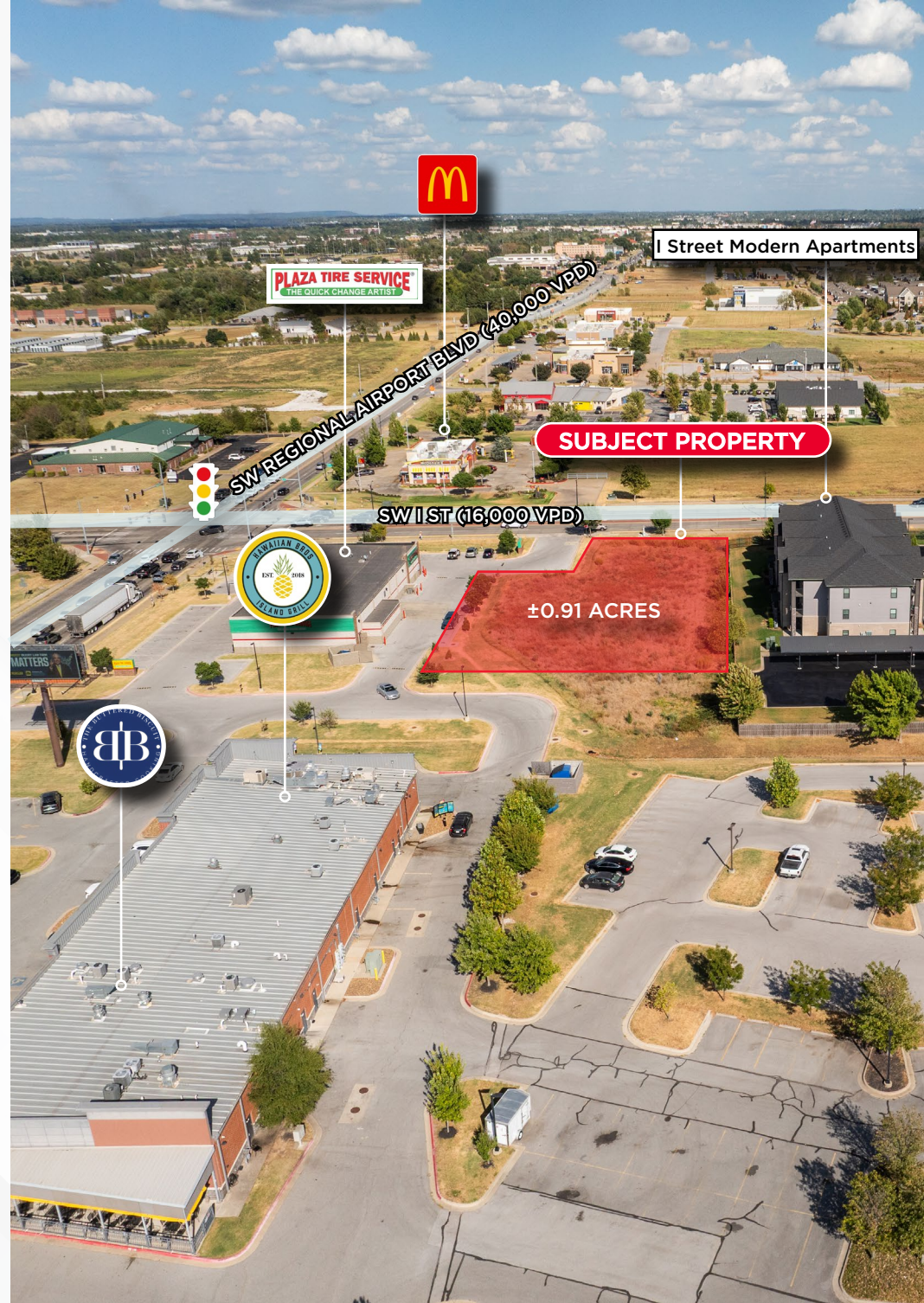
The site benefits from **direct visibility and access to SW I Street**, which carries approximately **16,000 vehicles per day**, with convenient access to **SW Regional Airport Boulevard**, which sees approximately **40,000 vehicles per day**. Its central Bentonville location also places the property less than four miles from Walmart's Global Headquarters, providing proximity to one of the area's largest employment centers.

The property is also positioned near the ongoing Highway 112 widening and expansion project, which is planned to extend south toward Fayetteville and improve regional connectivity. With strong roadway access, nearby employment, and continued infrastructure investment in the surrounding area, the site offers a well-positioned opportunity for future development.

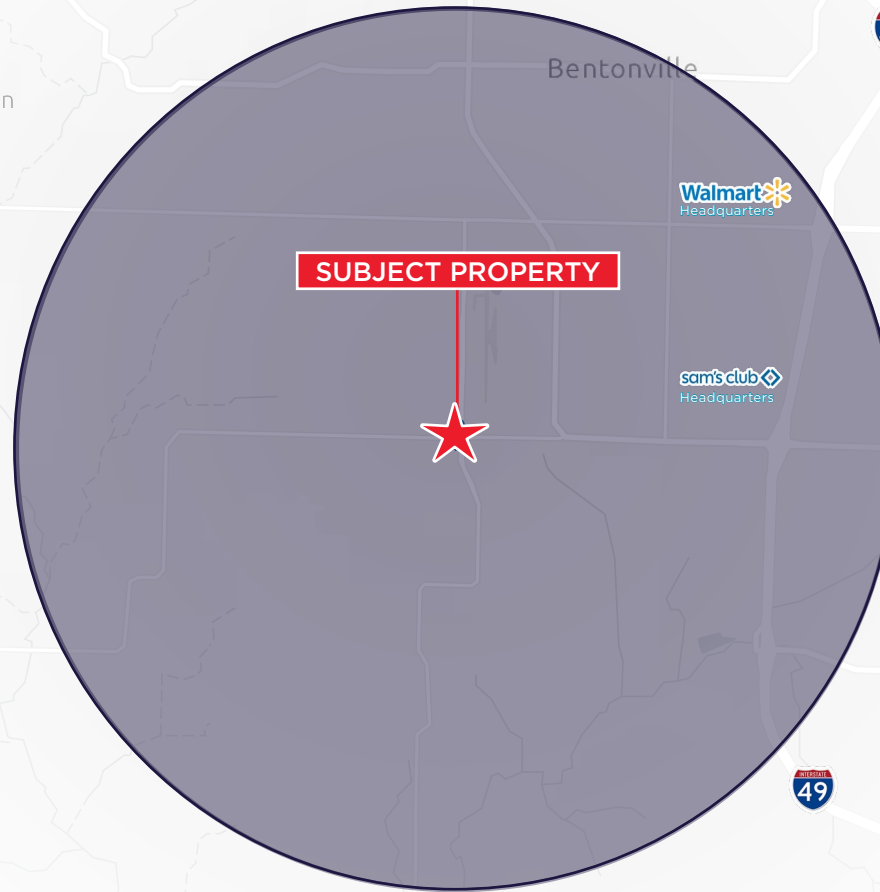
SITE OVERVIEW

Address	SW I St, Bentonville, AR 72712
Asking Price	\$895,000
Site Area	0.91± Acres
Zoning	T5.2
Highlights	• Direct visibility and access to SW I St (16,000 VPD) with easy access to SW Regional Airport Blvd (40,000 VPD) • Less than 4 miles from Walmart Global HQ • HWY 112 is in process of being widened and expanded south to Fayetteville • Click to view video highlighting traffic & visibility

*Information deemed reliable but not guaranteed



LOCATION OVERVIEW



137,270
POPULATION
Within 5 miles



\$152,052
AVERAGE HOUSEHOLD INCOME
Within 5 miles



4,824
BUSINESSES
Within 5 miles



2.1
MILES
To I-49



3.0
MILES
To Walmart Global HQ



9.7
MILES
To XNA

AMENITIES WITHIN A 3 MILE RADIUS

- | | | | |
|---------------------------------|--------------------------|----------------------------|----------------------------------|
| 1. Walmart Home Office | 9. Andy's Frozen Custard | 17. Chick-Fil-A | 25. Wright's Barbecue |
| 2. Sam's Club Home Office | 10. The Momentary | 18. Chase Bank | 26. Legacy Bank |
| 3. McDonald's | 11. Sam's Club | 19. Culver's | 27. Bentonville Community Center |
| 4. Downtown Bentonville | 12. Hawaiian Bros | 20. Starbucks | 28. First Watch |
| 5. Taco Bell | 13. Jersey Mike's | 21. Raising Cane's | 29. Big Whiskey's |
| 6. Walmart Neighborhood Walmart | 14. Osage Park | 22. Whataburger | 30. Sonic |
| 7. The Buttered Biscuit | 15. Gateway Park | 23. Walgreens | 31. 8th Street Market |
| 8. Slim Chickens | 16. Walmart Supercenter | 24. Future STEM University | 32. Regions Bank |



**CUSHMAN &
WAKEFIELD**



sage
PARTNERS

±0.91 ACRES

SW I STREET | BENTONVILLE, AR 72712

FOR MORE INFORMATION, PLEASE CONTACT:

Aaron Nicholson

501 230 6639

anicholson@sagepartners.com

Colby Hoagland

303 218 8260

choagland@sagepartners.com

479 845 3000

[sagepartners.com](https://www.sagepartners.com)



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