

+/- 20 ACRES OF DEVELOPABLE LAND FOR SALE

13675 W HIGHWAY 102

Centerton, AR 72719



PROPERTY DESCRIPTION

Attention Investors and Developments! Prime +/- 20 acres of developable land available in rapidly growing Centerton, AR! Conveniently located right off Highway 102, this property offers city water and sewer services. A full set of development plans is included in the sale. Positioned less than half a mile from Hwy 279 and within the desirable West Bentonville School District (approx. 3.3 miles to Bentonville West High School). The front +/- 5 acres of the property is currently zoned C-2 Highway Commercial, perfect for businesses like service stations, drive-thru restaurants, supermarkets, and other establishments catering to highway traffic. The rear +/- 15 acres is zoned R3-MF Medium-High Density Multi-Family Residential, allowing for structures with 3-4 attached dwelling units per lot, either side-by-side or stacked. Don't miss this rare chance to invest in a thriving community with high potential for growth!

PROPERTY HIGHLIGHTS

- +/- 20 Acres
- Zoned for Commercial and Multi-Family Use
- High Visibility on W Highway 102
- +/- 3 miles from Bentonville West High School
- City Water and Sewer Available

OFFERING SUMMARY

Sale Price:	\$3,190,400
Lot Size:	19.94 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	135	5,227	16,097
Total Population	413	15,154	46,611
Average HH Income	\$97,735	\$110,215	\$128,739

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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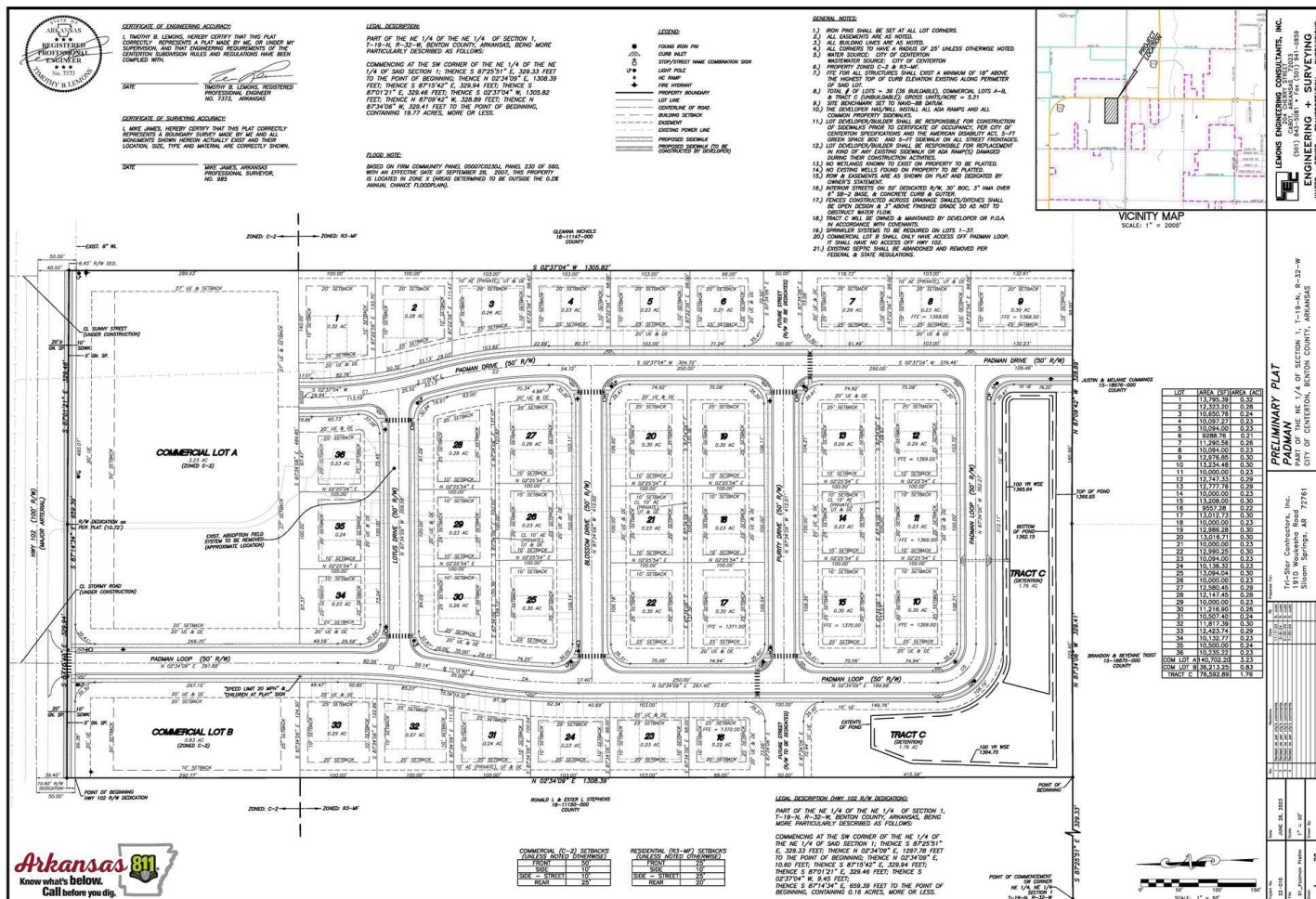


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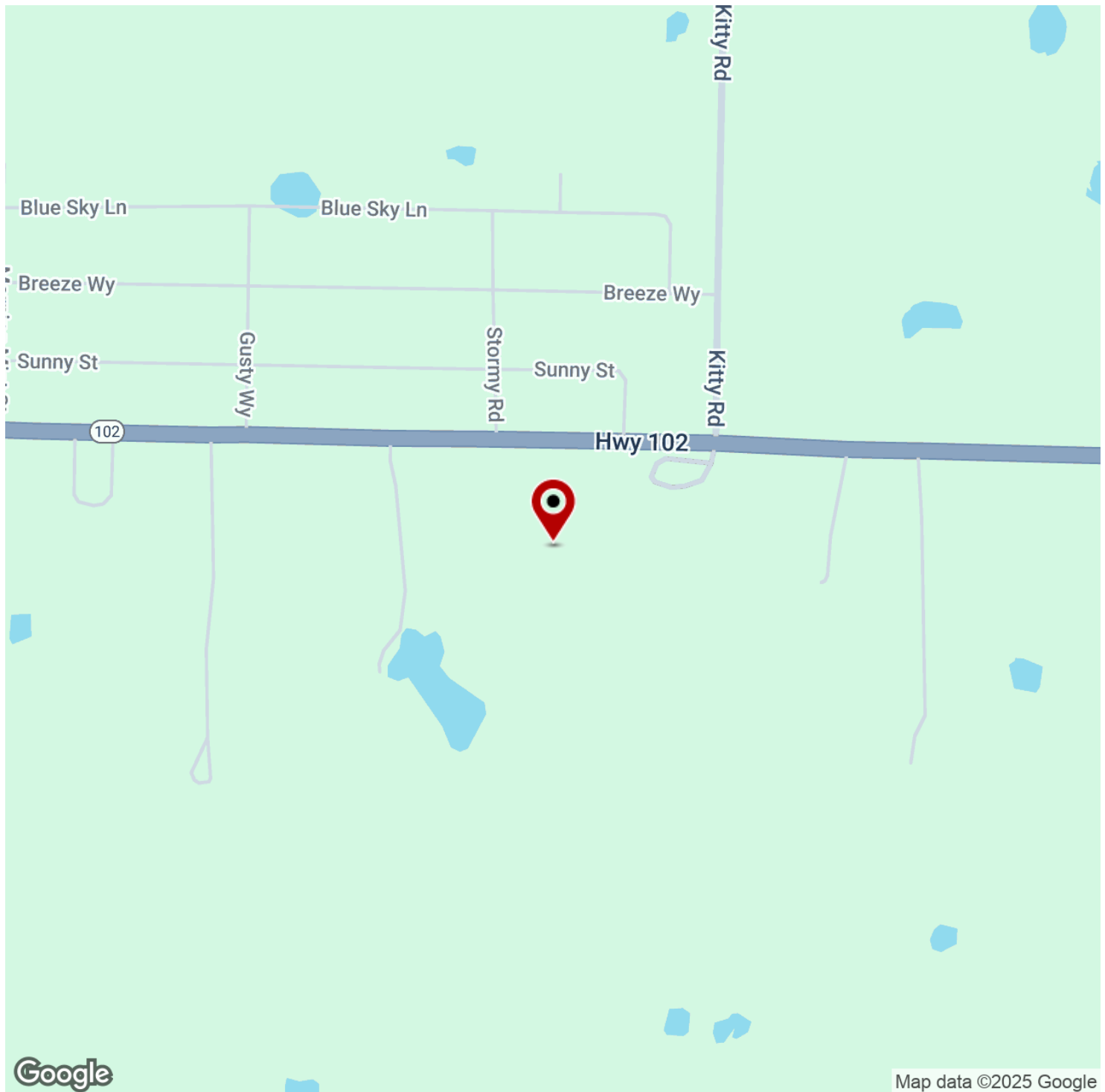
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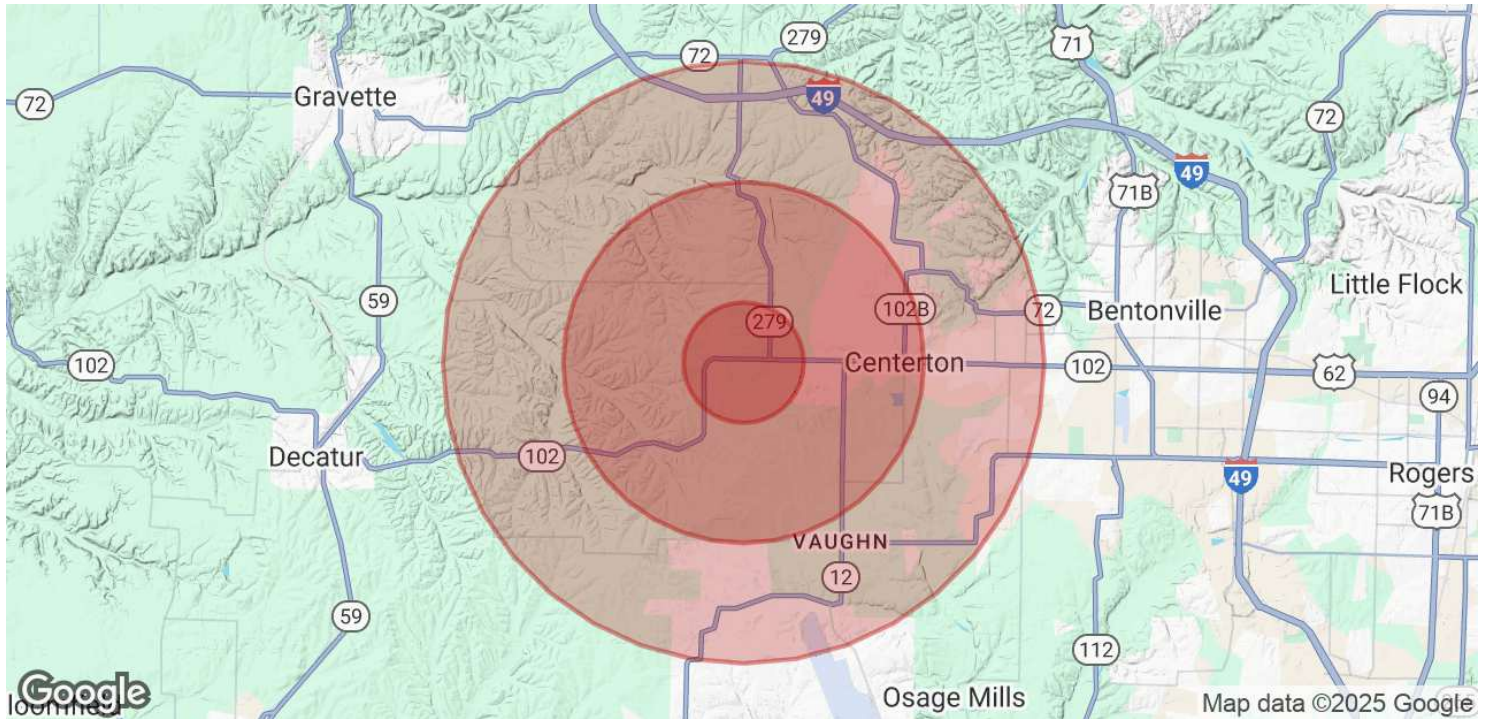
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	413	15,154	46,611
Average Age	34	33	33
Average Age (Male)	33	33	32
Average Age (Female)	35	34	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	135	5,227	16,097
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$97,735	\$110,215	\$128,739
Average House Value	\$364,598	\$311,202	\$363,495

Demographics data derived from AlphaMap

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