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FLEX/WAREHOUSE & \pm 5.0 ACRES FOR SALE

10300 Hwy 72, Bentonville, AR



CONTACT US TODAY
479.271.6118 | mosestucker.com



Property Understanding

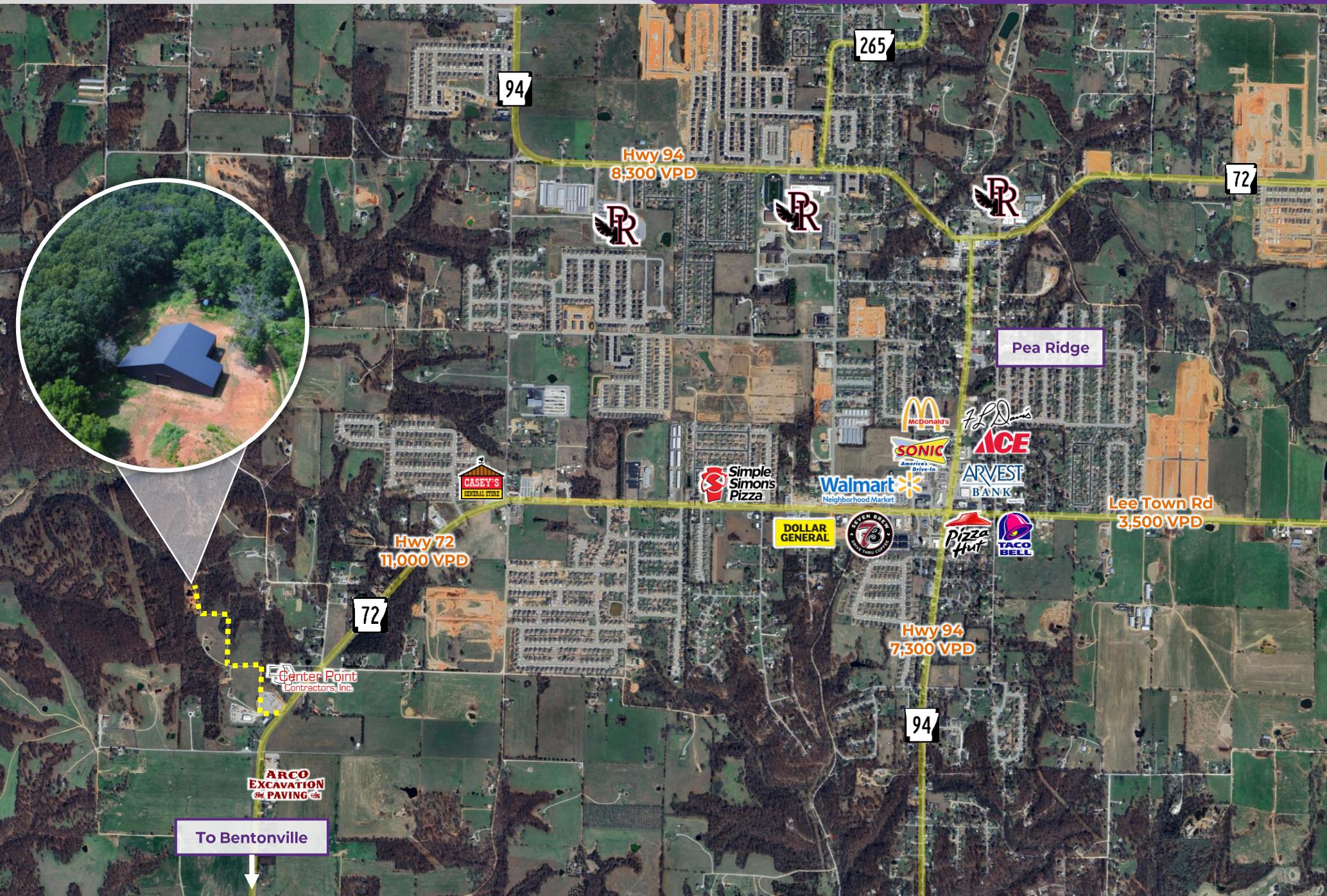
OVERVIEW

Offering	For Sale
Price	\$595,000 \$695,000
Address	10300 Hwy 72
City/State	Bentonville, AR 72712
Property Type	Flex/Warehouse & Land
Building Size	±5,750 SF
Lot Size	±5.0 Acres
Traffic Count	Hwy 72 – 11,000 VPD

PROPERTY HIGHLIGHTS

- New construction warehouse/flex building ready for customization or finish-out under existing plans – plans include an office space, kitchen, full bath, laundry, and an open area for a potential showroom, workshop or garage
- Building was designed and constructed by Quality Metal Inc
- 14' x 14' drive in doors on each end, perfect for RV, small or large equipment
- Shop area is equipped with 200-amp electrical service, while 100-amp service exists in other areas of the building
- Septic system and plumbing have been installed, and water is provided by a 653' well with 10.5 ppm
- Beautiful and secluded location, ideal for a wide range of potential uses
- 4.8 miles to I-49, 7.1 miles to Hwy 62, and 7.3 miles to the Bentonville Square









Northwest Arkansas



Northwest Arkansas is located in the beautiful Ozark Mountains and includes Benton, Washington and Madison Counties. Northwest Arkansas is one of the fastest-growing economies in the country, with three Fortune 500 companies calling it home, plus numerous businesses and start ups eager to build their teams and infrastructures. These companies have invested billions in building a mixed-use environment centered around culture and technology in order to attract and retain talent for supply chain, data analytic, software engineering and IT jobs. Over the last 10 years, the region has become a focal point for innovation, commerce and new business opportunities. From what started as a rural corner, Northwest Arkansas now sits in the population center of the country and has grown to be globally recognized as a technology and logistics hub.

Northwest Arkansas has become a globally recognized destination for tourists interested in outdoor recreation, arts, music and culinary arts.



Over 10 millions visitors from all over the world have visited Crystal Bridges Museum of American Art which is located in Bentonville. The museum was founded by philanthropist and arts patron Alice Walton.



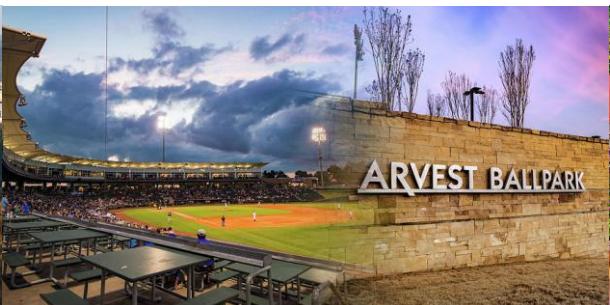
Northwest Arkansas has become the mountain biking capital of the world. The area has 322 miles of natural surface trails for mountain biking and 162 miles of paved paths, which are connected by the Razorback Greenway trail system.



The University of Arkansas, located in Fayetteville, received the R1 ranking from the Carnegie Foundation, which puts the university in an elite category of only 3.7% of public and private universities recognized for high levels of research-focused activities. U of A's undergraduate supply chain management program is ranked #1 in the nation by Gartner.



U.S. News & World Report put Northwest Arkansas at #10 on its ranking of the 150 Best Places to Live in the U.S. in 2023.





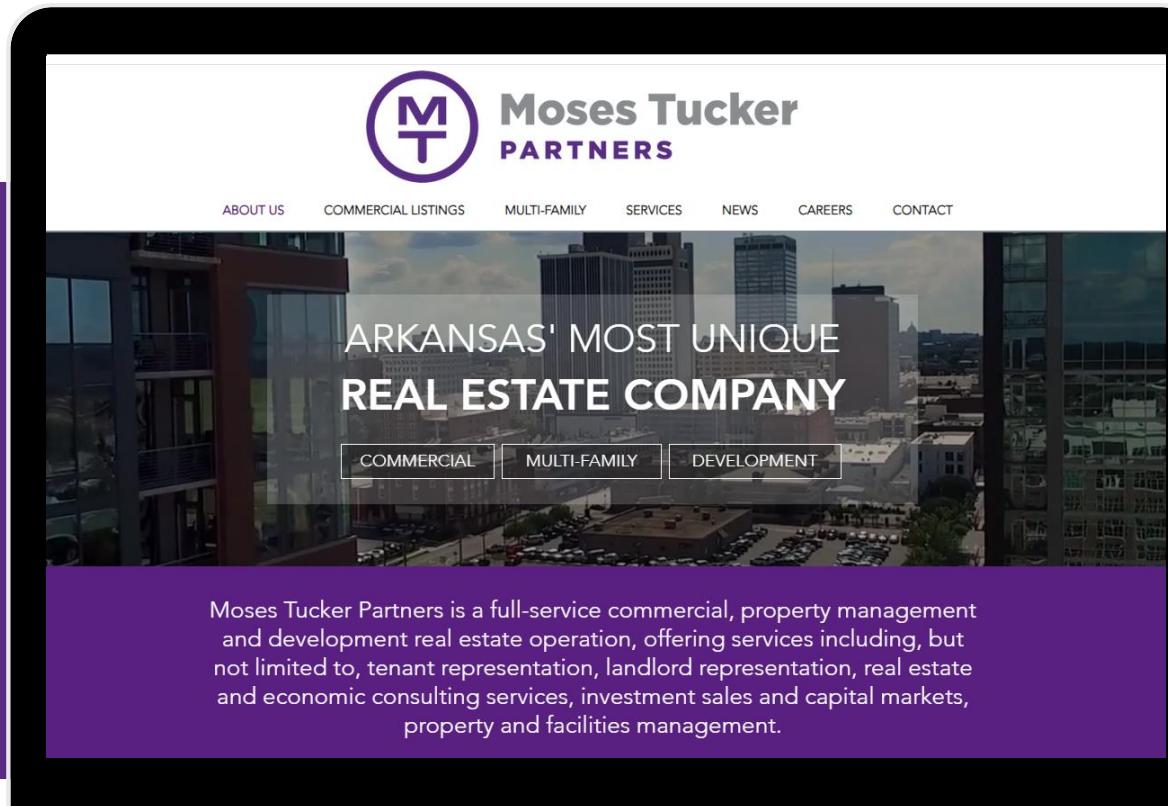
CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and navigation links for About Us, Commercial Listings, Multi-Family, Services, News, Careers, and Contact. The main banner image is a cityscape with the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" overlaid, along with buttons for Commercial, Multi-Family, and Development. Below the banner, a purple text box contains a detailed description of the company's services.

Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management.

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