



FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

Northwest Corner of Congo Road, Benton, AR

Land for sale, ground lease or
build-to-suit

Features

- Lot size: approximately 2.3 acres (all or part available)
- **Reduced sale price: \$1,200,000**
- Located next to Splash's top performing tunnel wash and oil and lube
- Interstate visibility
- Signalized intersection
- Pad ready
- All utilities to site
- Traffic counts: approximately 78,000 vehicles per day on I-30 and 18,000 vehicles per day on Congo Road

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Neighborhood Map



2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	5,292	37,200	59,326
Estimated Households	2,173	15,042	24,047
Estimated Average Household Income	\$91,767	\$89,325	\$93,103

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