

## +/- 6 ACRES OF PRIME COMMERCIAL LAND FOR SALE

# 404 SW REGIONAL AIRPORT BLVD

Bentonville, AR 72712



### PROPERTY DESCRIPTION

This prime +/- 6 acre commercial property for sale in Bentonville offers an unbeatable location just off SW Regional Airport Blvd, which approx. 35,000 VPD. Zoned C-2 General Commercial, this property is currently an event venue, but is perfect for a wide range of developments including retail space, restaurants, medical offices, professional offices, auto repair shops, car washes, and more. The site is open, level, and development ready with electric and water available on site and sewer access at the street. Positioned next to the Bentonville Municipal Airport, the property is only 2 miles from I-49, 3 miles from Walmart's new World HQ, 3.1 miles from Downtown Bentonville, and 10 miles from Northwest Arkansas National Airport (XNA). With exceptional visibility, strong traffic counts, and utilities already in place, this lot is an outstanding opportunity for investors and business owners seeking high exposure commercial real estate in one of the fastest growing markets in NWA! Can be split into multiple parcels for small acreage purchases. Parcel splits will be subject to approval from City of Bentonville. Future shared access agreement to be created and recorded at closing.

### PROPERTY HIGHLIGHTS

- Prime +/- 6 acre commercial property
- Zoned C-2 General Commercial
- Open, Level, and Development Ready
- Electric and Water on Site, Sewer at Street (1,200' west)
- Can be split and purchased multiple ways

### OFFERING SUMMARY

Sale Price:	\$1,699,000 - \$5,950,000
Available SF:	10,160 SF
Lot Size:	5.93 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,111	20,555	48,427
Total Population	5,561	53,548	131,234
Average HH Income	\$131,489	\$130,056	\$132,956

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### SALMONSEN GROUP

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## LAND FOR SALE & LEASE

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# OF LOTS 3 | TOTAL LOT SIZE 1.89 - 5.93 ACRES | TOTAL LOT PRICE \$1,699,000 - \$5,950,000 | BEST USE REDEVELOPMENT

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available		404 SW Regional Airport Lot 1		Retail	1.89 Acres	\$1,699,000	
Available		404 SW Regional Airport Lot 2		Retail	2.01 Acres	\$2,699,000	
Available		404 SW Regional Airport Lot 3		Retail	2.03 Acres	\$1,899,000	
Available	All Lots	404 SW Regional Airport - All		Other	5.93 Acres	\$5,950,000	

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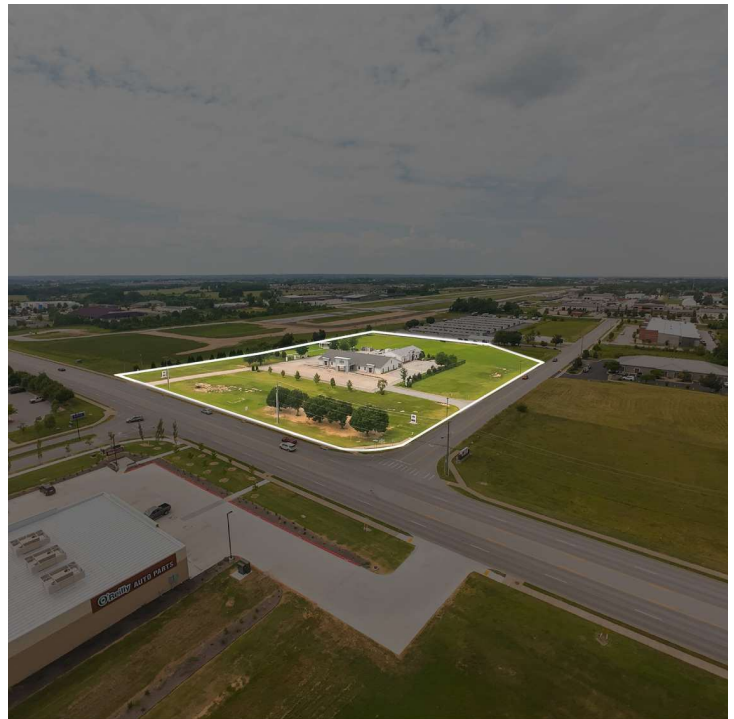
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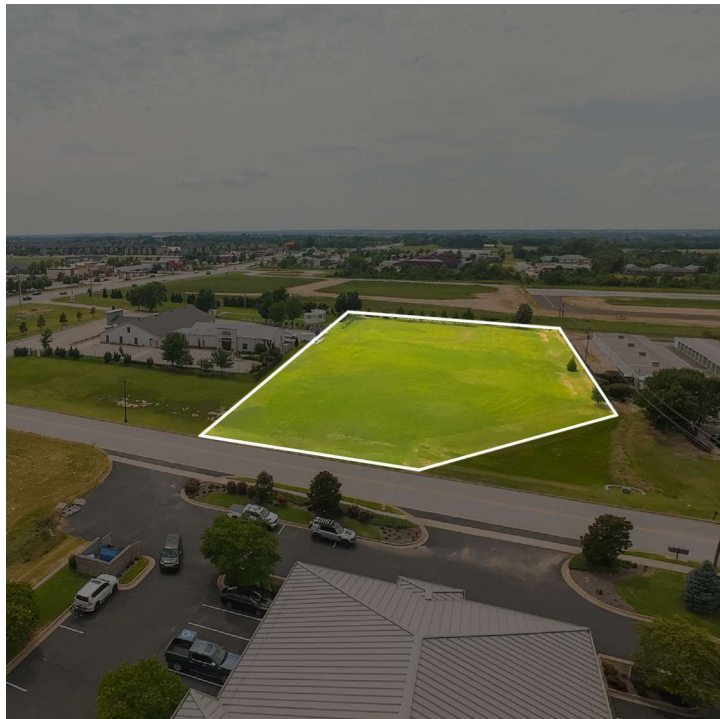
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# LOT 1

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# LOT 2

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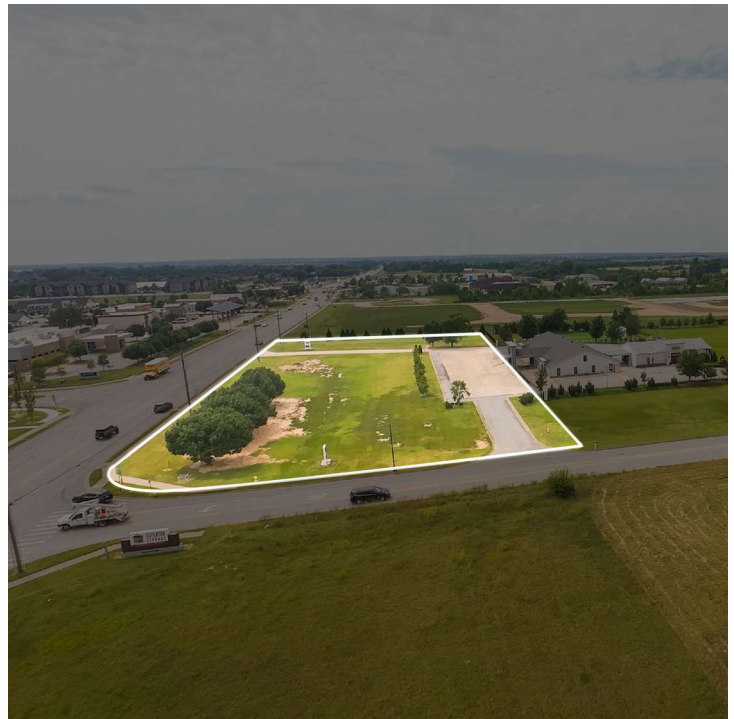


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### LOT 3

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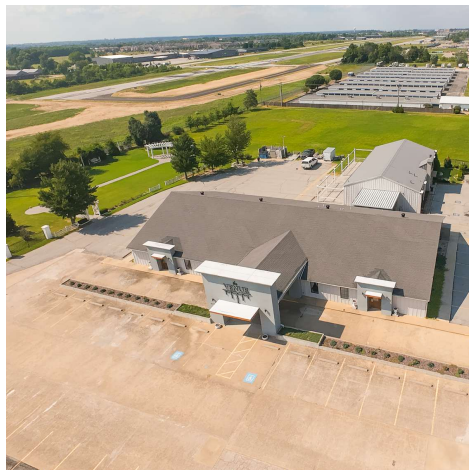
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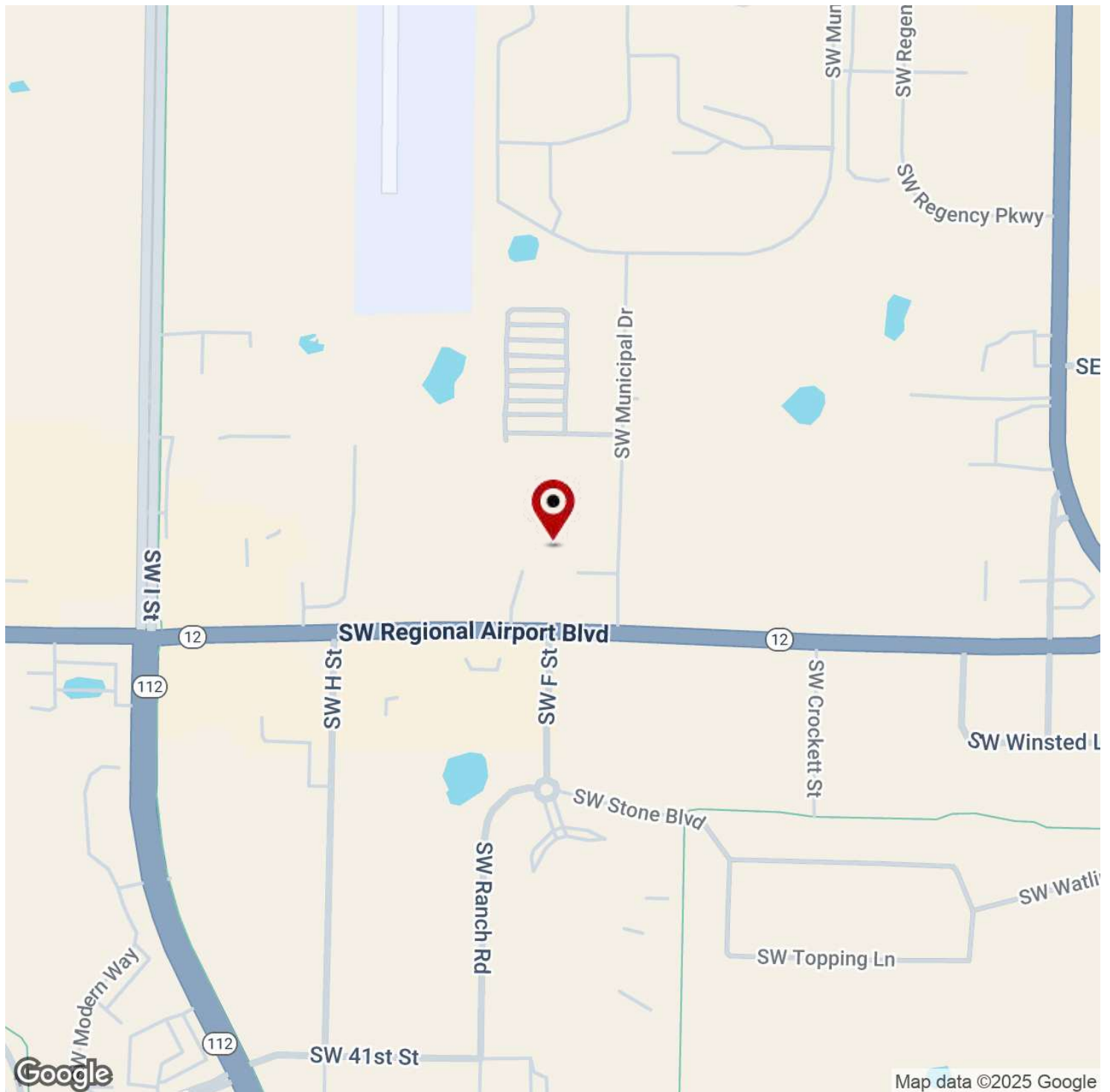


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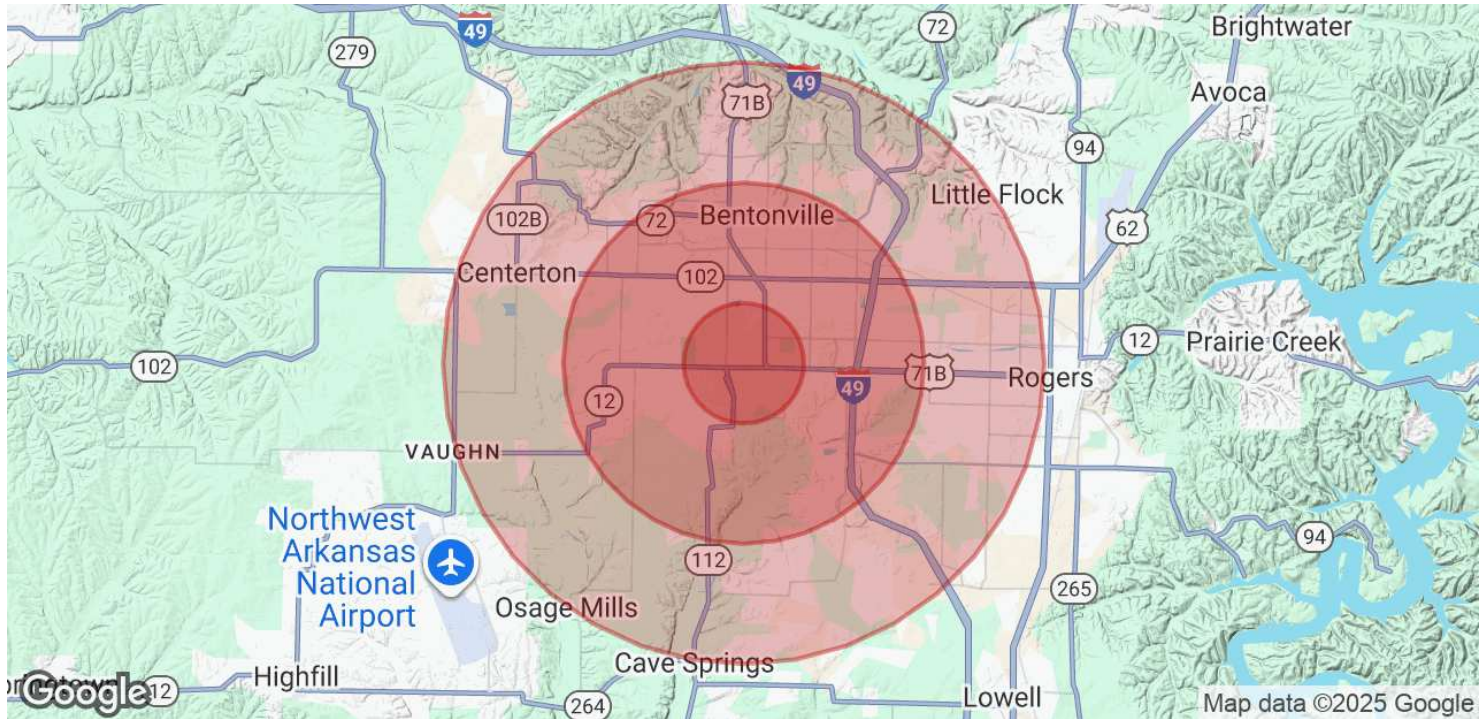
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,561	53,548	131,234
Average Age	33	35	35
Average Age (Male)	32	34	34
Average Age (Female)	34	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,111	20,555	48,427
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$131,489	\$130,056	\$132,956
Average House Value	\$398,091	\$391,862	\$387,594

*Demographics data derived from AlphaMap*

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