

**+/- 0.46 AC SITE DIRECTLY ACROSS FROM NEW WALMART HQ**



# 1412 SE 14TH ST

Bentonville, AR 72712



## PROPERTY DESCRIPTION

Strategically located +/- 0.46 AC property opposite the new Walmart World Headquarters, which spans 350 acres! Poised at the primary entrance to the south side, adjacent to 14th St., benefiting the exposure of this property substantially. Currently zoned R-O, Residential Office, however, there is a potential for rezoning to a C-2, General Commercial zoning. This rezone would allow for 60' height and 7' setbacks. There is currently an office building on the property that is +/- 3,104 SF and features 10 rooms/offices, 2 restrooms, and a breakroom. The building also has a keyless entry at the back door, fire extinguishers, illuminated exit signs, flood lights, and is wired for sound. ARDOT has reported around 32K VPD along 14th St., however, that count is set to surge due to a 6-lane highway expansion and opening of the Walmart Campus. It is also less than 1 mile from I-49, which sees about 88K VPD. This property is the total package with endless opportunities! NW Arkansas is home to Three Fortune 500 Companies!

## PROPERTY HIGHLIGHTS

- Across from the new Walmart HQ, scheduled to open in 2025
- Frontage on 14th St (32,000 VPD)
- Less than 1 mile to I-49 (88,000 VPD)
- Infill redevelopment opportunity in Northwest Arkansas
- Multiple ingress/egress points
- Potential for C-2 Zoning (60' height allowed and 7' setbacks)
- Current zoning is R-O (Residential Office) - 40' height and 10' setbacks. Allows variety of residential/commercial uses.

## OFFERING SUMMARY

Sale Price:	\$2,999,900
Lease Rate:	\$49.50 SF/yr (Absolute Net)
Available SF:	3,104 SF
Lot Size:	0.46 Acres
Building Size:	3,104 SF

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## TIMOTHY SALMONSEN

Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sqrleadmanager@gmail.com  
AR #EB00066512

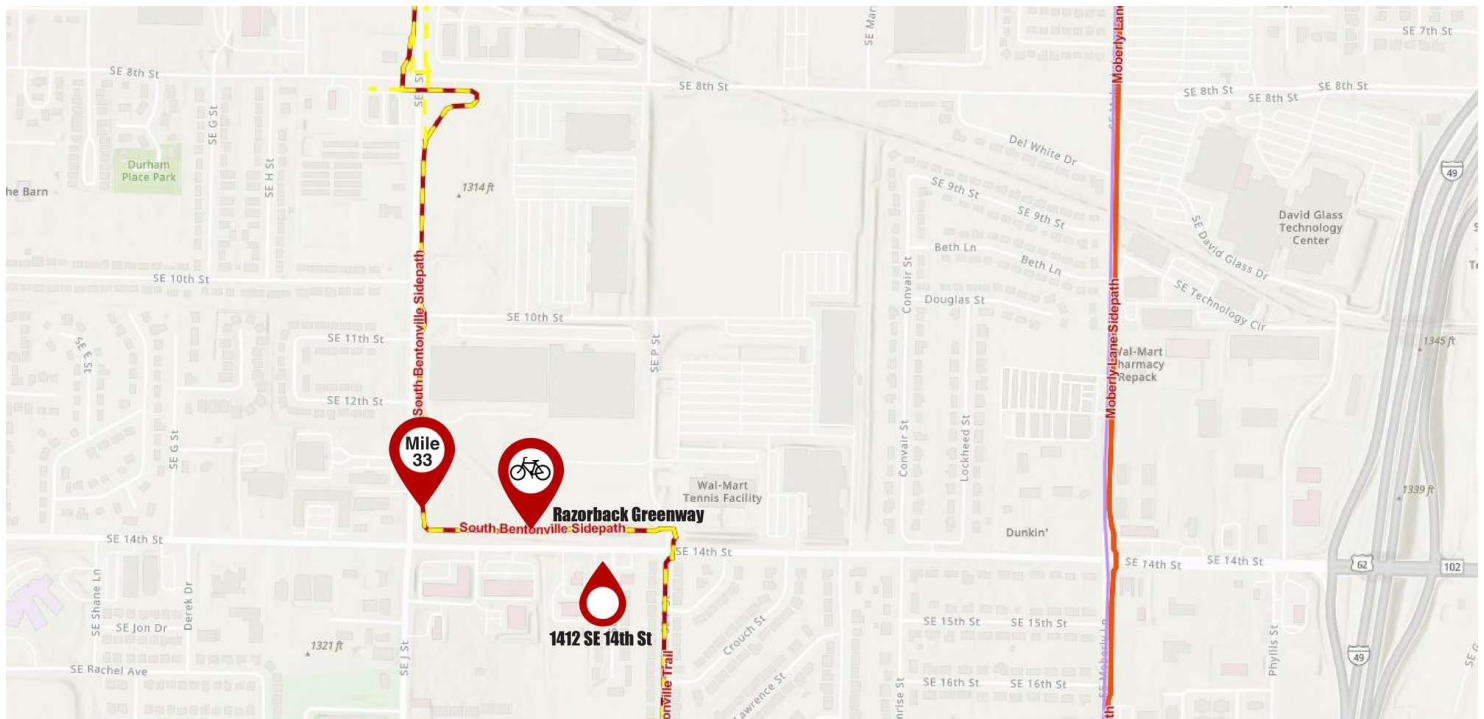
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201 SW 14th St.  
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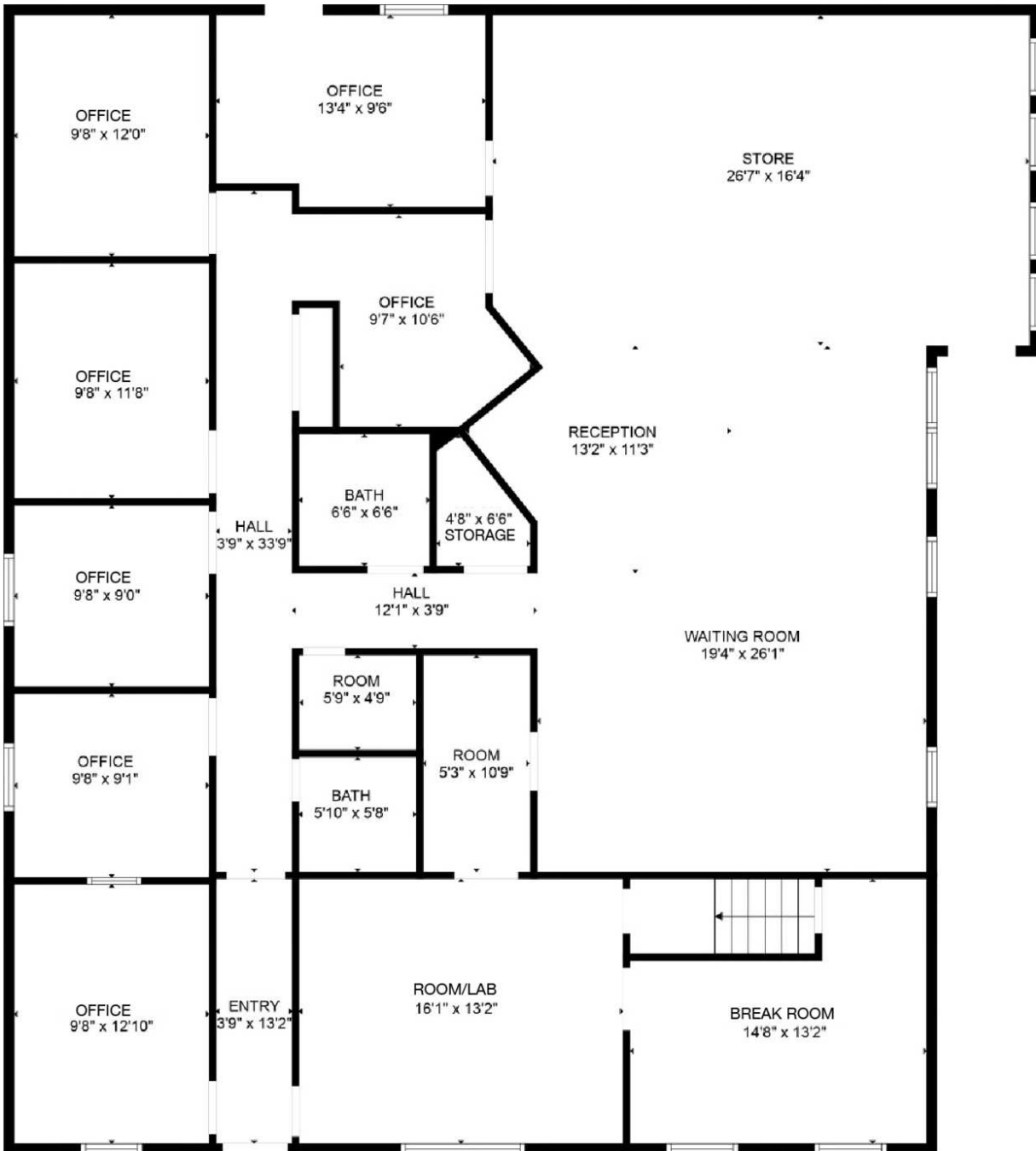
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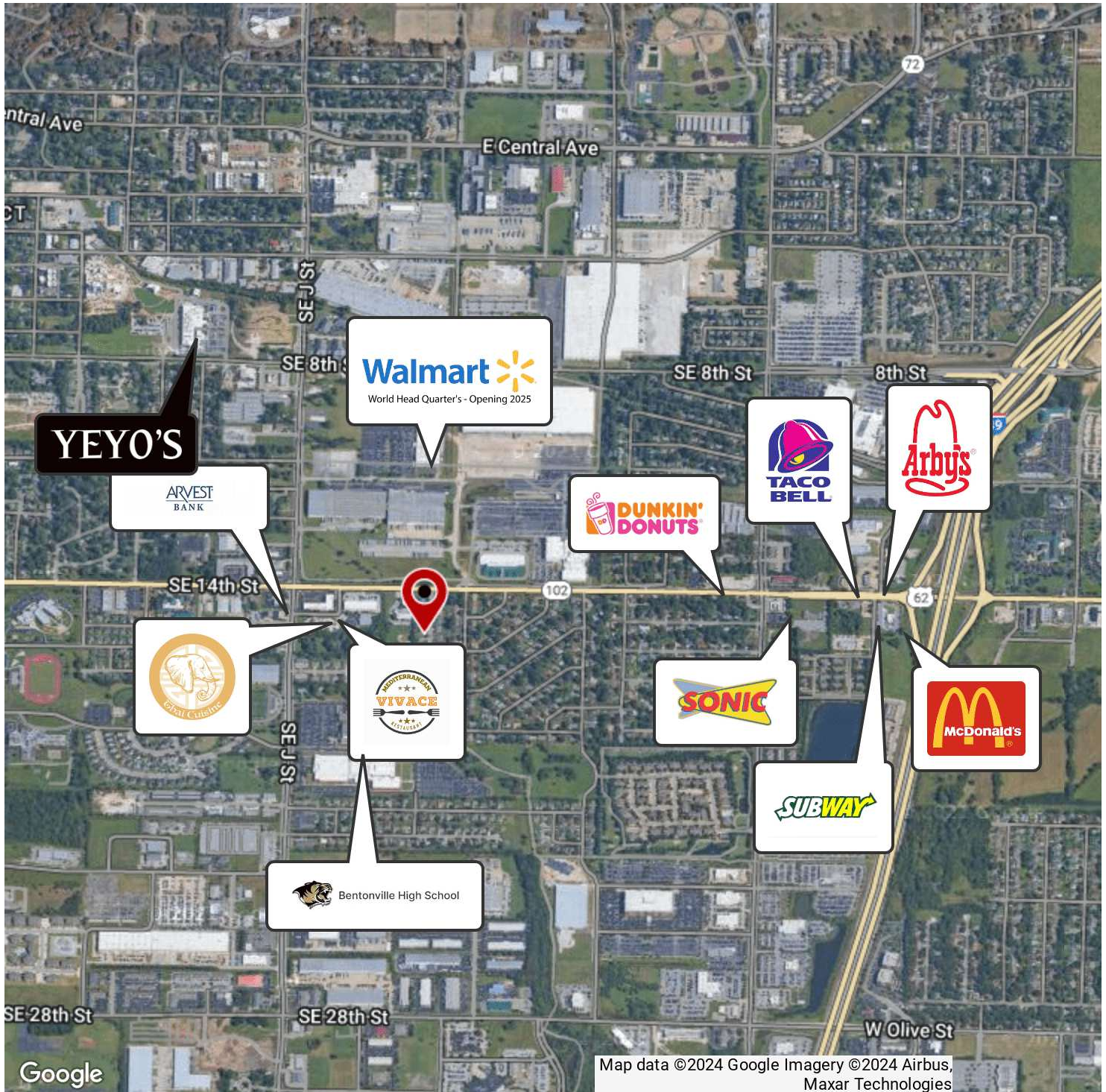
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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	8,266	61,136	126,235
2023 Estimate	7,788	56,992	117,232
2010 Census	6,250	41,169	81,326
Growth 2023 - 2028	6.14%	7.27%	7.68%
Growth 2010 - 2023	24.61%	38.43%	44.15%
<b>2023 Population by Hispanic Origin</b>	1,275	9,229	22,781
<b>2023 Population</b>	7,788	56,992	117,232
White	5,641 72.43%	45,948 80.62%	97,965 83.57%
Black	247 3.17%	1,765 3.10%	3,910 3.34%
Am. Indian & Alaskan	107 1.37%	775 1.36%	1,577 1.35%
Asian	1,388 17.82%	6,350 11.14%	9,718 8.29%
Hawaiian & Pacific Island	170 2.18%	473 0.83%	836 0.71%
Other	235 3.02%	1,682 2.95%	3,226 2.75%
U.S. Armed Forces	4	36	52
<b>Households</b>			
2028 Projection	3,346	23,637	47,116
2023 Estimate	3,156	22,044	43,758
2010 Census	2,550	15,963	30,297
Growth 2023 - 2028	6.02%	7.23%	7.67%
Growth 2010 - 2023	23.76%	38.09%	44.43%
Owner Occupied	1,216 38.53%	11,746 53.28%	25,412 58.07%
Renter Occupied	1,940 61.47%	10,299 46.72%	18,346 41.93%
<b>2023 Households by HH Income</b>	3,155	22,046	43,758
Income: <\$25,000	694 22.00%	3,547 16.09%	6,597 15.08%
Income: \$25,000 - \$50,000	704 22.31%	4,072 18.47%	7,568 17.30%
Income: \$50,000 - \$75,000	696 22.06%	3,988 18.09%	7,904 18.06%
Income: \$75,000 - \$100,000	331 10.49%	2,795 12.68%	5,296 12.10%
Income: \$100,000 - \$125,000	209 6.62%	1,953 8.86%	4,011 9.17%
Income: \$125,000 - \$150,000	269 8.53%	1,558 7.07%	3,417 7.81%
Income: \$150,000 - \$200,000	103 3.26%	1,659 7.53%	3,421 7.82%
Income: \$200,000+	149 4.72%	2,474 11.22%	5,544 12.67%
<b>2023 Avg Household Income</b>	\$73,374	\$99,211	\$104,428
<b>2023 Med Household Income</b>	\$55,827	\$71,281	\$74,390

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2/6/2024

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