

**JUST LISTED!**

# HIGHLY VERSATILE <sup>+/-</sup> 6.45-ACRE PARCEL IN THE HEART OF BENTONVILLE, ARKANSAS



## SE 28th Street, Bentonville, Arkansas

You have found it! This incredibly versatile +/- 6.45-acre parcel is an extraordinary combination of nearly limitless options for land development and a fantastic location that seldom becomes available in the heart of one of the fastest-growing market centers in the country, Bentonville, Arkansas! Nestled between two of the busiest streets in town, S. Walton Blvd. & SE J St.; this property boasts over 924' of Major Road Frontage on SE 28th St. which sees over 9,300 VPD! Conveniently close to everything, this property is less than 2.5 miles from downtown Bentonville, Crystal Bridges Museum, The Momentary, future Walmart Home Office, many popular biking trails & less than 2 miles from the site of Walmart's new 350-acre Home Campus, easy access to I-49, and many other popular area attractions! Walmart's new theme park-sized home office of the future is set to open in phases through 2025 & expected to increase the traffic this area receives through additional walking & bike paths integrated into the community!

**OFFERED AT \$2,580,000**

**KW** MARKET PRO  
REALTY  
KELLERWILLIAMS.

**KW COMMERCIAL**

3501 NE 11th Street, Suite 5  
Bentonville, AR 72712



### TIMOTHY SALMONSEN

Executive Broker - Commercial Director

Office: 479.231.1355

Cell: 479.366.6737

info@NWACommercial.com

AR #EB00066512

**Salmonsén**  
**Group**  
**Realtors**

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.

Each Office Independently Owned & Operated

**NWACOMMERCIAL.COM**

MLS #1210768