

+/- 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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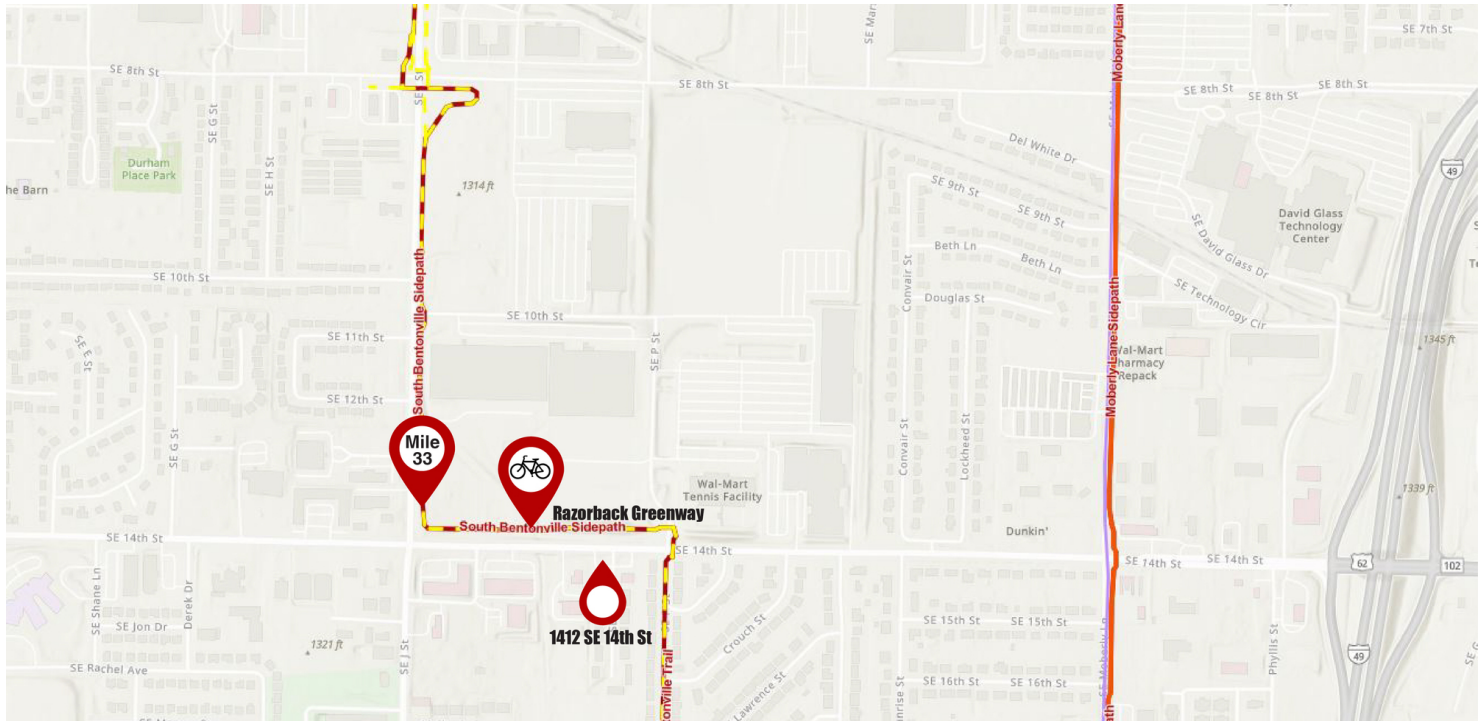
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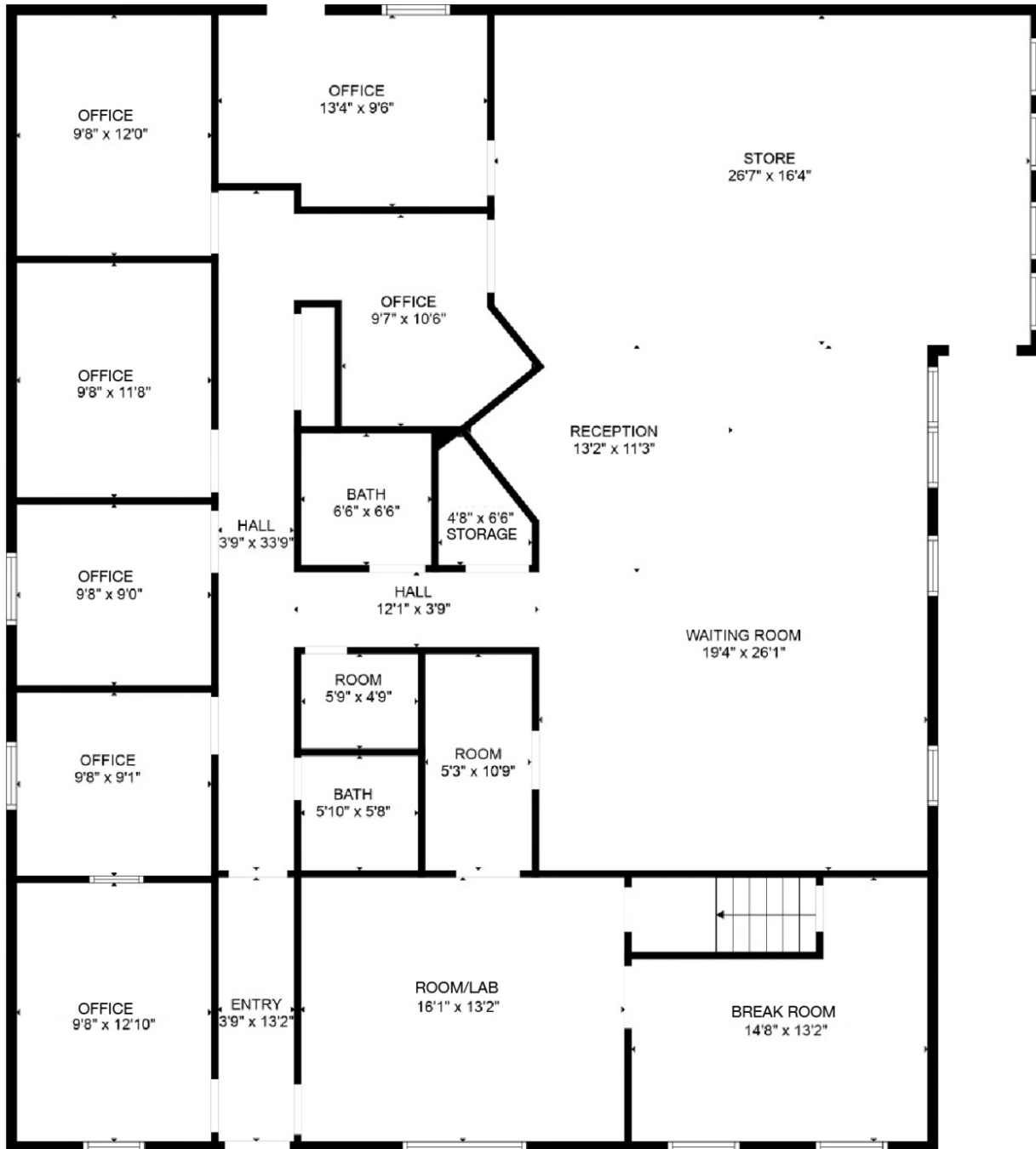
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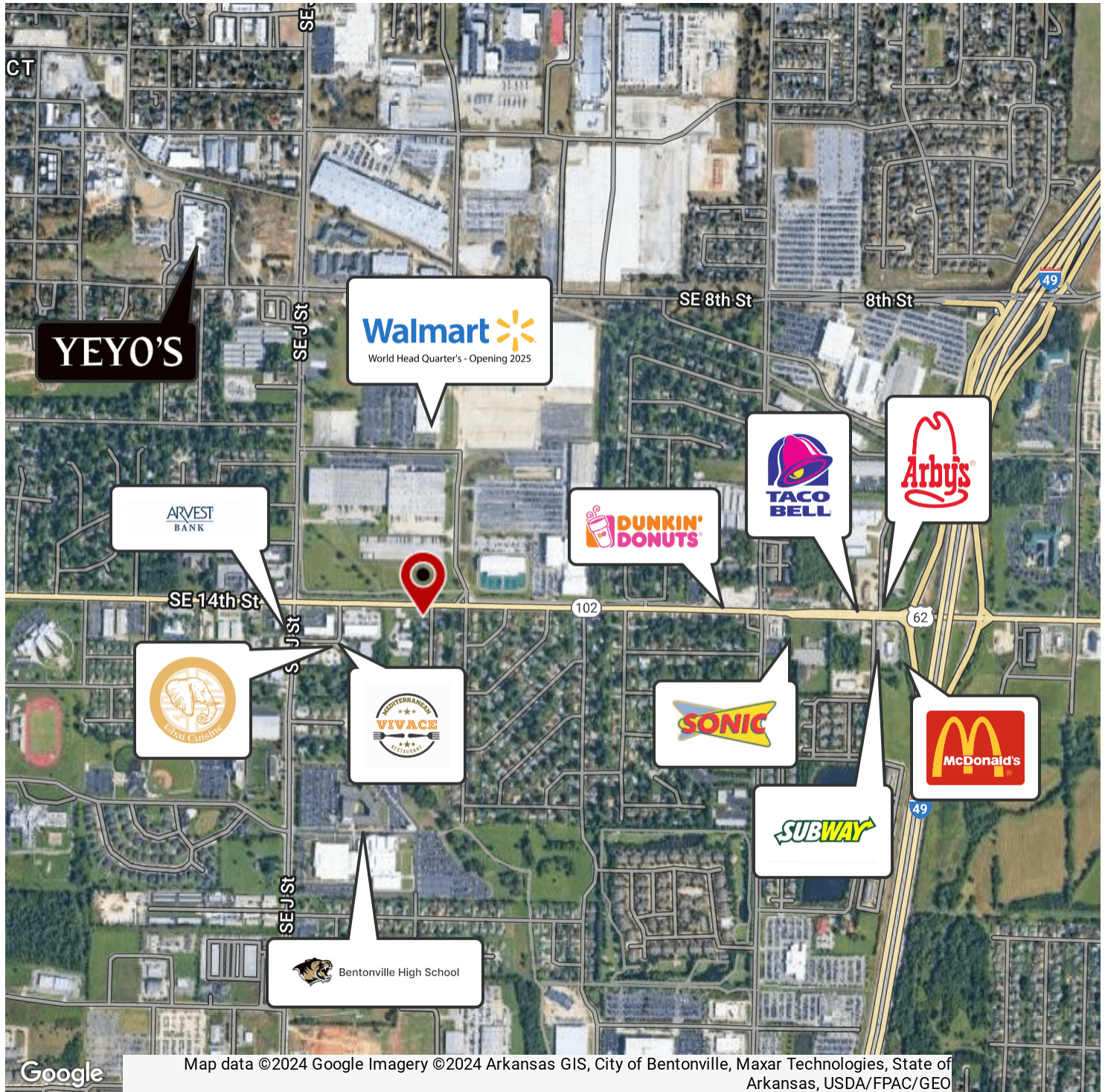
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,266		61,136		126,235	
2023 Estimate	7,788		56,992		117,232	
2010 Census	6,250		41,169		81,326	
Growth 2023 - 2028	6.14%		7.27%		7.68%	
Growth 2010 - 2023	24.61%		38.43%		44.15%	
2023 Population by Hispanic Origin	1,275		9,229		22,781	
2023 Population	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	
Households						
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%
2023 Households by HH Income	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%
2023 Avg Household Income	\$73,374		\$99,211		\$104,428	
2023 Med Household Income	\$55,827		\$71,281		\$74,390	

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2/6/2024

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