



10706 ARKANSAS 279

Centerton, AR 72719



VIDEO

PROPERTY DESCRIPTION

This rare opportunity offers +/- 70 contiguous acres of prime land in the rapidly growing city of Centerton, AR - ranked the 31st fastest-growing city in the United States with a 7.2% annual growth rate. Ideally positioned for future development, this property holds significant potential for single-family residential projects or a mixed-use layout, such as residential housing on the eastern portion and commercial use on the western side corners. It could also be an excellent site for multifamily development in the near future. Water access is available just across Hwy 279, Pearl Rd, and Seba Rd, while sewer access is approx. 0.8 miles east of the site. Strategically situated approx. 0.3 miles from Centerton's western boundary, the land is approx. 1.4 miles from Hwy 102, 2.3 miles from Bentonville West High School, 4.2 miles from the I-49 interchange, and 9.5 miles from Northwest Arkansas Airport (XNA), offering convenience and strong connectivity for future development.

PROPERTY HIGHLIGHTS

- +/- 70 contiguous acres of prime development land
- Water access available at street: other side of Hwy 279, Pearl Rd, and Seba Rd
- Sewer access approx. 0.8 miles east of the site
- +/- 0.3 miles from Centerton's western city limits
- Rare opportunity for developers and investors in a high-demand area

OFFERING SUMMARY

Sale Price:	\$4,470,000
Lot Size:	69.5 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	6,278	16,573	30,629
Total Population	18,462	48,009	84,311
Average HH Income	\$118,244	\$132,847	\$133,348

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.

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+/- 70 ACRES OF PRIME DEVELOPMENT LAND FOR SALE



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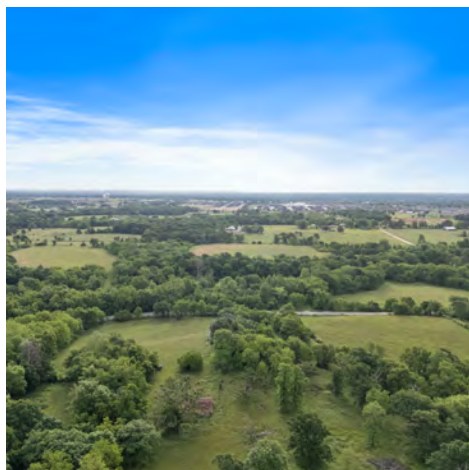
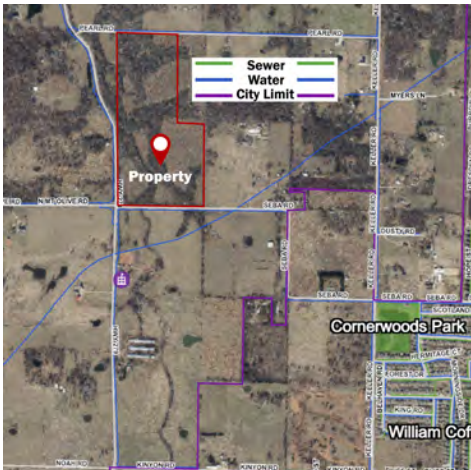
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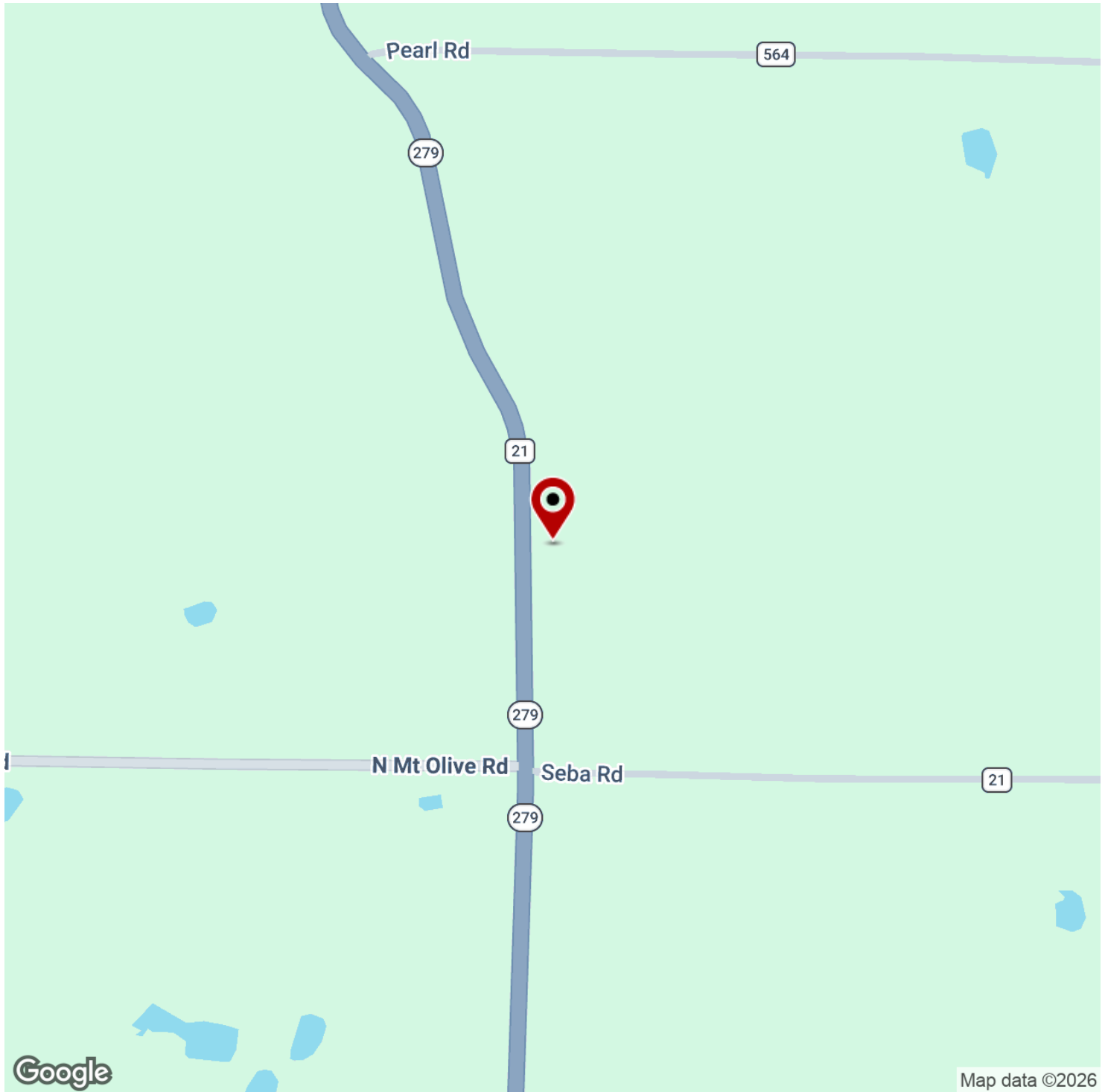
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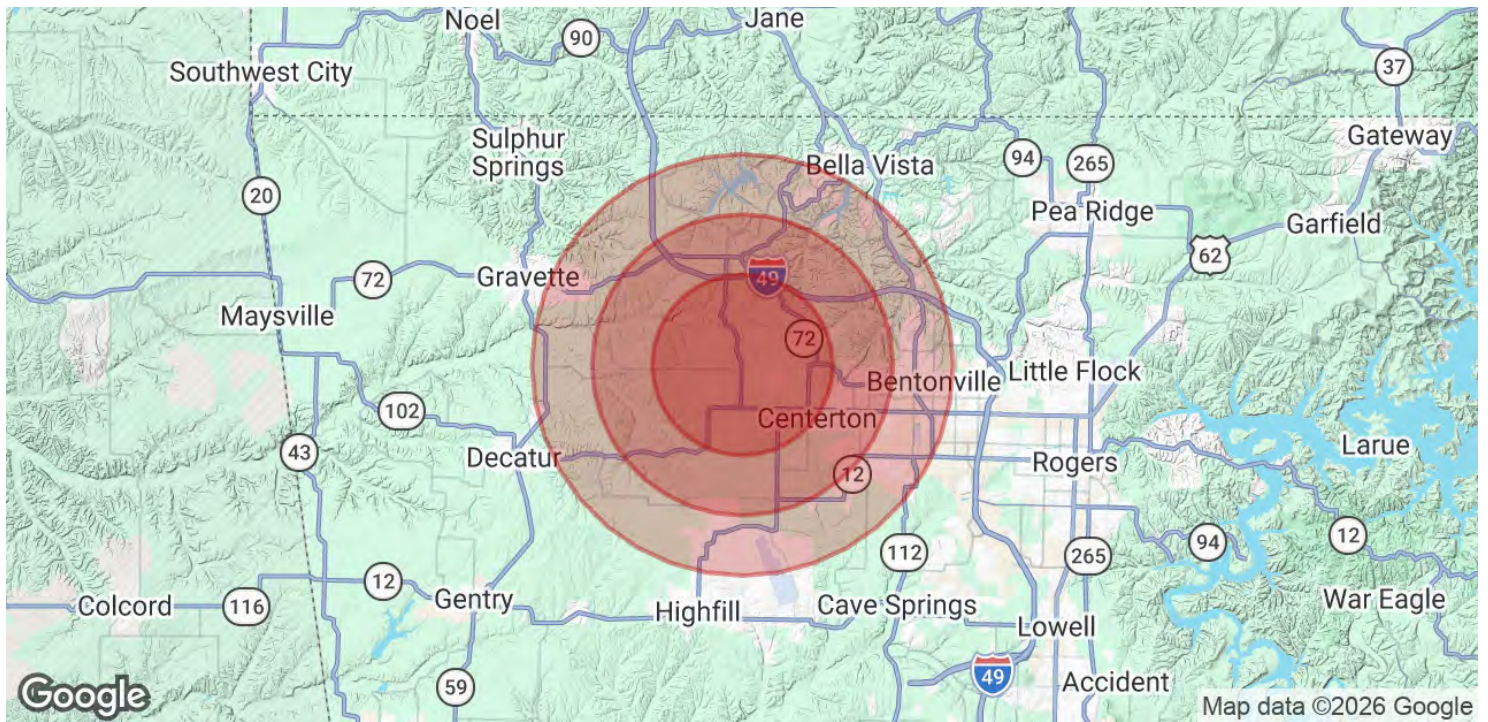
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	18,462	48,009	84,311
Average Age	34	34	36
Average Age (Male)	33	33	35
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	6,278	16,573	30,629
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$118,244	\$132,847	\$133,348
Average House Value	\$322,075	\$368,325	\$389,565

Demographics data derived from AlphaMap

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