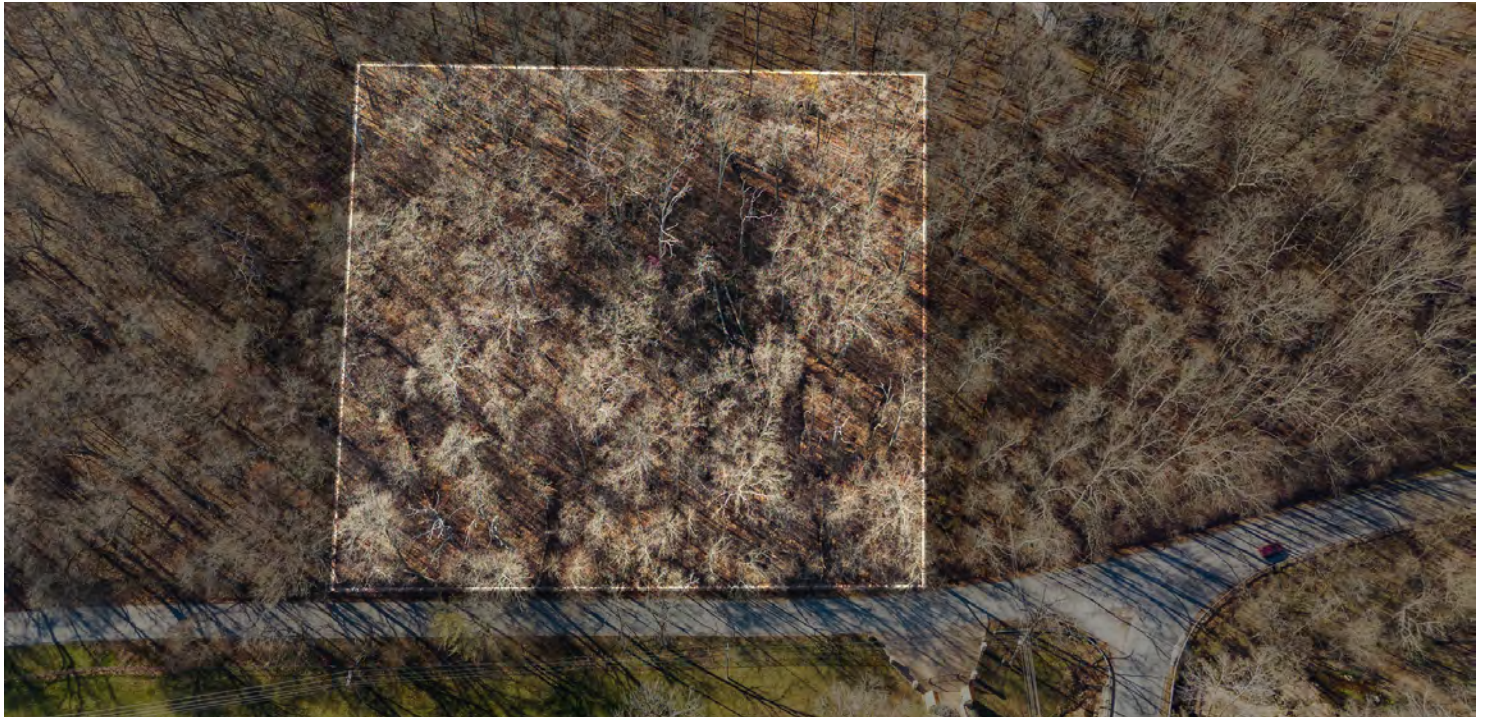


+/- 4.91 ACRES OF LAND FOR SALE



SPANKER CREEK RD

Bentonville, AR 72712



PROPERTY DESCRIPTION

Location, Location, Location - BEST OF BOTH WORLDS - In the county, outside of city limits with lush trees, hills, and starry nights! Only 5 minutes from I-49, 11 minutes from Downtown Bentonville and 14 minutes from Walmart HQ. Less than 2 miles from the new OZ Trails system park with a gondola that is planned just west of 71Business. Discover +/- 4.91 acres of wooded land for sale just outside of Bentonville, offering the perfect opportunity to build your dream home in a peaceful yet convenient location. Situated near E McNelly Rd, this property is approx. 1.5 miles from US 71 Highway and just 2 miles from I-49, ensuring easy access to nearby amenities, shopping, and dining. Located within the highly sought-after Bentonville School District, this land provides an excellent investment in a rapidly growing area. Don't miss out on this prime piece of land in a thriving Northwest Arkansas Community! Seller is willing to split up the lots in different sizes so long as the county will approve.

PROPERTY HIGHLIGHTS

- Prime +/- 4.91 acres of wooded land just outside of Bentonville
- Peaceful setting featuring mature trees, rolling hills, and scenic views
- Excellent opportunity to build a custom dream home in a rapidly growing area
- Less than 2 miles from the OZ Trails system park
- Located within the highly desirable Bentonville School District

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	4.91 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	516	6,556	18,926
Total Population	1,369	16,899	48,838
Average HH Income	\$114,534	\$139,961	\$136,302

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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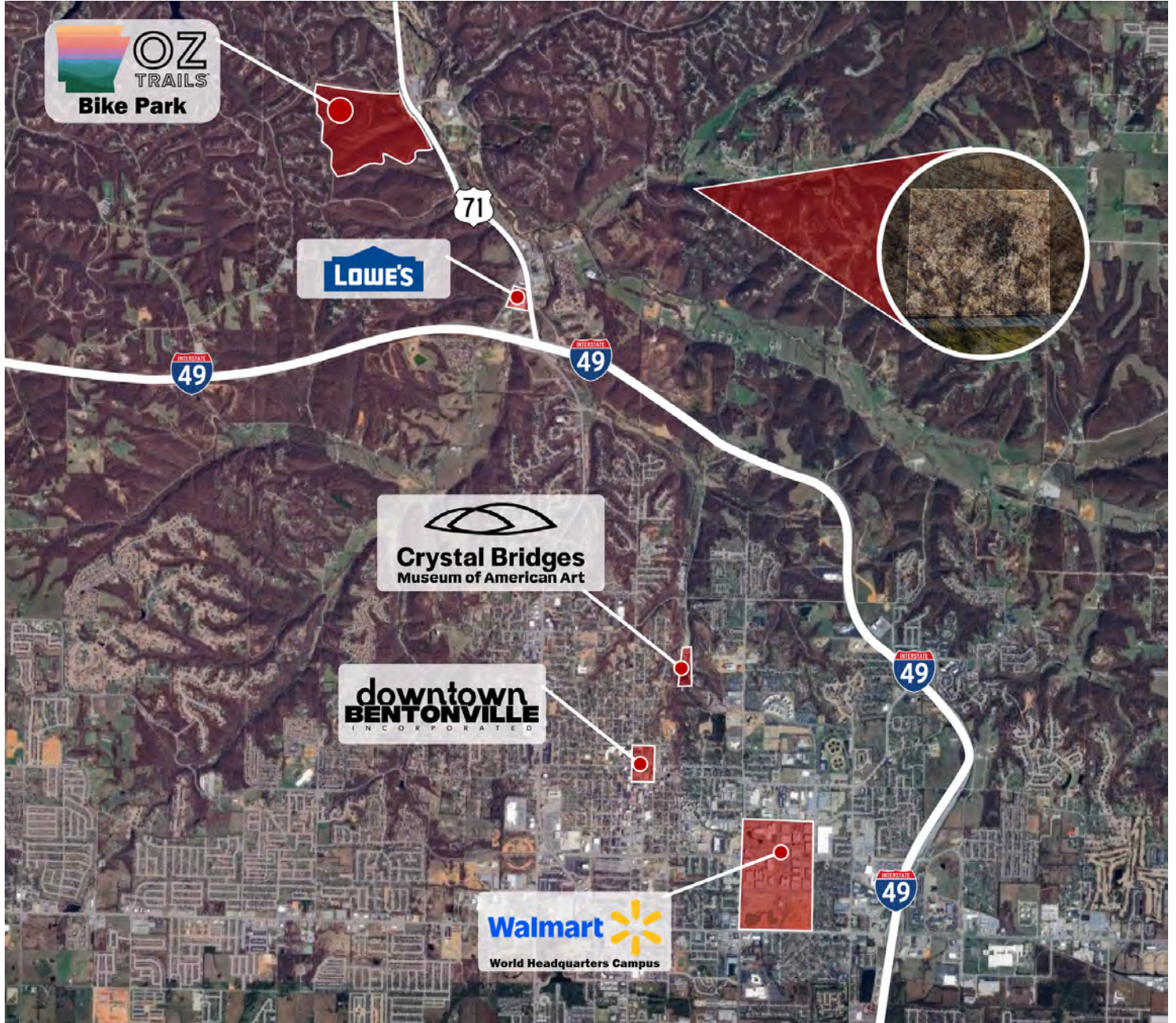
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VIEW LINES ARE ROUGH ESTIMATIONS
NOT SURVEY ACCURATE



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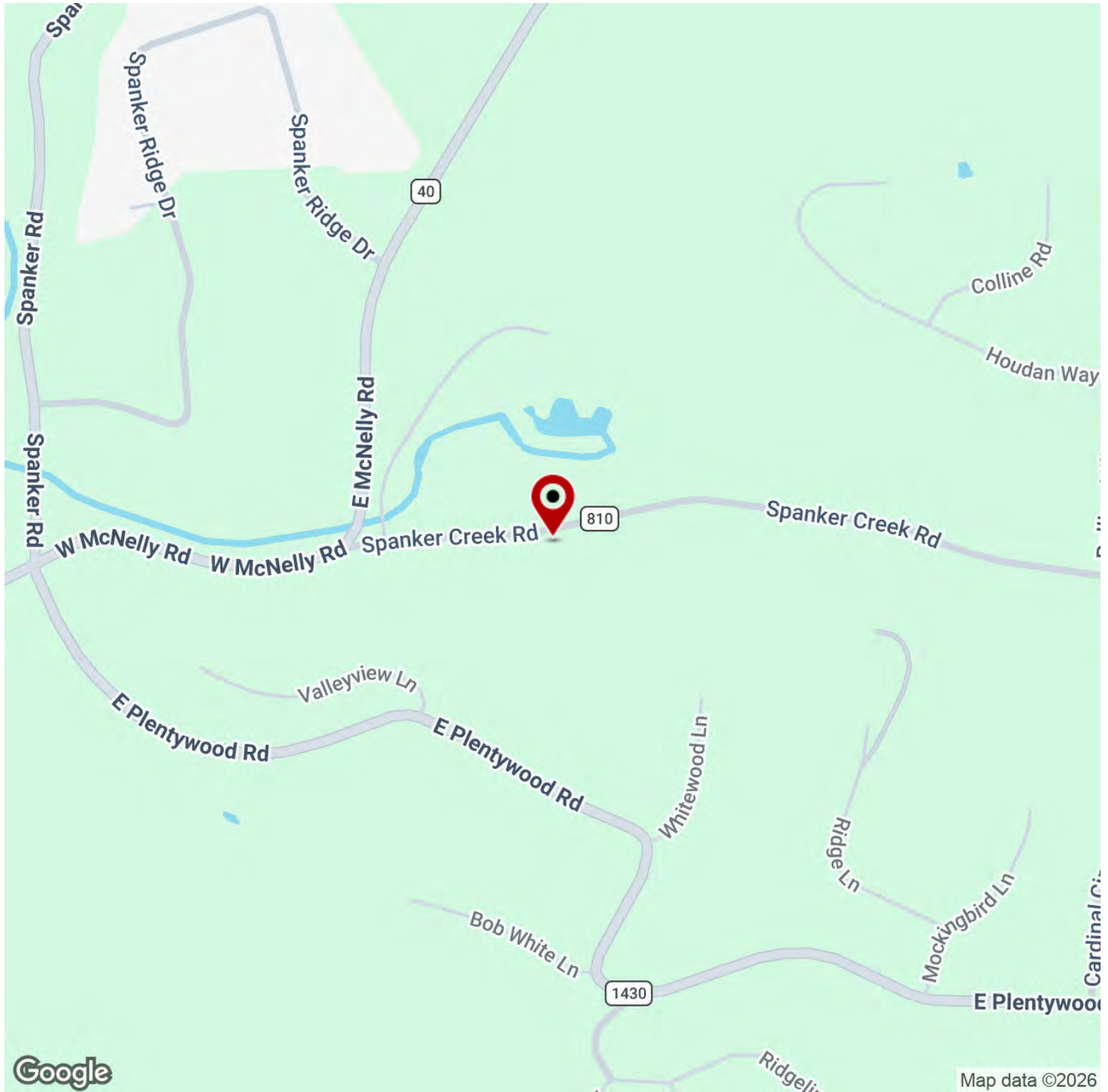
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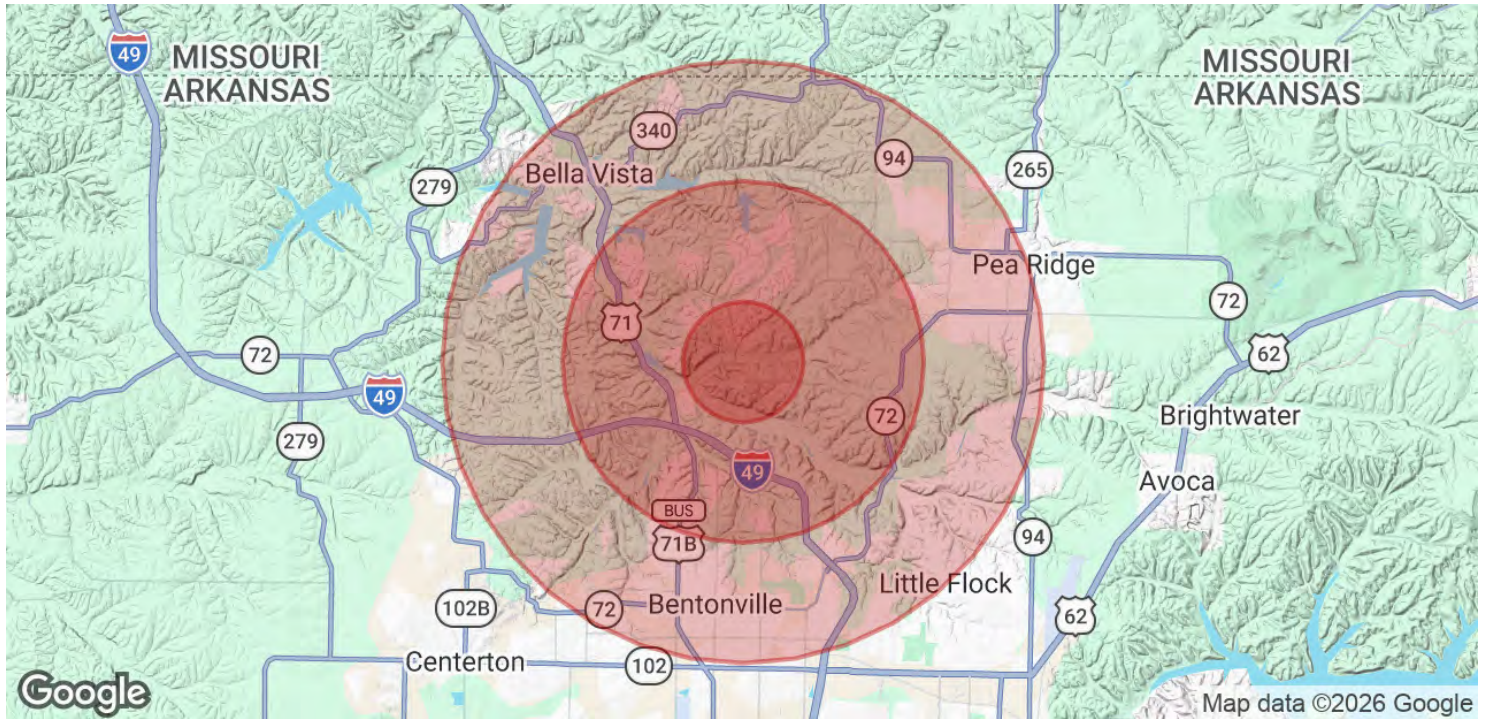
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Bentonville, AR 72712



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,369	16,899	48,838
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	516	6,556	18,926
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$114,534	\$139,961	\$136,302
Average House Value	\$431,680	\$457,779	\$428,003

2020 American Community Survey (ACS)

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