



1.75 acres

SW 2nd St 14,000 VPD

FOR SALE

Asking Price:

\$530,000

Acreage:

1.75 acres

Contact us:

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Accelerating success.

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4201 SW 2nd Street

Bentonville, Arkansas

This 1.75-acre development opportunity offers a prime location along SW 2nd St / Highway 72, a major corridor connecting Bentonville and Centerton—one of Northwest Arkansas' fastest-growing areas. With strong visibility, approximately 14,000 vehicles per day, and water on site, the property is well positioned for commercial or industrial development.

Property Highlights:

- 1.75 acres available for development
- \$530,000 listing price
- Frontage along SW 2nd St / Highway 72
- Major growth corridor between Bentonville and Centerton
- Traffic count of approximately 14,000 VPD
- Less than a mile to HWY 102/SW 14th Street via SW Tater Black Rd
- Water on site, sewer close by
- Zoned R-3, but will update to T4.2 in June which allows a combination of commercial and residential uses.

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PROPERTY PHOTOS



Aerial Map



Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	8,848	54,884	92,109
Projected Population (2030)	9,608	60,503	102,041
Average HH Income (2025)	\$147,597	\$148,356	\$144,843
Households (2025)	2,950	19,785	34,889

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