



FOR SALE

Asking Price:

\$8.50 PSF

Contact us:

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Accelerating success.

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Cottonwood Village

SE J Street and 22nd Street

Bentonville, Arkansas

SE J Street & 22nd Street, Bentonville

- +/- 2.30 acres
- Zoned for retail or office
- 19,000 cars per day on SE J Street

Well-positioned land located on the J Street corridor. Minutes from the 350-acre Walmart Home Office campus and adjacent to new 90,000-square-foot Walmart office building and Walmart Layout Center. Uses could include office, retail and multifamily developments. New traffic light at the intersection of SE J Street and 22nd Street provides an opportunity for hard corner retail or office uses.

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AVAILABILITY

Lot #	Acres	\$PSF	Price
1	2.30	\$8.50	\$850,850

PROPERTY HIGHLIGHTS



+/- 2.30 acres remaining



Zoned for retail or office

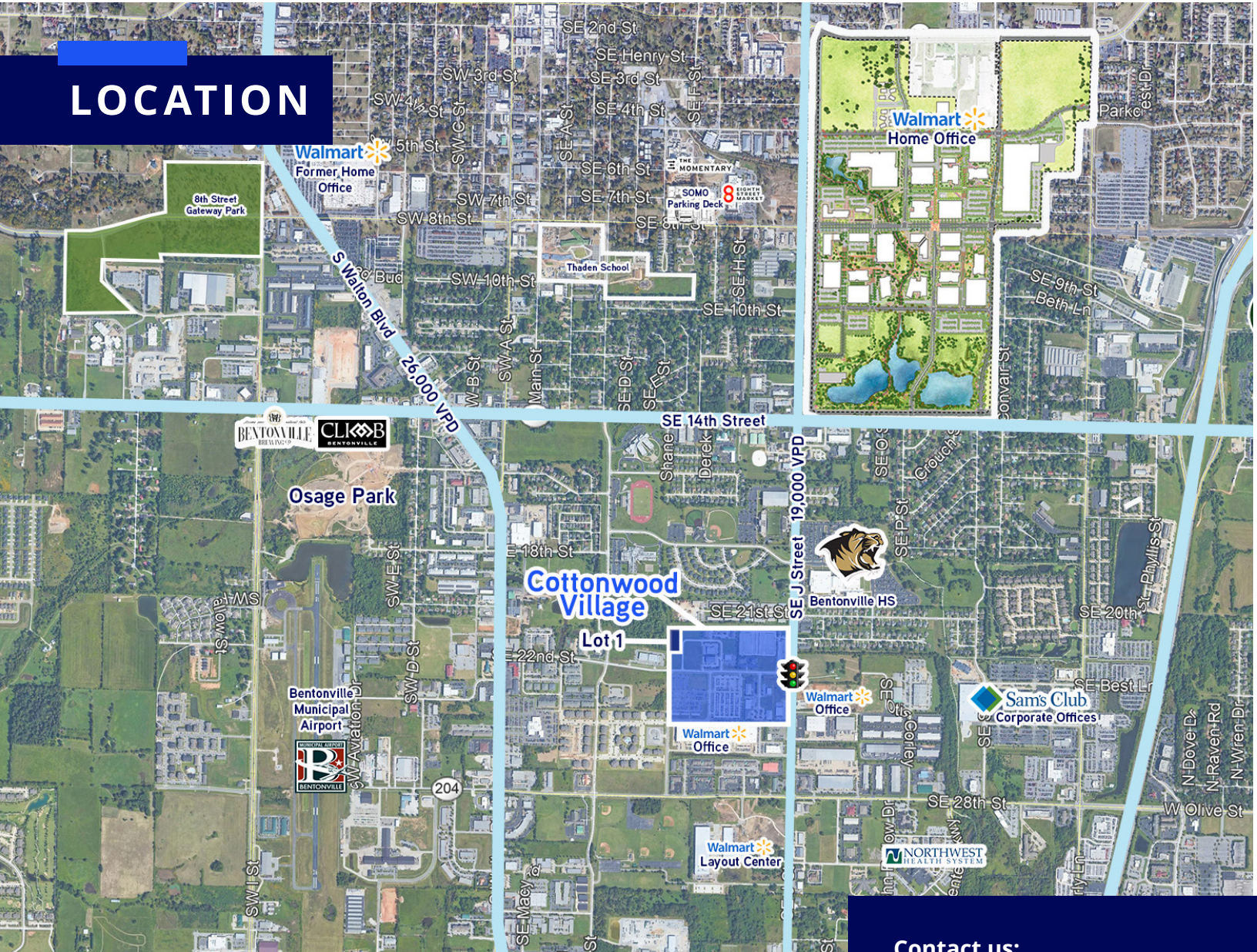


Located in rapidly growing corridor



Surrounded by dense multifamily housing

LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	5,714	59,877	134,060
Projected Population (2030)	6,366	65,793	147,139
Average HH Income (2025)	\$82,946	\$125,528	\$135,200
Proj. Average HH Income (2030)	\$87,971	\$135,662	\$145,901
Households (2025)	2,676	24,338	51,421

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