



FOR SALE

Southwest H Street

Bentonville, Arkansas

±3 Acres Flexible Development Site for Townhomes, Office & More

Features

- ±3 acres with 500' of frontage on SW H Street
- Future Land Use: Regional Center (Supports Bentonville zoning T4.2-6.2)
- Ideal for townhomes, office, multifamily, medical office, or daycare/institutional use
- Flat topography, ready for development
- Water available on site; sewer nearby
- No floodplain
- 2.1 miles from I-49, 9.0 miles from XNA Airport, and 3.5 miles from Walmart Home Office Campus

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Asking Price:

\$1,300,000

CONTACT US

Daniel B. Smith

Land Specialist | Arkansas
+1 479 318 8488
dan.b.smith@ar.colliers.com

Alan W. Cole

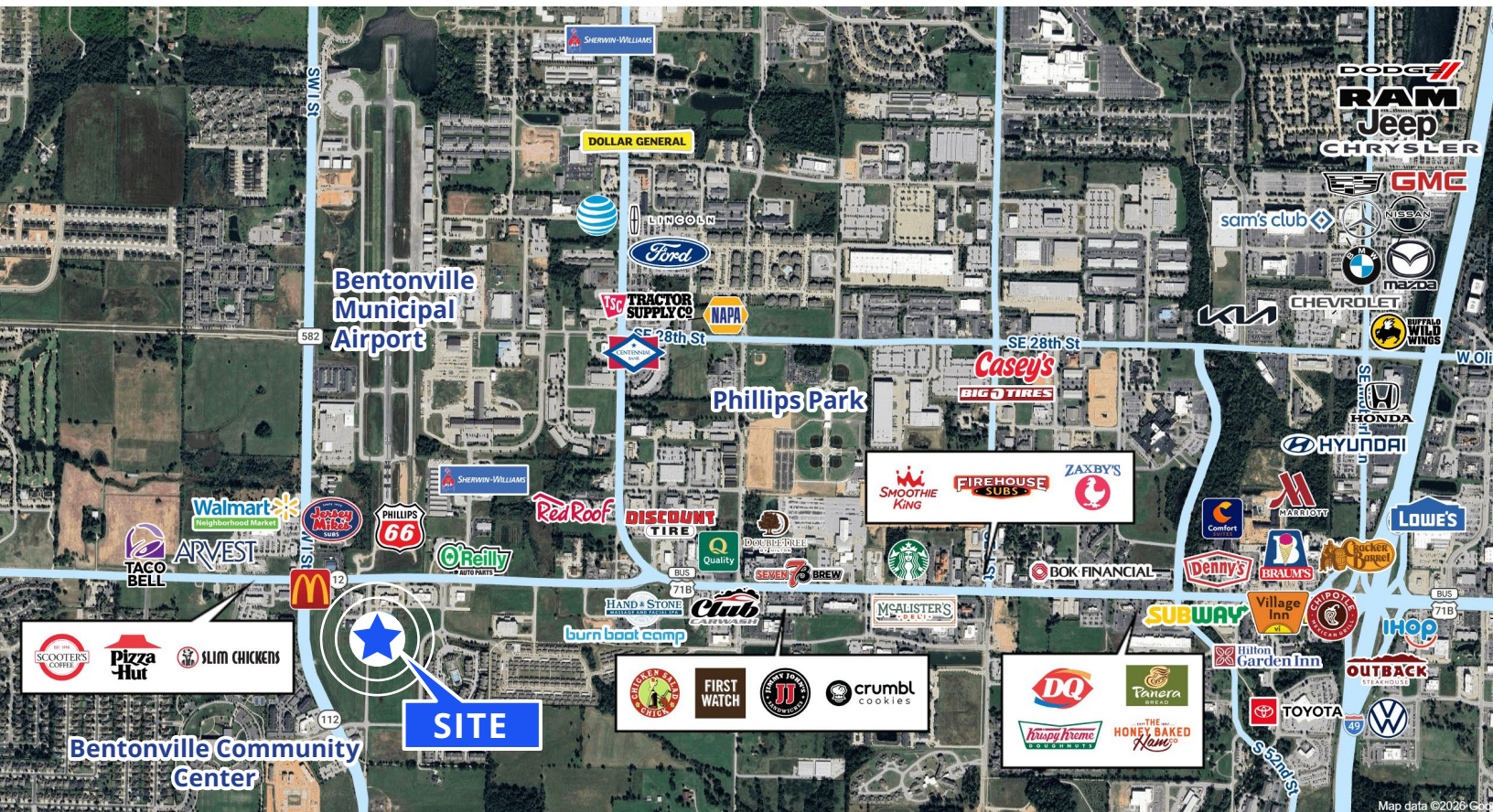
Executive VP | Arkansas
+1 479 644 5849
alan.cole@ar.colliers.com



Colliers | Arkansas

3505 S 55th St, Suite 200
Rogers, AR 72758
+1 479 636 9000
colliers.com/arkansas





Area Demographics

	1 MILE	3 MILES	5 MILES
Population (2026)	6,964	59,141	137,553
Projected Population (2031)	8,067	66,724	152,895
Average Household Income (2026)	\$166,417	\$148,966	\$150,997
Projected Average Household Income (2031)	\$183,810	\$164,261	\$166,579

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