

+/- 2 TO 8 ACRES OF LAND FOR SALE



SPANKER CREEK RD

Bentonville, AR 72712



PROPERTY DESCRIPTION

Discover +/- 8 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. The +/- 8 acres are divided into two +/- 4 acre lots, with approx. 5 acres of separation in between. Each +/- 4 acre lot can be sold separately. Don't miss out on this prime piece of land in a thriving Northwest Arkansas Community!

PROPERTY HIGHLIGHTS

- +/- 8 acres of wooded land - Can be split into 4 smaller lots
- Ideal location to build your dream home
- Easy access to nearby amenities, shopping, and dining
- Located within Bentonville School District
- Each +/- 4 acre lot can be sold separately

OFFERING SUMMARY

Sale Price:	\$165,000 - \$579,800
Lot Size:	2 to 8 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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OF LOTS 4 | TOTAL LOT SIZE 2.1 - 4.0 ACRES | TOTAL LOT PRICE \$165,000 - \$299,900 | BEST USE - RESIDENTIAL

ADDRESS	SUB-TYPE	SIZE	PRICE
West 4 AC	Residential	4 Acres	\$279,900
East 4 AC	Residential	4 Acres	\$299,900
Lot 1, West Side	Residential	2.1 Acres	\$165,900
Lot 2, West Side	Residential	2.6 Acres	\$197,600
Lot 3, East Side	Residential	2.2 Acres	\$165,000
Lot 4, East Side	Residential	2.5 Acres	\$199,900

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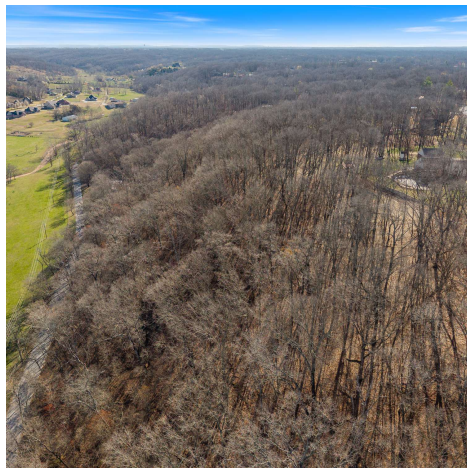
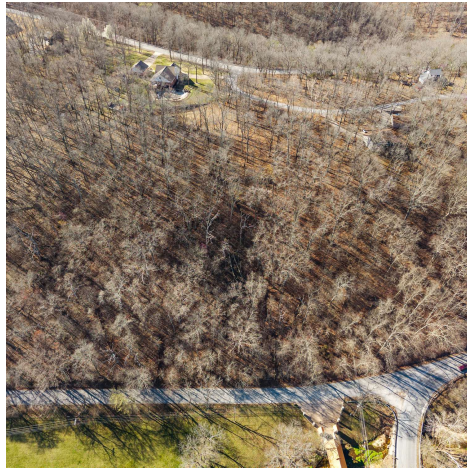
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NOT SURVEY ACCURATE



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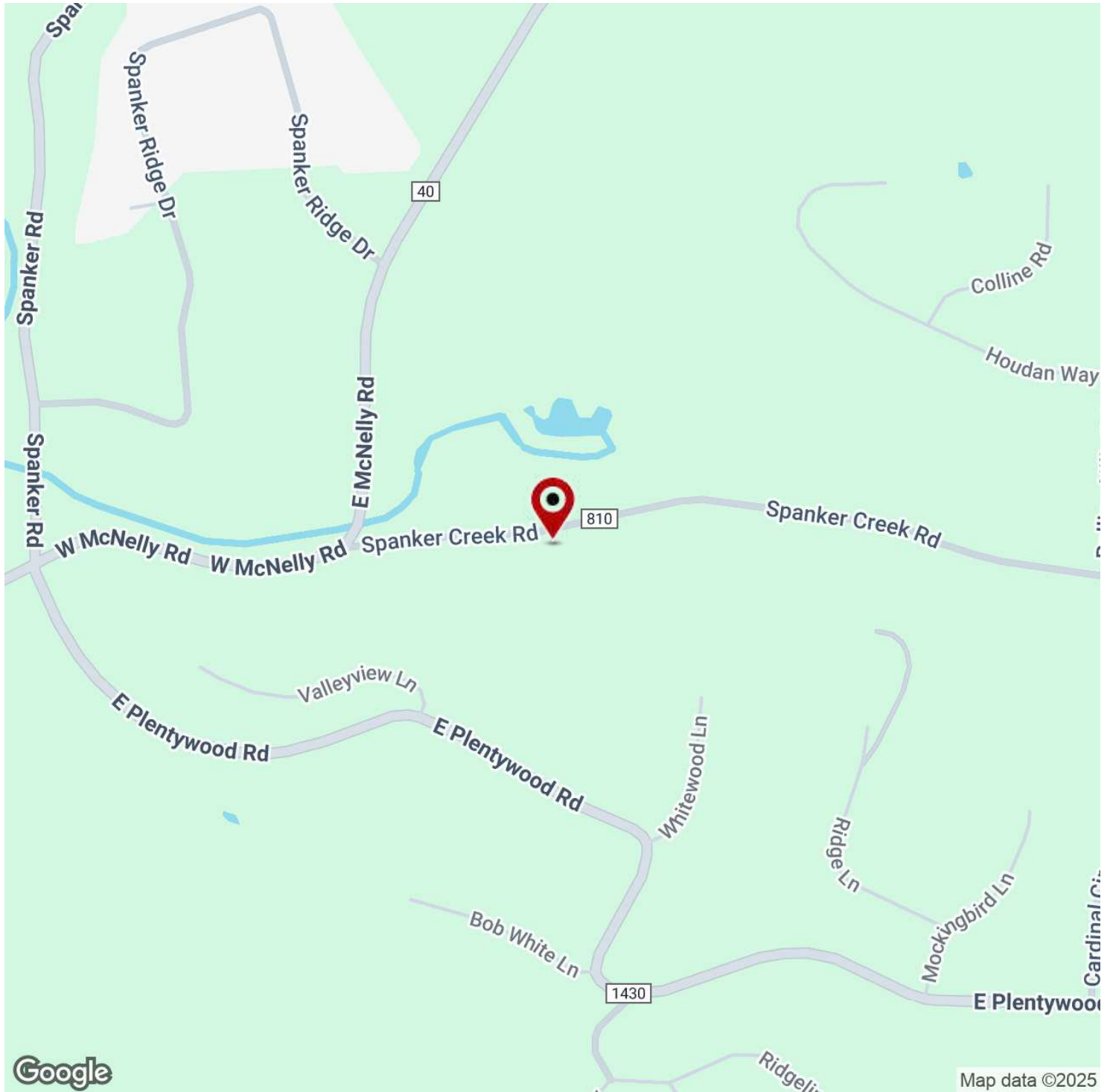
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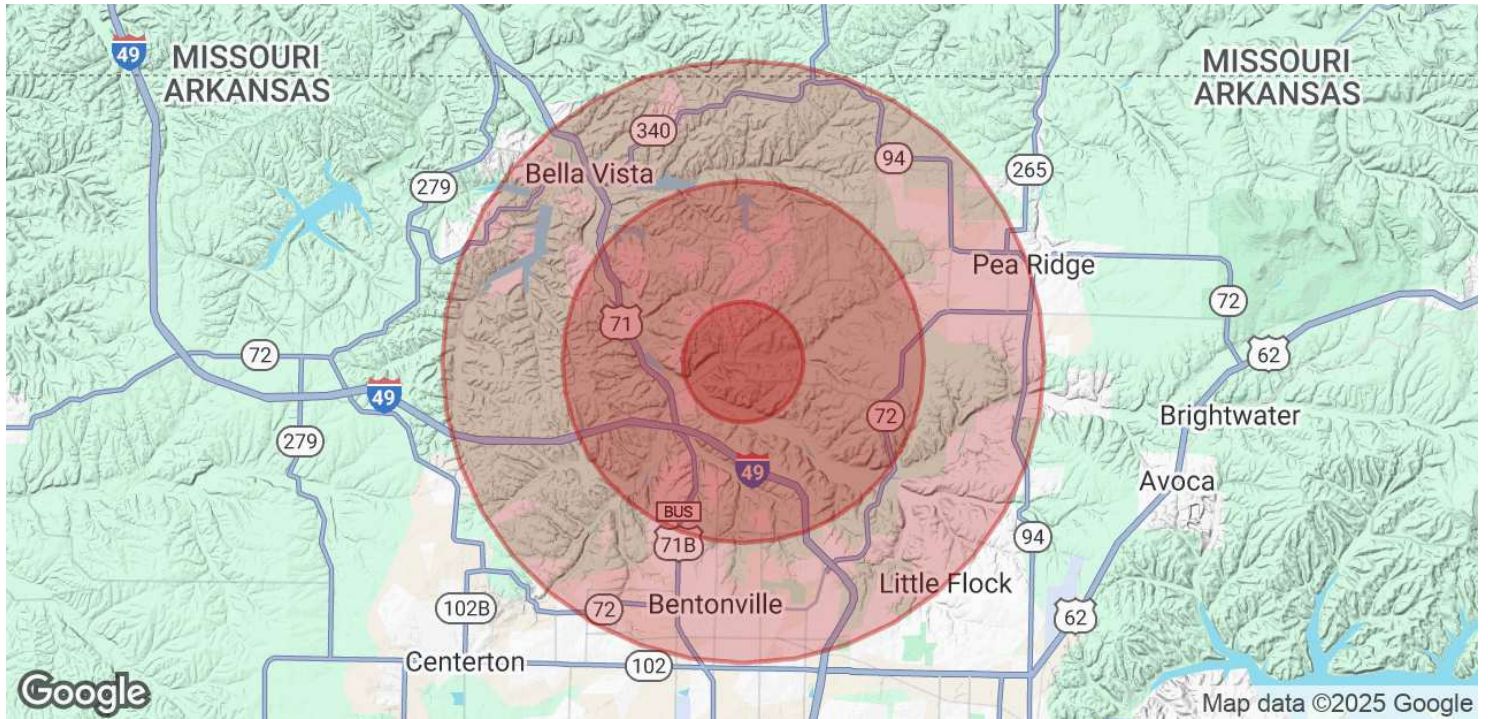
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,369	16,899	48,838
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

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

Demographics data derived from AlphaMap

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