



FOR SALE

Asking Price:

\$5,000,000

Total Acreage:

5.3 Acres

Contact us:

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Accelerating success.

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1908 & 1910 SE J Street Bentonville, Arkansas

Property Features

- High Visibility – 18,000 vehicles per day along SE J Street with 432' of prime frontage.
- Flexible Zoning – T5.1 zoning allows a wide mix of commercial, retail, multifamily and mixed-use developments.
- Utilities in Place – Water and sewer available on-site.
- Strategic Location – Just 2,000 feet from the new Walmart Home Office campus, placing your project at the center of Bentonville's growth.
- Rare Development Opportunity – Positioned in one of the most dynamic real estate markets in Northwest Arkansas.

Positioned in the heart of Bentonville's rapid expansion, this T5.1 zoned property offers unmatched potential for developers and investors. With direct access along SE J Street and proximity to the new Walmart Home Office, the site is surrounded by ongoing growth in retail, residential, and mixed-use projects. This is a rare chance to secure a future-ready location in one of the fastest-growing markets in the region.

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VISUAL OVERVIEW



LOCATION



**5.3 Acres with
Efficient Site
Layout Potential**



**Residential &
Commercial
Expansion Hub**



**Ideal for
Mixed-Use
Development**



**4 min (1.4 mi)
Drive to/from
Interstate-49**

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Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	6,737	58,191	129,340
Projected Population (2030)	6,978	64,465	144,733
Average HH Income (2025)	\$84,227	\$131,842	\$141,341
Households (2025)	3,109	23,739	50,133

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