

**SALE**

# 1525 B Military Road

**1525 B MILITARY ROAD**

Benton, AR 72015

**PRESENTED BY:**

**NATHAN HUTCHINS**

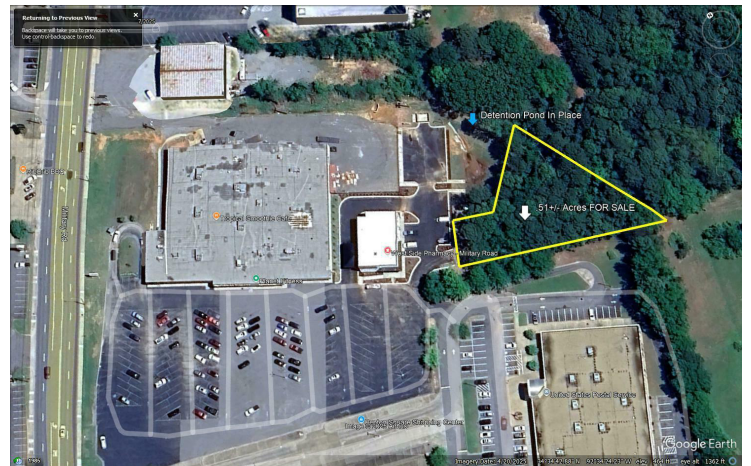
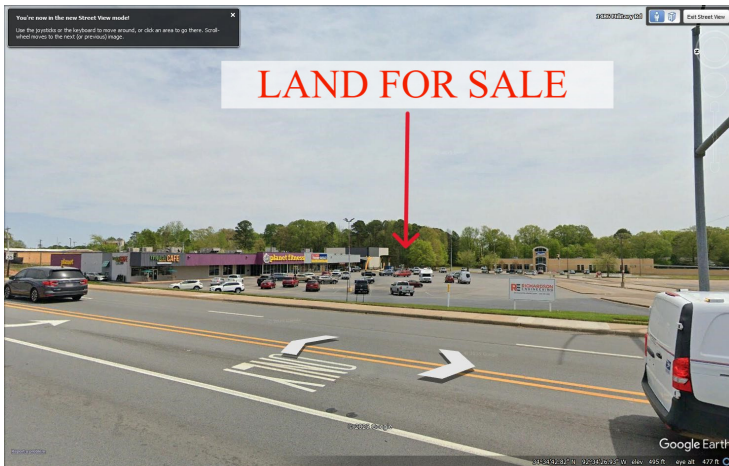
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nathan.hutchins@svn.com

AR #PB00063530



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$266,587.00
<b>LOT SIZE:</b>	0.51 Acres

## PROPERTY DESCRIPTION

Discover a prime investment opportunity at this exceptional property in the highly sought-after Benton area. Boasting a strategic location, this parcel offers unparalleled potential for land development or office investment. With easy access to key transportation routes and a burgeoning business landscape, this property is perfectly positioned for future growth and success. The expansive space provides ample room for custom development, while the surrounding area offers a dynamic environment conducive to a range of investment endeavors. Don't miss the chance to capitalize on this rare offering in the thriving Benton market.

## PROPERTY HIGHLIGHTS

- Adjacent to Planet Fitness and the new West Side Pharmacy
- Existing Detention Pond in place for development
- Good visibility from Military Road
- Ample space for custom development
- Proximity to key transportation routes
- Prime location for office and retail investment
- Potential for future growth and success
- Strategic position in a thriving business landscape

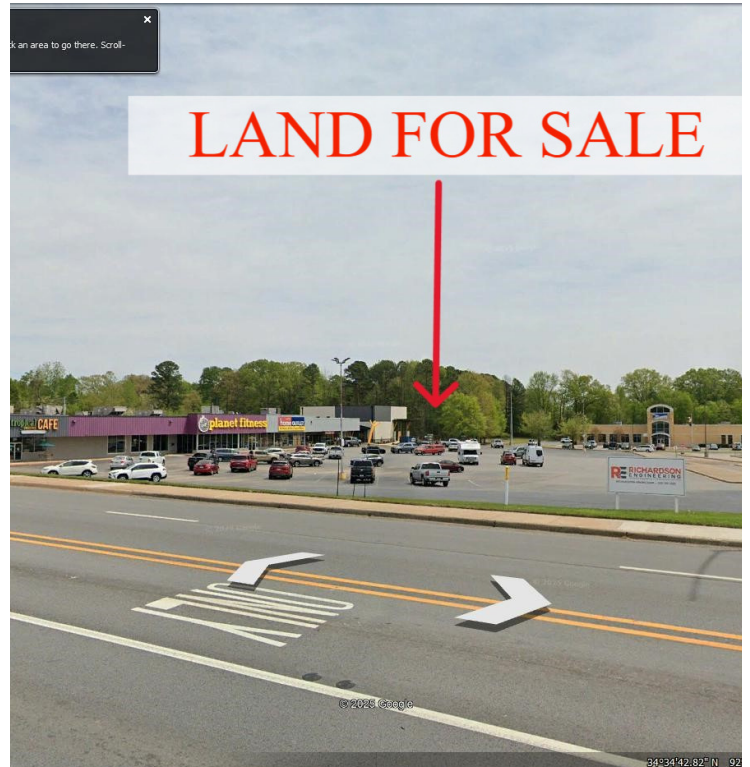
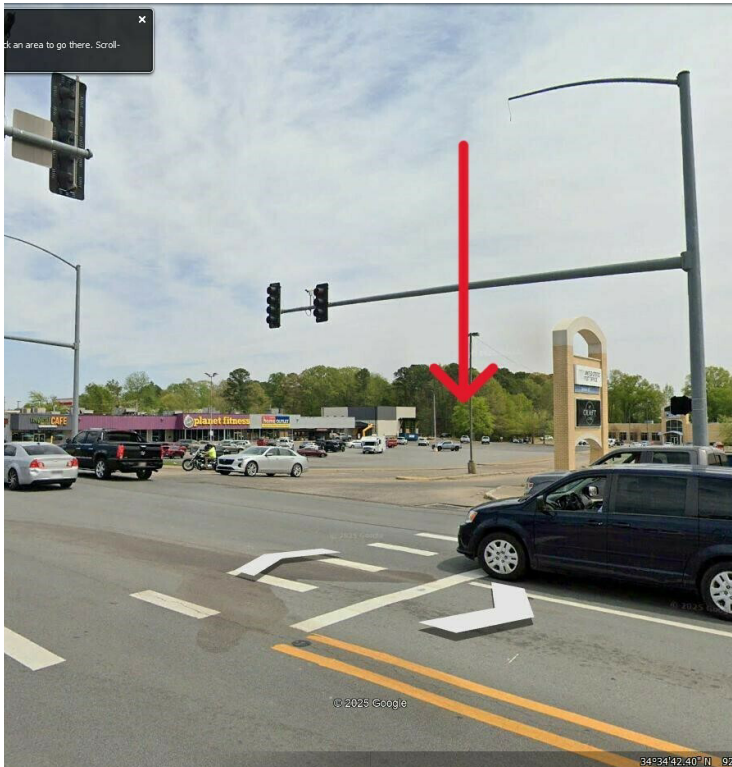
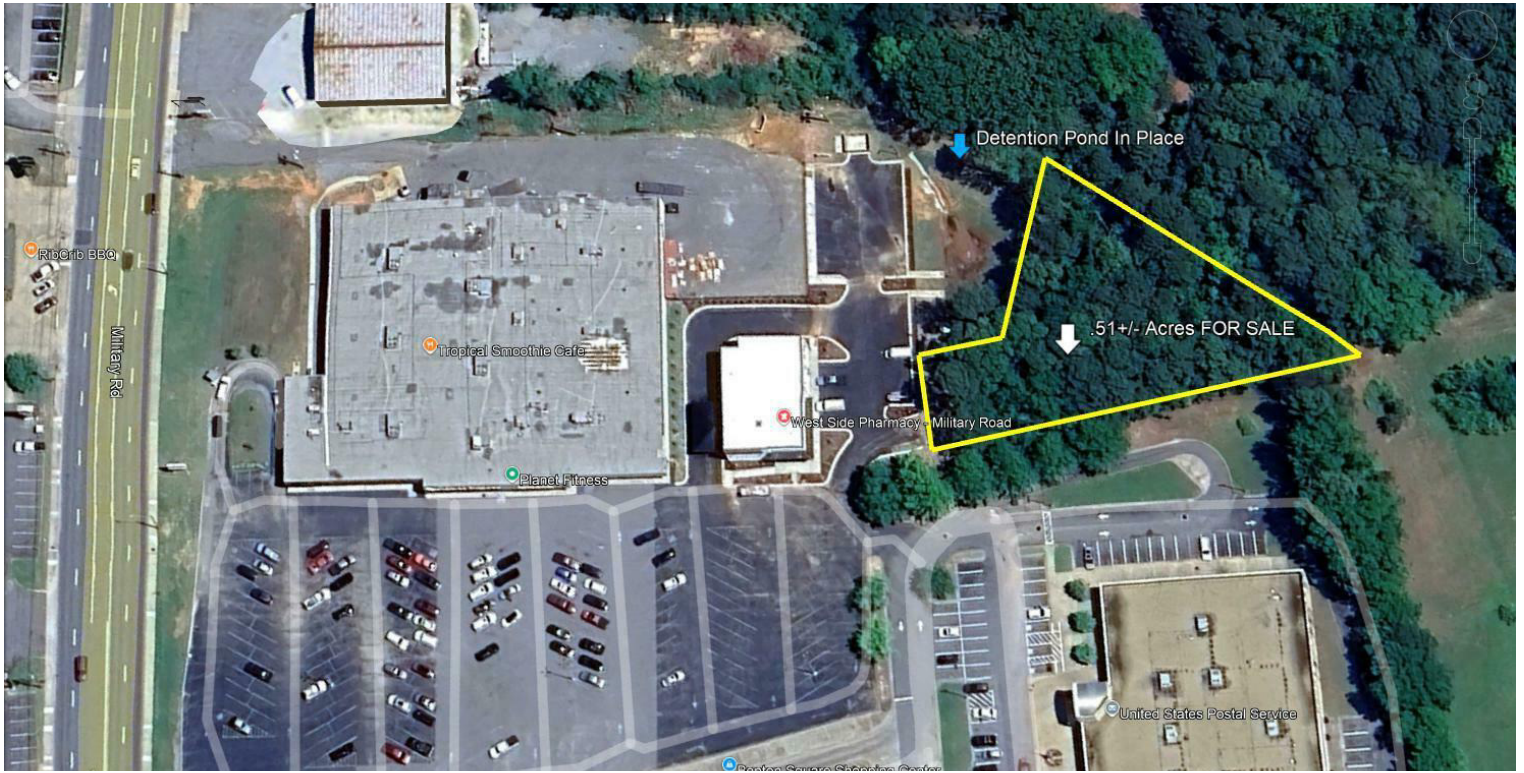
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# ADDITIONAL PHOTOS



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# LOCATION MAP



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## ADVISOR BIO 1



### NATHAN HUTCHINS

Principal Broker/ Director of Sales and Leasing/ Senior Advisor

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### PROFESSIONAL BACKGROUND

Nathan Hutchins

Senior Advisor | Director of Sales and Leasing | Principal Broker

SVN | ArkBest Realty LLC

CCIM President – Little Rock Chapter (2025–2026)

Member – Accelerate Maumelle Council Board

Nathan Hutchins is a highly accomplished commercial real estate professional with 21 years of experience across Arkansas. As Senior Advisor, Director of Sales and Leasing, and Principal Broker at SVN | ArkBest Realty LLC, Nathan specializes in retail sales, land development, industrial assets, and leasing transactions statewide.

He currently serves as CCIM President for the Little Rock Chapter (2025–2026) and sits on the Accelerate Maumelle Council Board, where he contributes to local business development and community growth.

Nathan's work has earned national and regional recognition, including the SVN Archivers Award in 2019 and 2025, the firm's highest honor—the Partners Circle Award in 2022, and the CREC Largest Retail Transaction in the Little Rock Metro in 2020.

Notable recent transactions include:

- A 20-year lease with 7 Brew in Bryant, AR
- A \$2.5 million retail sale in Little Rock
- A \$1.2 million land sale for Sherwin-Williams development
- A \$16 million raw land sale for a conservation portfolio

Nathan is widely respected for his deep market insight, strategic approach, and ability to deliver results for clients ranging from national brands to private investors.

### MEMBERSHIPS

- Member of the National Association of Realtors
- Member of the Arkansas Realtors Association
- Member of the Little Rock Realtors Association
- Member of the Arkansas and Little Rock Board of Realtors
- Member of the International Council of Shopping Centers
- Member of the Little Rock, Conway, and Hot Springs Chambers of Commerce
- Leadership Greater Little Rock Graduate - Class XXX.

#### SVN | ArkBest Realty, LLC

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