

# Frontage Lots Across from New Buc-ee's



For Ground Lease

Exit 114, Highway 229, Benton, AR | Lots from 1 - 2 Acres

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# Property features

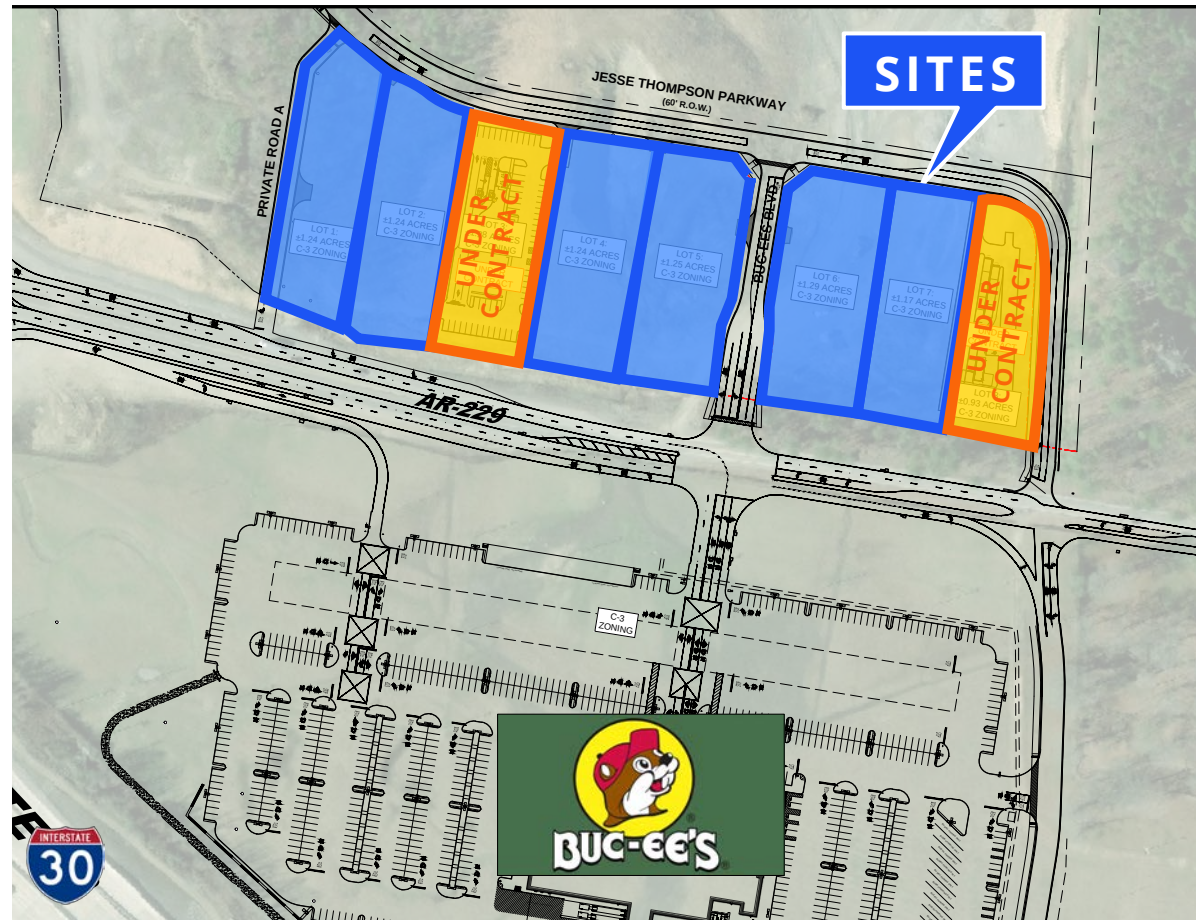
## Development Lots for Ground Lease

- Lot size: 1.00 - 2.00+ acre lots
- Flexible sizing available
- Pad-ready lots
- Adjacent to Buc-ee's (opened August 2026)
- Situated off newly constructed exit 114 with high-visibility from Interstate 30
- Traffic counts: approximately 3,870 vehicles per day on Highway 229 and approximately 95,000 vehicles per day on Interstate 30
- Call agent for pricing



## The Region

With the first-ever Buc-ee's location in the state that opened in 2026, this area is poised for significant growth and increased commercial activity. These prime lots offer outstanding visibility and easy access, enhanced by the newly completed interstate exit. The nearby Benton Thomas Park is another major development on 511 acres, featuring a new soccer complex, RV park, and expanded river trail system that will further drive traffic and recreation to the area. With direct Highway 229 frontage and planned lighted access, these sites are well-positioned for a variety of commercial opportunities.



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# Property aerial

## Area Demographics



### Est. Avg Household Income (2025)

| 1 Mile    | 3 Mile   | 5 Mile   |
|-----------|----------|----------|
| \$112,648 | \$87,502 | \$93,698 |



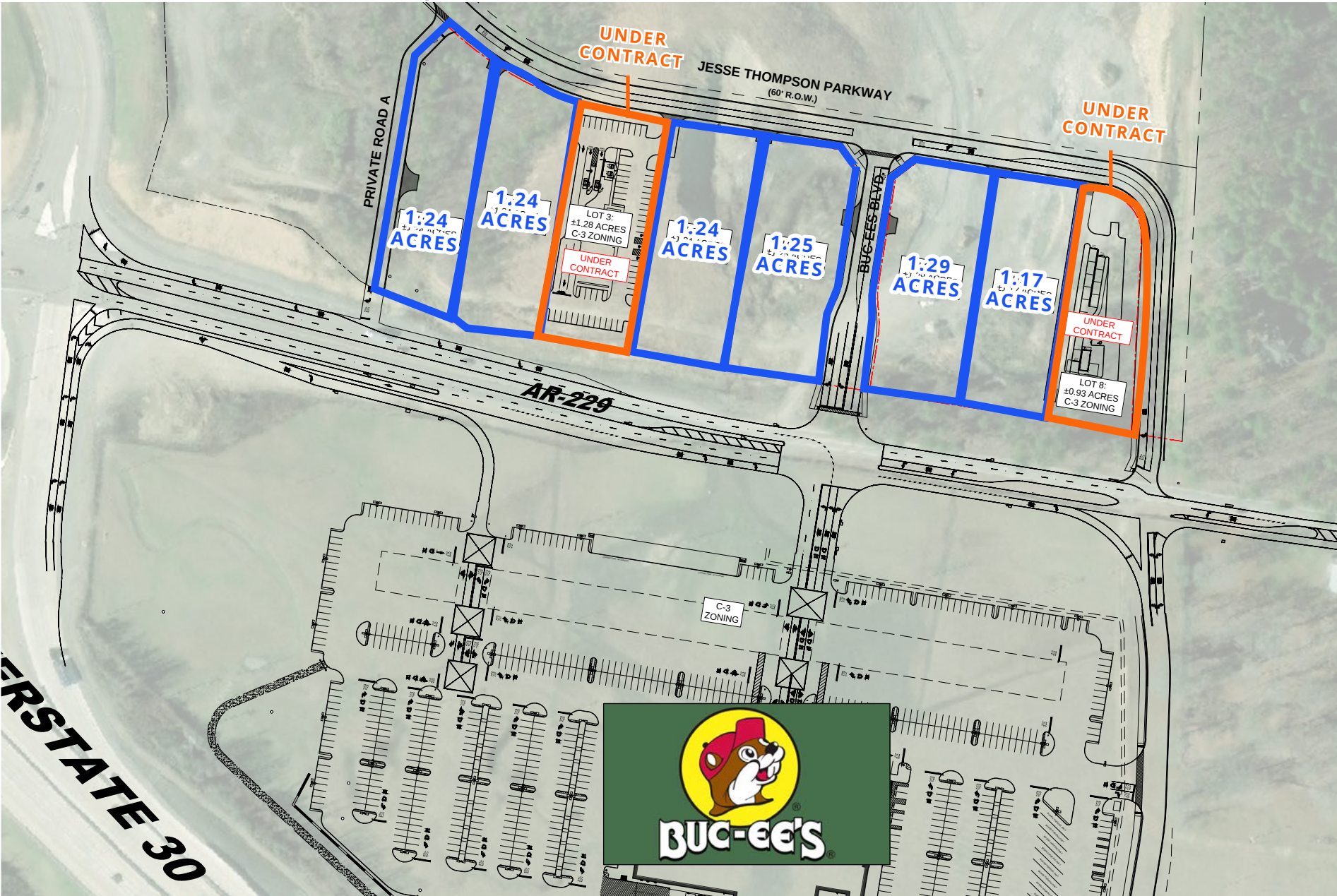
- BENTON THOMAS PARK**
- 95 RV parking stalls
  - 4 ADA accessible cabins
  - Swimming pool
  - Basketball court
  - Sand volleyball court
  - 3 pickleball courts
  - 2 shuffleboard courts
  - Dog park
  - 7 standard and 2 youth soccer fields
  - 6 ballfields
  - Indoor sports facility
  - 4 outdoor batting cages



## A map of central Arkansas showing major highways and cities. A blue star labeled "SITE" is located west of Benton. Concentric circles around the star indicate distance. A red callout box points to the star with the text "&lt; Hot Springs, AR: 27 miles". Major cities shown include Little Rock, Bryant, Benton, and Malvern. Highways 30, 430, 630, 67, 530, 9, 41, 5, 51, 270, and 171 are marked. A scale bar indicates 3 miles.

**Memphis, TN: 184 miles >**

# Site plan





# Exit 114, Highway 229, BENTON, AR



OPENED 2026



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