

**Bentonville, AR**

**Rogers, AR**

East Parcel 12.06 acres

112

**FOR SALE**

# 12.06 Acres in Bentonville, AR

Prime Northwest Arkansas location 5 miles from the Walmart  
Home office zoned for mid-density residential neighborhood  
with commercial potential



Accelerating success.

# Offering Details

- **Acreage:** 12.06 acres
- **Current Zoning:** T4.2 Bentonville new code effective May 14<sup>th</sup> 2026 which allows a mix of commercial and residential uses.
- **2026 Future Land Use Plan:** Neighborhood Walkable which allows for a mix of residential and commercial uses
- **FEMA Floodplain:** None
- **Topography:** Very Gentle Slope
- **Traffic Count:** 9100 VPD
- **Access:** Access from both HWY 112 running north/south and Scoggins Rd running east/west. HWY 112 four lane Widening/Expansion in the near future- see page 6
- **Proximity:** 5 miles to the Walmart Home Office Campus in Bentonville, 3.5 miles to Pinnacle Hills Promenade in Rogers, AR, 7.3 miles to XNA airport

Asking Price \$2,995,000



# Property Highlights

Bentonville address & Rogers proximity

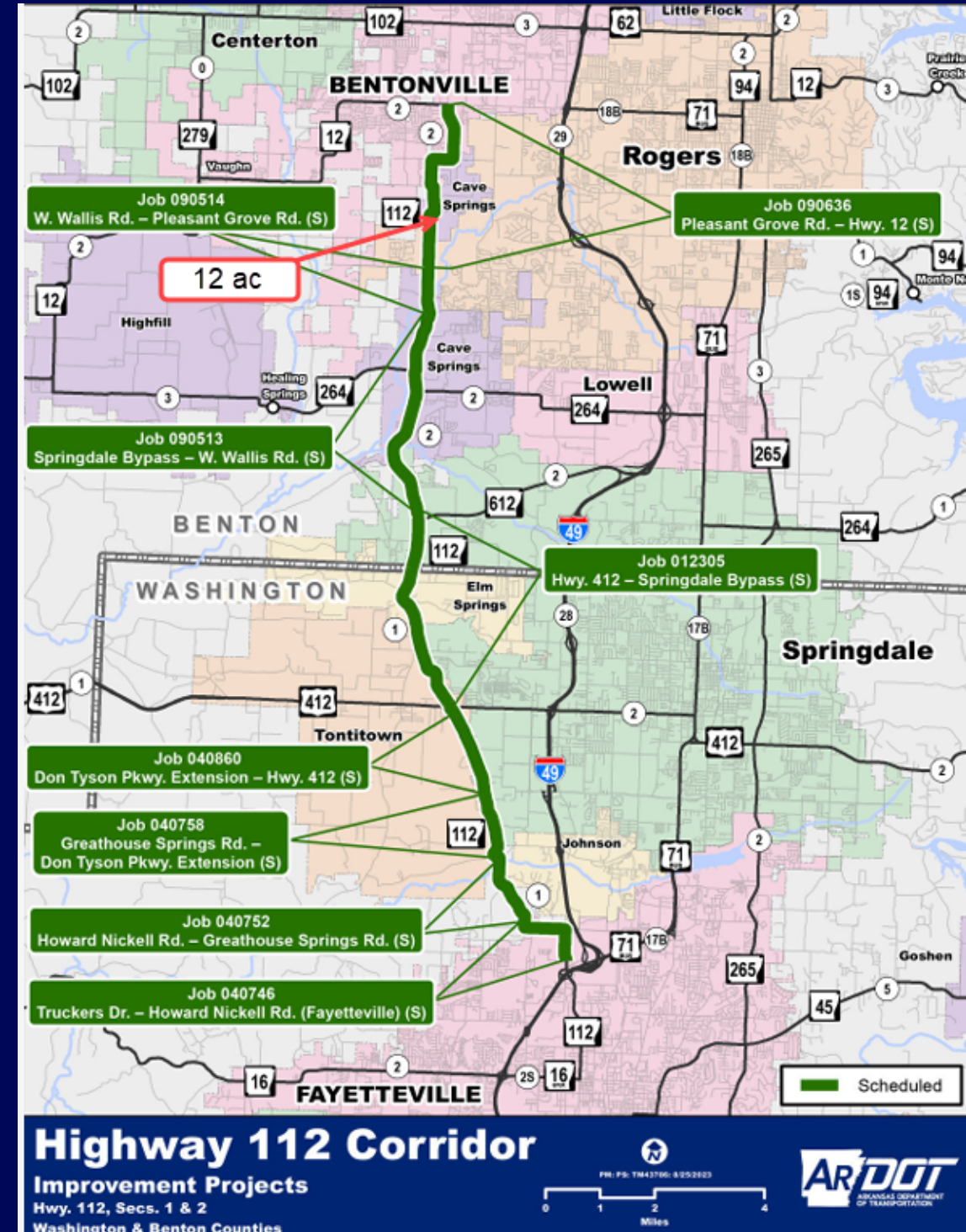


This 12.06 acres will have access to HWY 112 on the east side and when the HWY 112 widening takes place it will also have frontage on the new road. A new Single Family subdivision will go on the 36ac to the west side and will provide a sewer connection.

# Property Highlights

## HWY 112 Widening/Expansion

- ARDOT is in the process of widening HWY 112 from Bentonville in the north to Fayetteville in the south for a total of 18 miles with 27 roundabouts
- Project to be complete in 8 phases and the first phase started in NOV 2025
- This project will create the region's key north/south thoroughfare on the west side of I-49
- The design will include a 4 lane boulevard with median and a shared use path
- Next Slide shows the route it will take through the property
- Approximately 4.92 acres has been identified by ARDOT to be purchased leaving approximately 7.14 acres



# Property Highlights

## HWY 112 Widening/Expansion

**More info from ARDOT Available Here:**

**<https://public-notice-hwy-112-fonsi-012305-090513-090514-090636-ardot.hub.arcgis.com/>**

**ARDOT has made an initial offer on the 4.92 acres+/- that the sellers have not accepted. Call broker to discuss.**

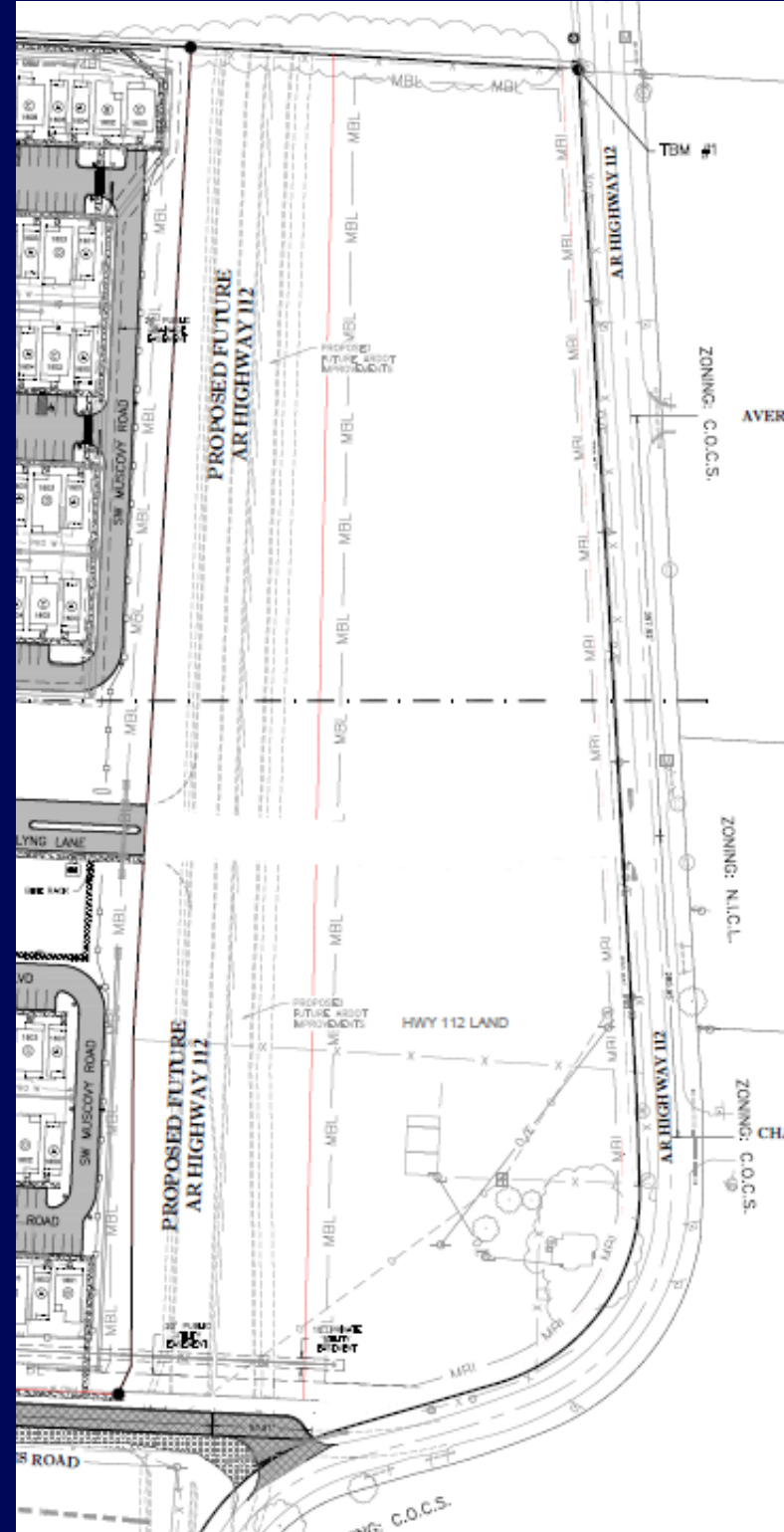
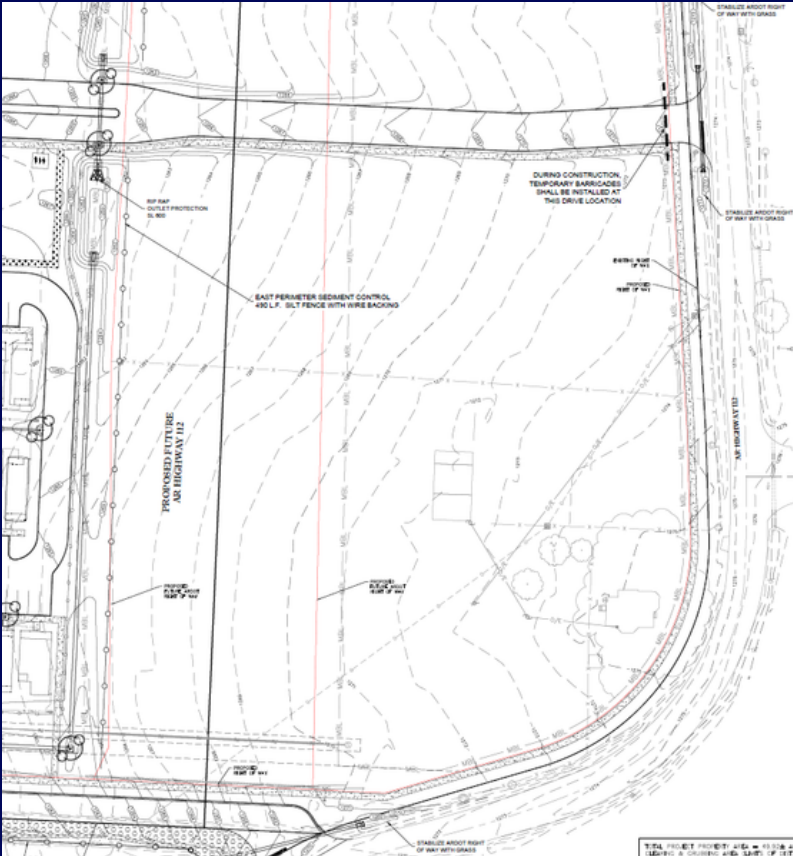
**A temporary access easement will be constructed with the sale of the West parcel and will be abandoned when the 112 widening takes place.**



# Property Highlights

# HWY 112 Widening/Expansion

**There will be a temporary access easement across the 12 acre parcel until the HWY 112 widening project is complete. Exact location to be determined mid 2026.**

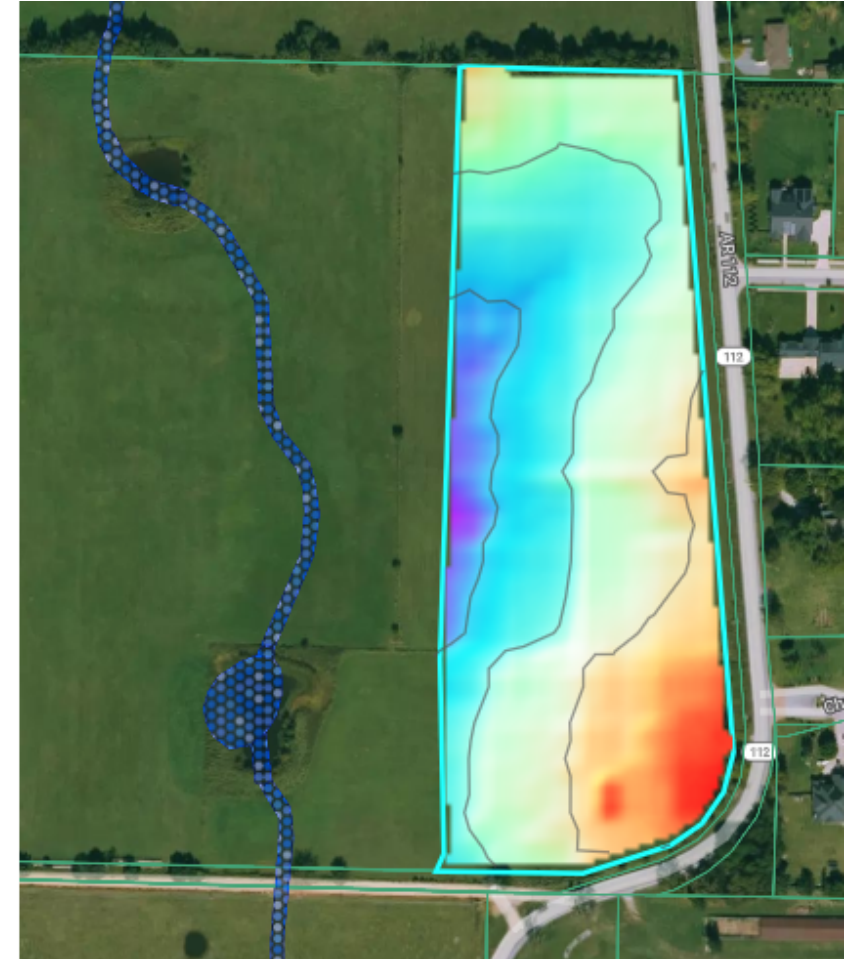


# Property Highlights

## Due Diligence Materials and Topography

**Current survey available.**

**The topography of the site has a very  
gentle slope of 2.2% and no wetlands.**



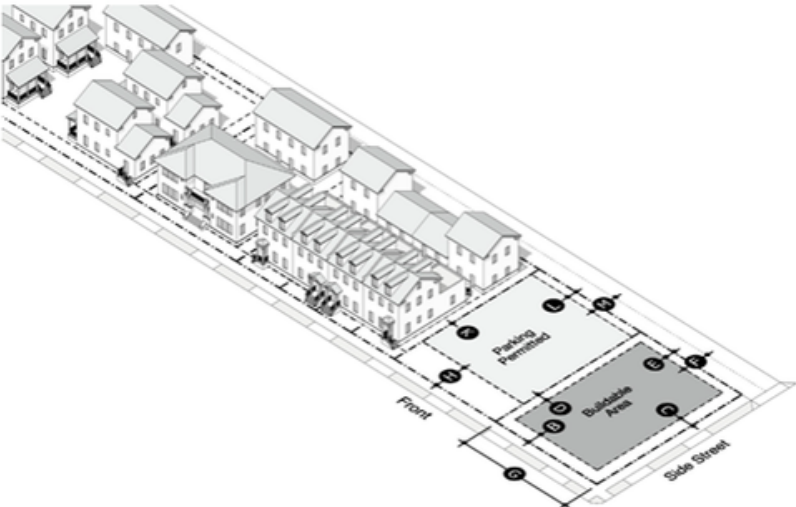
Bentonville Zoning

EFFECTIVE MAY 14<sup>TH</sup> 2026

BCC  
City of Bentonville, Arkansas

ARTICLE 50-4 ZONING

T4.2: NEIGHBORHOOD NODE



T4.2 is a primarily residential zone for medium to high-intensity neighborhoods, allowing a range of residential types, small-scale lodging, and limited small-scale businesses. Parking is normally accessed from alleys and occasionally the streets.

Buildings

| Location*                      |                                                             | Height                                                                          |
|--------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------|
| A                              | Building Footprint 75% max.                                 | Buildings 4 stories max. not to exceed 50 ft.                                   |
| B                              | Front Setback <sup>1</sup> 0 ft. min., 16 ft. max.          | Parking Structures N/A                                                          |
| C                              | Side Street Setback <sup>1</sup> 8 ft. min.                 | Ground Floor Height N/A                                                         |
| D                              | Side Setback <sup>1,2</sup> 0 ft. or 7 ft. min.             |                                                                                 |
| E                              | Rear Setback <sup>1</sup> 15 ft. min.                       |                                                                                 |
| F                              | Alley Setback <sup>1</sup> 15 ft. from the alley centerline |                                                                                 |
| Accessory Structures and Pools |                                                             | Not allowed in front or side street setbacks, 7 ft. min. for all other setbacks |

BCC  
City of Bentonville, Arkansas

ARTICLE 50-4 ZONING

T4.2: NEIGHBORHOOD NODE

Building Elevations

| Required Entries     |     | Required Glass |                                            |
|----------------------|-----|----------------|--------------------------------------------|
| Entry Frequency      | N/A | Ground Floor   | 50% min. Commercial<br>15% min. other uses |
| Required Active Uses |     | Upper Floor    | 15% min.                                   |

N/A

Site Design

| Lot Size                             |                                                                                      | Parking Location |                                              |
|--------------------------------------|--------------------------------------------------------------------------------------|------------------|----------------------------------------------|
| G                                    | Lot Width 40 ft. min. no alley<br>18 ft. min. with alley<br>45 ft. max. per dwelling | H                | Front Setback 25 ft. min. or behind building |
| Fencing and Walls                    |                                                                                      | J                | Side Street Setback 8 ft. min.               |
| See Sec. 50-510 (e) Fences and walls |                                                                                      | K                | Side Setback 2 ft. min.                      |
| Impervious Areas                     |                                                                                      | L                | Rear Setback 6 ft. min.                      |
| Impervious Area 90% max.             |                                                                                      | M                | Alley Setback 0 ft. min.                     |

Uses

See Sec. 50-406. Use standards

Notes

<sup>1</sup> Utility easements and fire access standards may increase or otherwise modify setbacks.  
<sup>2</sup> Building walls or a shared party-wall may be built without a setback with a side yard use easement for detached buildings; however, walls set back from the property line must be set back at least seven (7) feet.

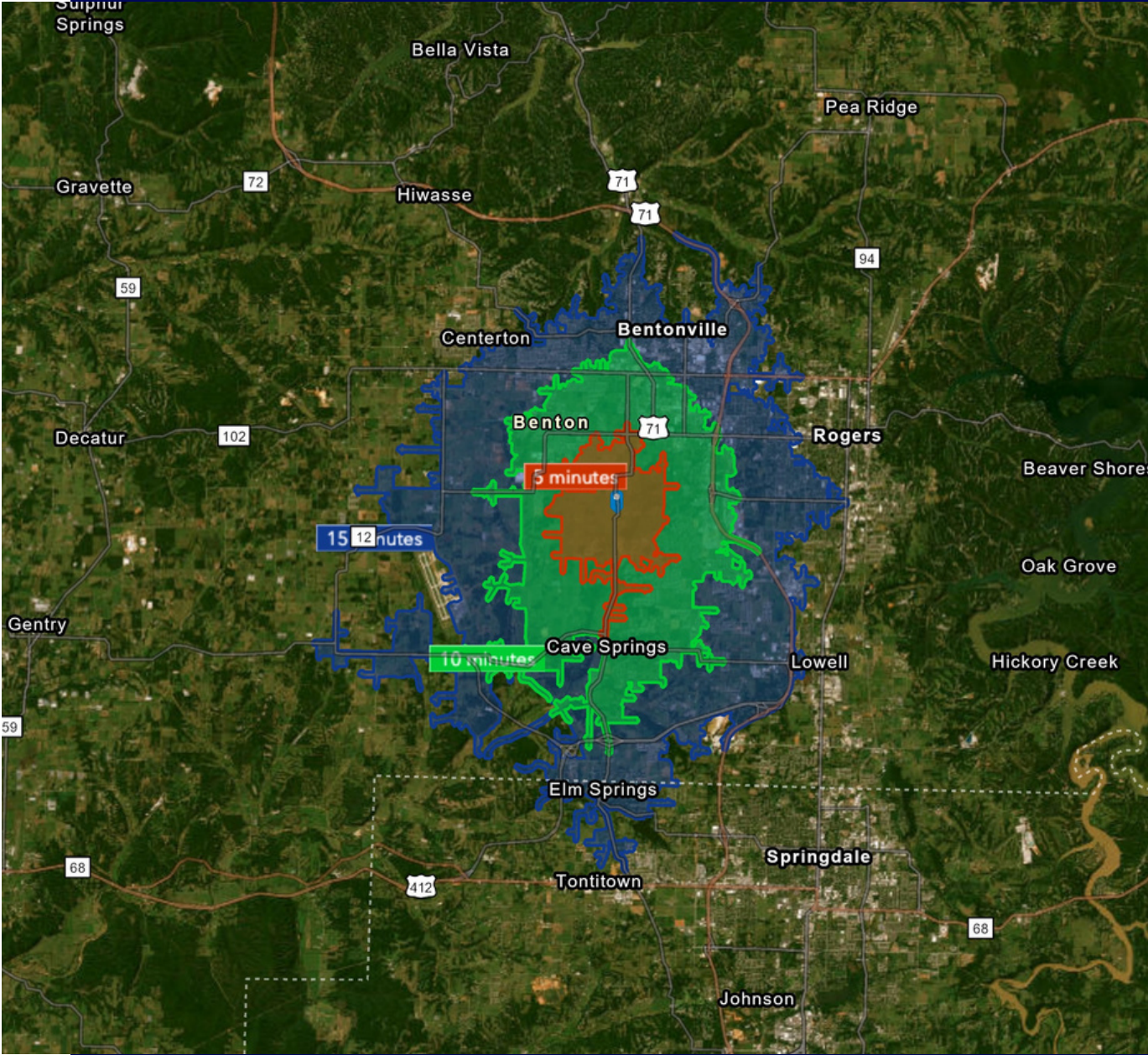
# Property Highlights

## Strong Demographics in a Growing Market

| Population            | 5 minutes | 10 minutes | 15 minutes |
|-----------------------|-----------|------------|------------|
| 2010 Population       | 3,351     | 19,387     | 62,556     |
| 2020 Population       | 6,373     | 40,380     | 97,779     |
| 2025 Population       | 8,689     | 50,248     | 116,625    |
| 2030 Population       | 10,021    | 56,110     | 129,588    |
| 2010-2020 Annual Rate | 6.64%     | 7.61%      | 4.57%      |
| 2020-2025 Annual Rate | 6.08%     | 4.25%      | 3.41%      |
| 2025-2030 Annual Rate | 2.89%     | 2.23%      | 2.13%      |

| Households                  |       |        |        |
|-----------------------------|-------|--------|--------|
| 2010 Total Households       | 1,090 | 7,272  | 23,188 |
| 2020 Total Households       | 1,929 | 14,817 | 36,113 |
| 2025 Total Households       | 2,763 | 18,994 | 44,240 |
| 2030 Total Households       | 3,217 | 21,447 | 49,913 |
| 2010-2020 Annual Rate       | 5.87% | 7.38%  | 4.53%  |
| 2020-2025 Annual Rate       | 7.08% | 4.84%  | 3.94%  |
| 2025-2030 Annual Rate       | 3.09% | 2.46%  | 2.44%  |
| 2025 Average Household Size | 3.14  | 2.62   | 2.61   |
| Wealth Index                | 139   | 120    | 107    |

| Median Household Income      |           |           |           |
|------------------------------|-----------|-----------|-----------|
| 2025 Median Household Income | \$148,978 | \$128,758 | \$112,456 |
| 2030 Median Household Income | \$168,032 | \$140,490 | \$125,202 |
| 2025-2030 Annual Rate        | 2.44%     | 1.76%     | 2.17%     |



# REGION HIGHLIGHTS

## Proximity to Bentonville & Rogers

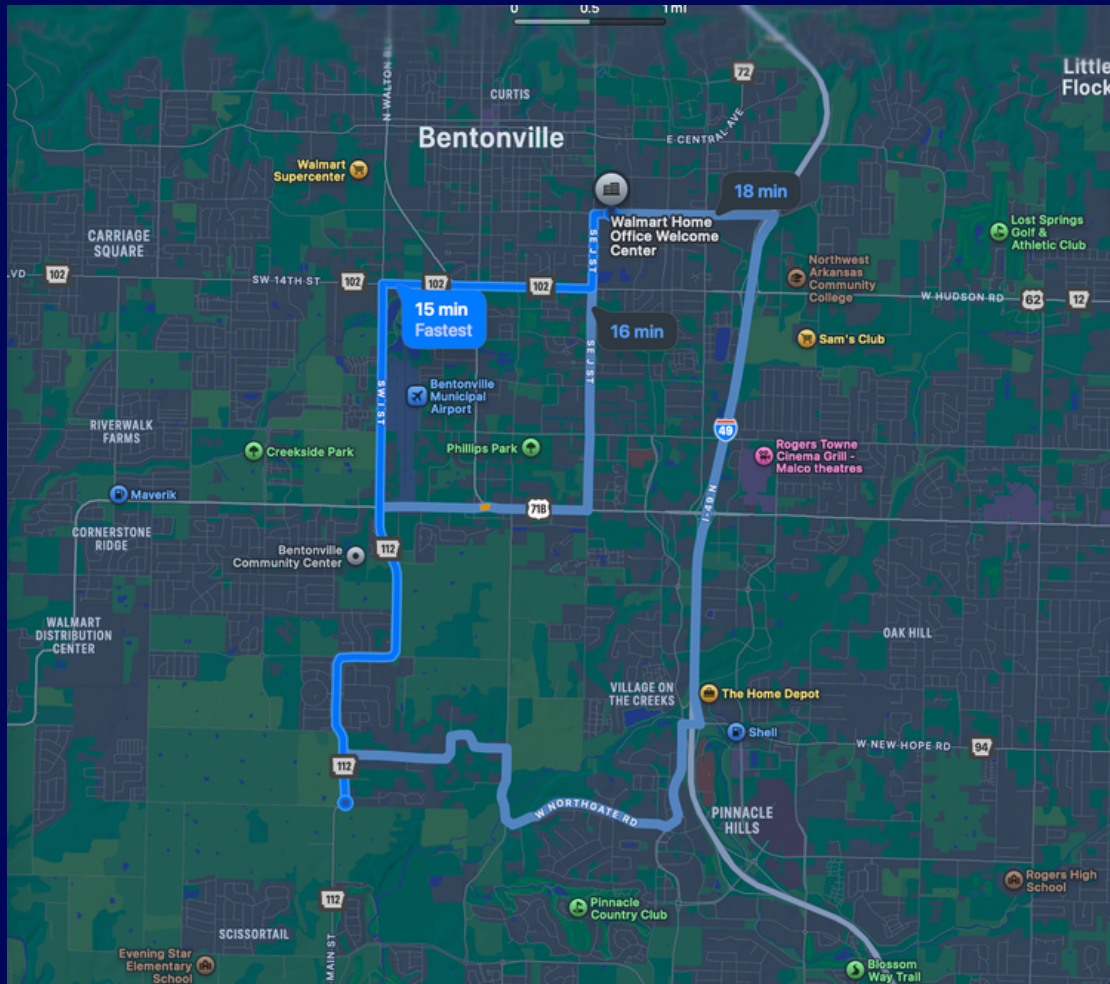
AERIAL MAP



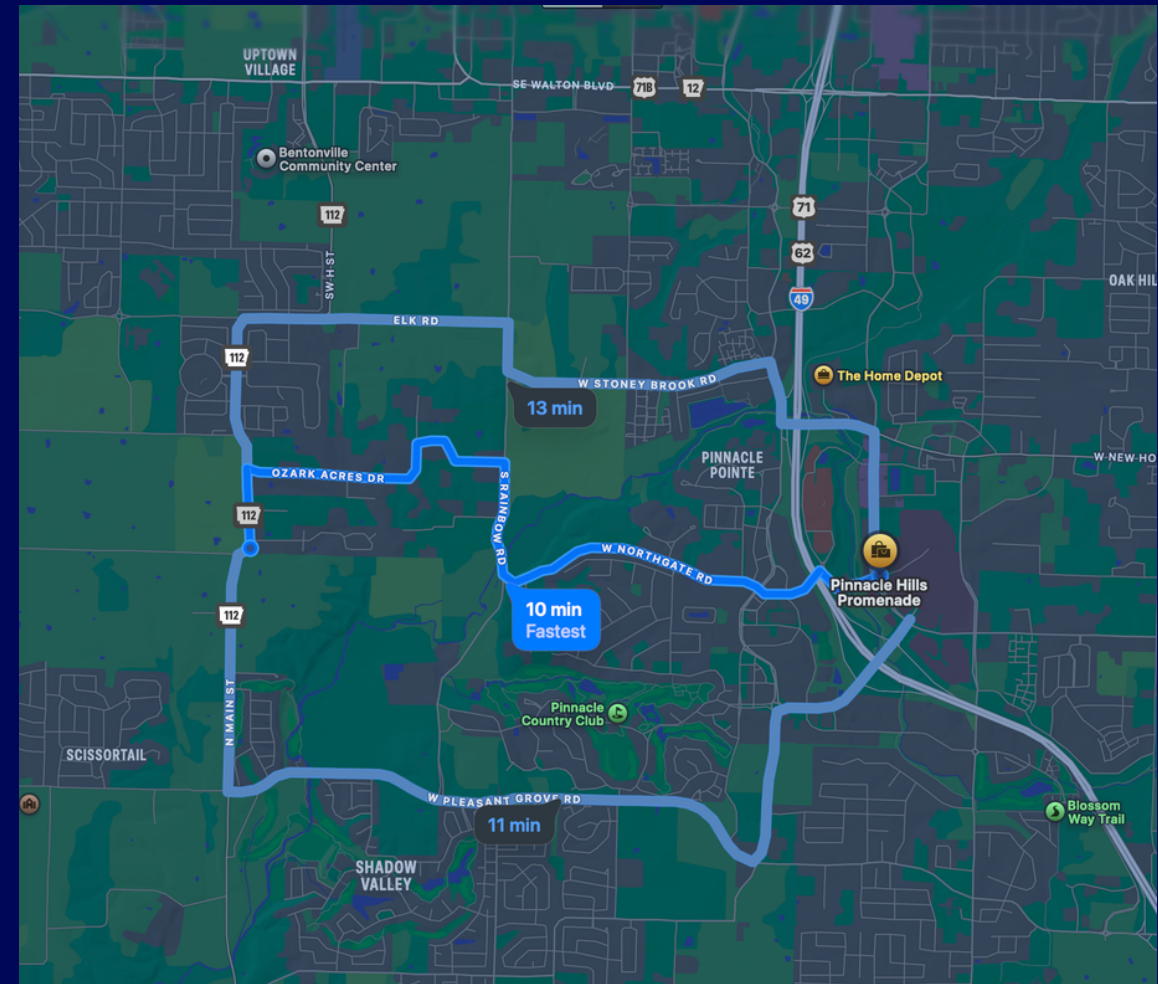
# REGION HIGHLIGHTS

## Proximity to Bentonville & Rogers

**DRIVE TIME**



5 miles to the Walmart Home Office Campus in Bentonville



3.5 miles to Pinnacle Hills Promenade in Rogers, AR

# EMPLOYMENT



# Strong Market Fundamentals

Bentonville, Arkansas is a vibrant city where rich history meets modern innovation. As the birth place of Walmart, it is home to the original Walton's 5&10 on the Bentonville Square and is now witnessing a transformation with the construction of the state-of-the-art Walmart Home Office campus. This new campus is set to redefine the city's landscape with cutting-edge design and a focus on sustainability, symbolizing Bentonville's dynamic growth. Just a short walk from the Square lies the Crystal Bridges Museum of American Art, a world-class cultural destination founded by Alice Walton. With its stunning architecture art collection, and an exciting expansion underway, the museum continues to draw visitors from around the globe, enriching the city's creative spirit.

Bentonville is also a culinary and outdoor paradise. The downtown area is bustling with locally owned restaurants, from farm-to-table eateries to international cuisine, showcasing the region's agricultural roots. The Bentonville Farmers Market is a beloved community event, offering fresh produce, handmade goods, and live music. The city's thriving arts and entertainment scene includes intimate music venues and cultural festivals. For outdoor enthusiasts, Bentonville is a mecca for mountain biking, with a vast network of trails like the world- renowned Oz Trails weaving through the natural beauty of the Ozarks. Whether exploring its storied past, enjoying modern attractions, or experiencing the city's unparalleled quality of life, Bentonville embodies a perfect blend of tradition and progress.



THE *Preacher's Son*.



OZ TRAILS<sup>®</sup>  
NORTHWEST ARKANSAS



# Strong Market Fundamentals

## The Bella Vista Back 40 & Razorback Greenway

Miles of breathtaking singletrack trails through the Ozark foothills featuring a variety of terrains, from flowy paths and challenging climbs to scenic overlooks and winding switchbacks, making them perfect for mountain bikers, hikers, and trail runners of all skill levels.

## Pinnacle Hills | The Downtown of Northwest Arkansas

A vibrant hub for entertainment, shopping and now, sports. Home to the Walmart AMP, an outdoor music venue hosting world-class performances and the Pinnacle Hills Promenade, upscale dining options, Rogers Convention Center and future home of the United Soccer League.

## Beaver Lake & Outdoor Recreation

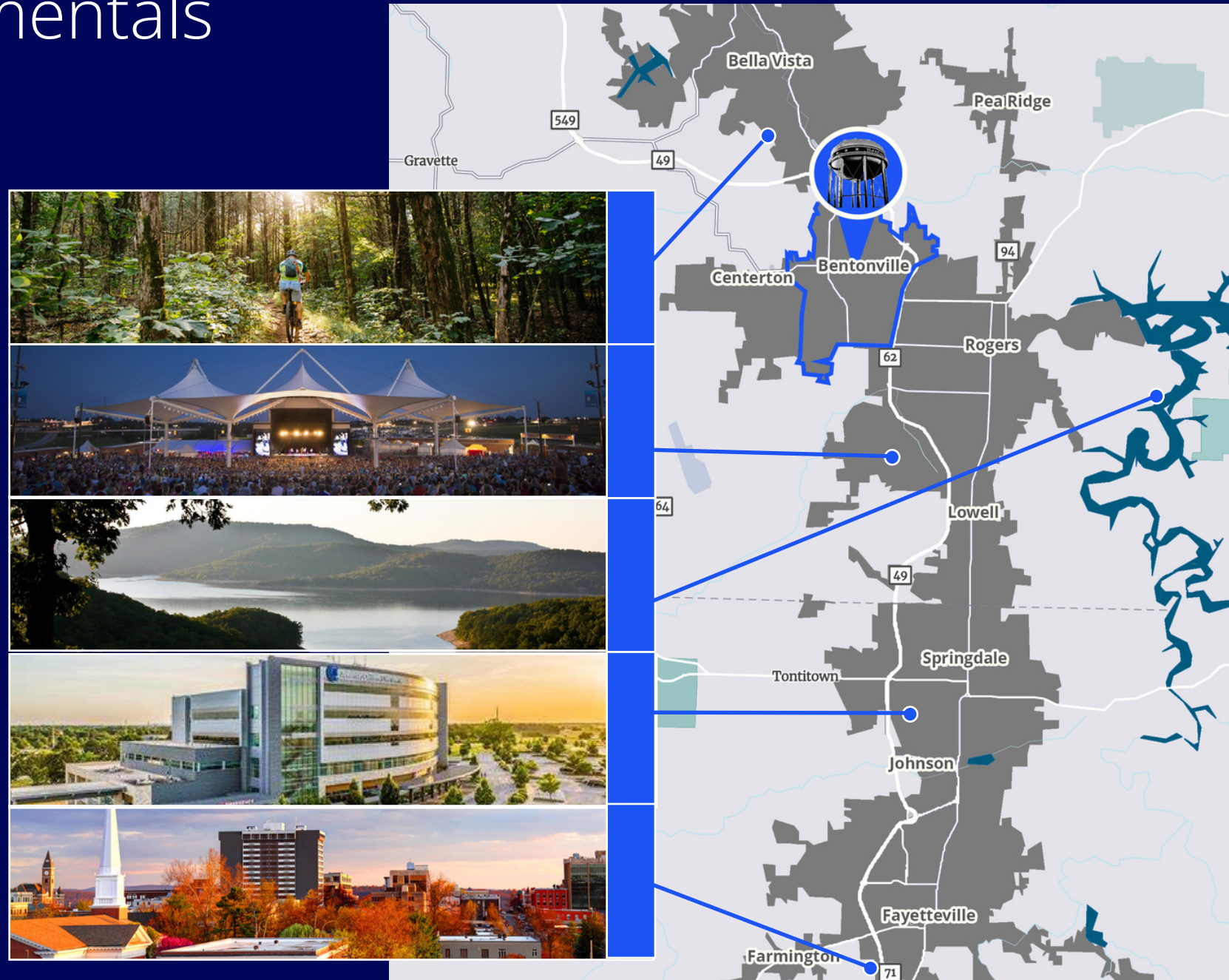
28,000 acres of pristine water surrounded by limestone bluffs. Beaver Lake is perfect for fishing, boating, swimming and paddleboarding. With miles of scenic shoreline, the endless recreations does not start and stop with camping, hiking, wildlife watching or relaxing.

## Springdale Care Corridor & Downtown Regentrification

Home to the bustling Care Corridor, a hub of medical innovation and services featuring top-tier healthcare facilities like Arkansas Children's Northwest and the Children's Center for Health & Wellness. Complementing this modern healthcare district is the revitalized downtown area, which blends rich history with new energy.

## Fayetteville

Home to the University of Arkansas Razorbacks and Dickson Street, the epicenter of nightlife, dining and entertainment. Attractions include the Walton Arts Center, TheatreSquared and historic downtown square.



# Strong Market Fundamentals

**Home to Three Fortune 500 Companies**

Walmart, TysonFoods, J.B.Hunt, and over 1,400 suppliers and vendors

**Over 560,000 Residents and expecting 1 million by 2040**

**Home to World Class Museums & Entertainment** Crystal Bridges Museum of American Art with 100,000 square foot expansion, The Momentary, Walton Arts Center and Walmart Amphitheatre

**Among the Country’s Top AI Job Hot Spots**

As well as emerging as one of America’s new innovation hotspots

**Mountain Biking Capitol of the World** More than 400 miles of hard and soft-surface trails including the Back 40 and Razorback Greenway, designated as a National Recreation Trail

**World-Class Health Care**

\$700 million affiliation agreement between the Alice L. Walton Foundation, Mercy Hospital, Cleveland Clinic and Heartland Whole Health Institute to expand access to healthcare in Northwest Arkansas

**Culinary Honors**

Wright’s BBQ - Best Barbeque Joint in the U.S  
Onyx Coffee Lab - No.4 Best Independent Coffee Shop  
Black Apple Cidery- Oscar of International Cider Awards



Nō1

Top Mountain Bike Destinations  
*Mountain Bike Action, 2022*

Nō2

Most Cutting-Edge Mid-Size Metro  
*Wall Street Journal, 2023*

Nō5

Fastest Growing Economic Market in the U.S.  
*Synergos Technologie, 2023*

Nō1

Best-Performing Metro  
*Milken Institute, 2025*

Nō10

Best Places to Live  
*U.S. News & World Report*





12.06 Acres on Highway 112

# Bentonville | Arkansas

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