



FOR SALE

0.91 ± ACRES OF LAND

Property Highlights

- 0.91 ± Acres of Land For Sale
- Sale Price: \$895,000
- Zoning: T5.2
- Direct visibility and access to SW I St (16,000 VPD) with easy access to SW Regional Airport Blvd (40,000 VPD)
- Less than 4 miles from Walmart Global HQ
- HWY 112 is in process of being widened and expanded south to Fayetteville

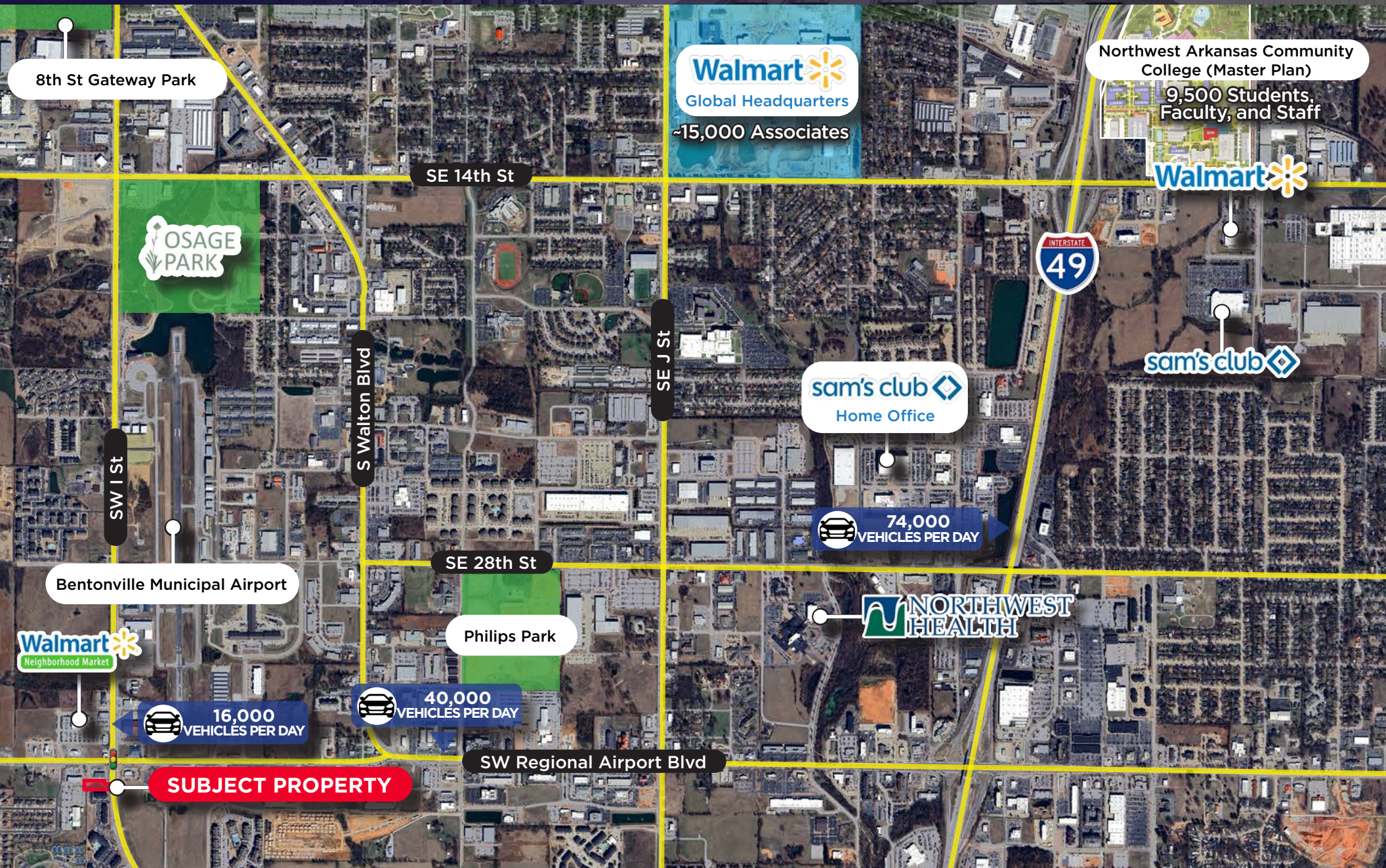
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*information deemed reliable but not guaranteed



8th St Gateway Park

Walmart
Global Headquarters
~15,000 Associates

Northwest Arkansas Community
College (Master Plan)
9,500 Students,
Faculty, and Staff

Walmart

**OSAGE
PARK**

SE 14th St



sam's club

sam's club
Home Office

74,000
VEHICLES PER DAY

SE 28th St

Bentonville Municipal Airport

Walmart
Neighborhood Market

Philips Park

**NORTHWEST
HEALTH**

16,000
VEHICLES PER DAY

40,000
VEHICLES PER DAY

SW Regional Airport Blvd

SUBJECT PROPERTY