

1550 W HENRI DE TONTI BLVD (U.S. HWY 412), TONTITOWN

±16.44 ACRES FOR SALE

CLINTON BENNETT
CO-MANAGING DIRECTOR
479.200.3457
CLINTON@FOCUSCREGROUP.COM


FOCUS
COMMERCIAL REAL ESTATE

KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM

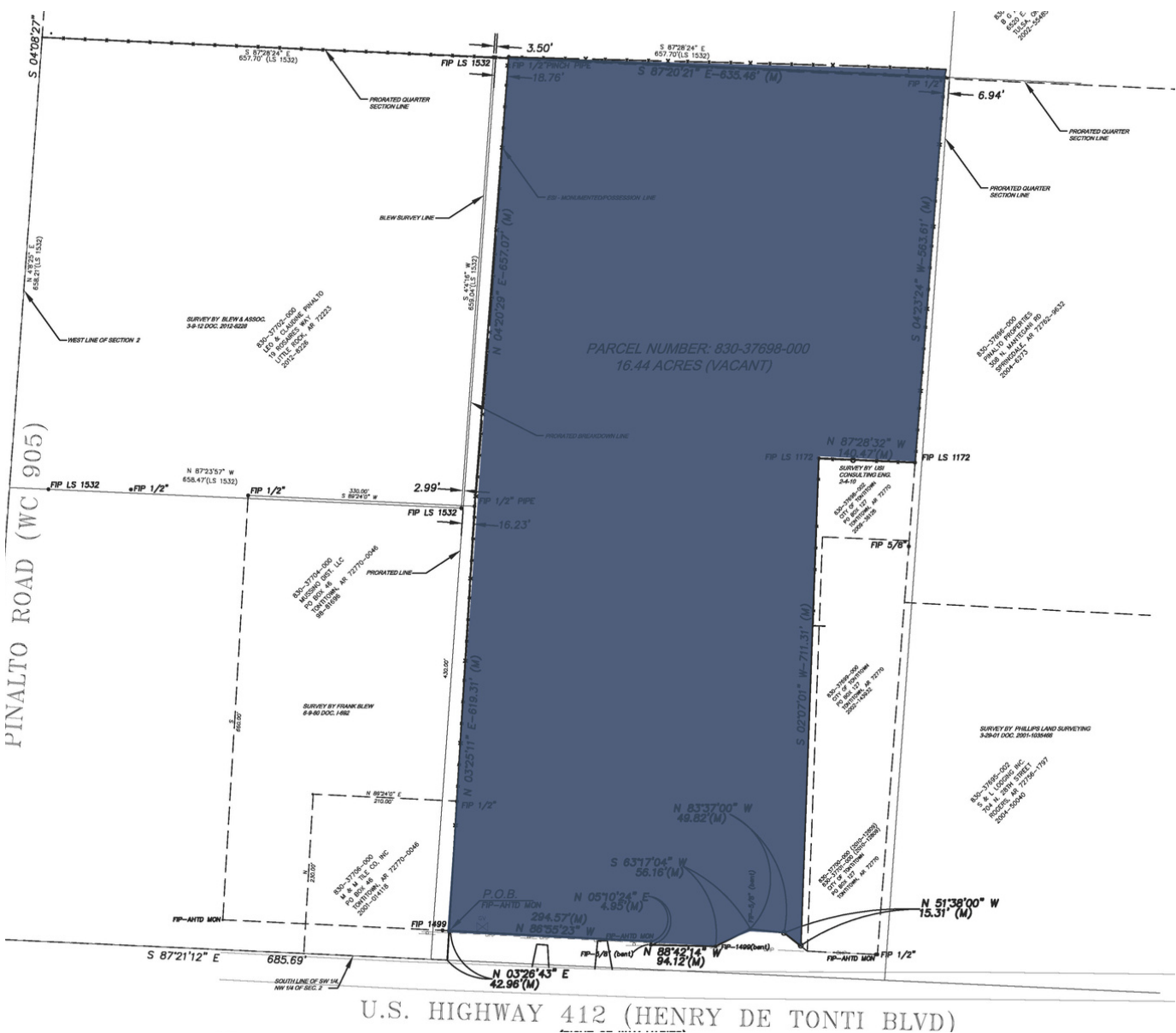
5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

PROPERTY OVERVIEW

AVAILABLE:	±16.44 ACRES
ASKING PRICE:	\$5,400,000
PRICE PER SF:	\$7.40 PSF
ZONING:	C-2
PARCEL:	830-37698-000

PROPERTY HIGHLIGHTS

- LESS THAN A 5-MILE DRIVE TO INTERSTATE-49
- LOCATED 1.75 MILES FROM 612 BYPASS AND FUTURE WALMART STORE
- SEWER, WATER, AND ELECTRIC AVAILABLE
- TRAFFIC COUNT: 33,000 VEHICLES PER DAY



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EAST AERIAL VIEW



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WEST AERIAL VIEW



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SOUTH AERIAL VIEW



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AERIAL VIEW

INTERSTATE-49

 4.6 MILE  12 MIN

HWY 112

 3.1 MILES  8 MIN

HWY 412

 0 MILES  0 MIN

XNA AIRPORT

 9 MILES  19 MIN



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