



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



1810 LITTLE FLOCK DR - LITTLE FLOCK, AR 72756

OFFERING SUMMARY

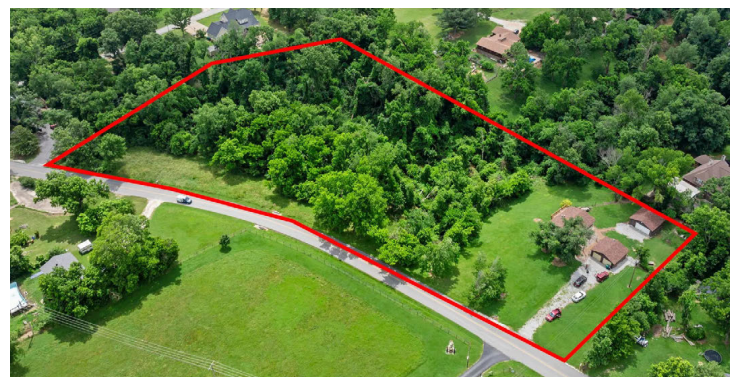
Sale Price:	\$499,500
House Size:	1,872 SF
Lot Size:	4.45 Acres

PROPERTY HIGHLIGHTS

- Potential to add ADU, cabins, or tiny homes for additional income opportunities
- Ideal for vacation rental, multi-generational living, or an outdoor enthusiast's home
- Secure garage storage space; a valuable amenity for trail/recreational users
- Minutes from I-49, Walmart HQ, and the new Bentonville Healthcare Campus
- In one of the fastest-growing regions with strong long-term appreciation potential

PROPERTY OVERVIEW

Step into a one-of-a-kind property where vintage character meets modern investment opportunity near the OZ trail system. This house offers a unique combination of privacy plus income-producing potential! Whether as a nostalgic retreat or reimaged, it can be easily converted into two short or long-term rentals.



BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com

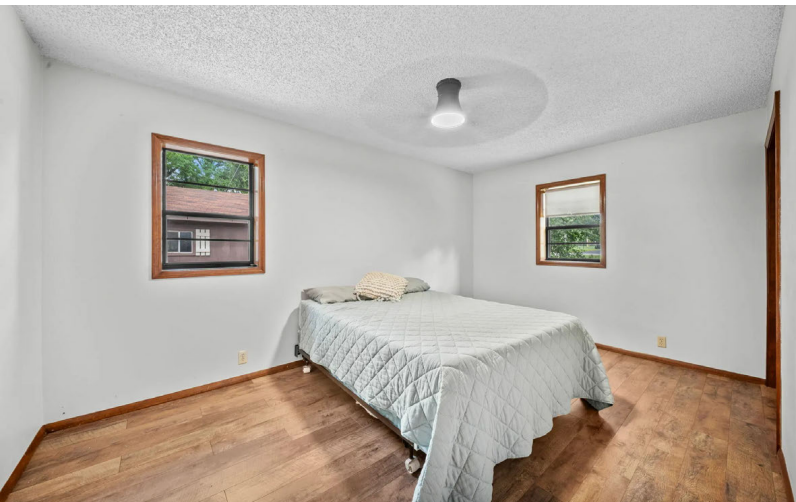
ELISSA SONTAG
(479)531-1666
elissa@arkrealestate.com





FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com

ELISSA SONTAG
(479)531-1666
elissa@arkrealestate.com



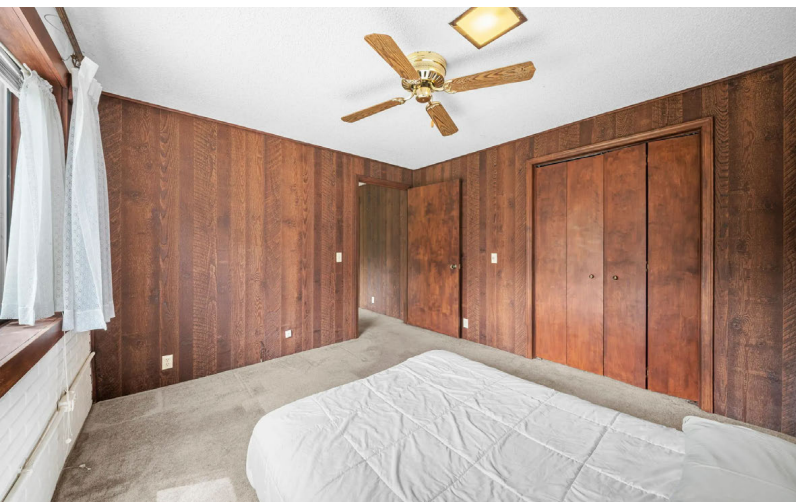
FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALSTATE.COM



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com

ELISSA SONTAG
(479)531-1666
elissa@arkrealestate.com



FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALSTATE.COM



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



AI-Generated Concept



This property is conveniently located near the renowned OZ Trails network, a world-class mountain biking system with more than 300 miles of interconnected trails. Little Flock Dr features direct access to the Hand-Cut Hollow trail, with easy connection to the greenway throughout NWA.

BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com

ELISSA SONTAG
(479)531-1666
elissa@arkrealestate.com



FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



FINEBERG & ASSOCIATES

COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



NWACC

NEW WALMART HOME OFFICE

DOWNTOWN BENTONVILLE



OZ TRAILHEAD



FUTURE BENTONVILLE HEALTH CARE CAMPUS

BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com

ELISSA SONTAG
(479)531-1666
elissa@arkrealestate.com

