

FOR SALE

Southeast 14th Street
Bentonville, Arkansas

Prime Redevelopment Opportunity

Within 1100 Feet
of the Walmart
Home Office

ASKING PRICE:
\$9,950,000

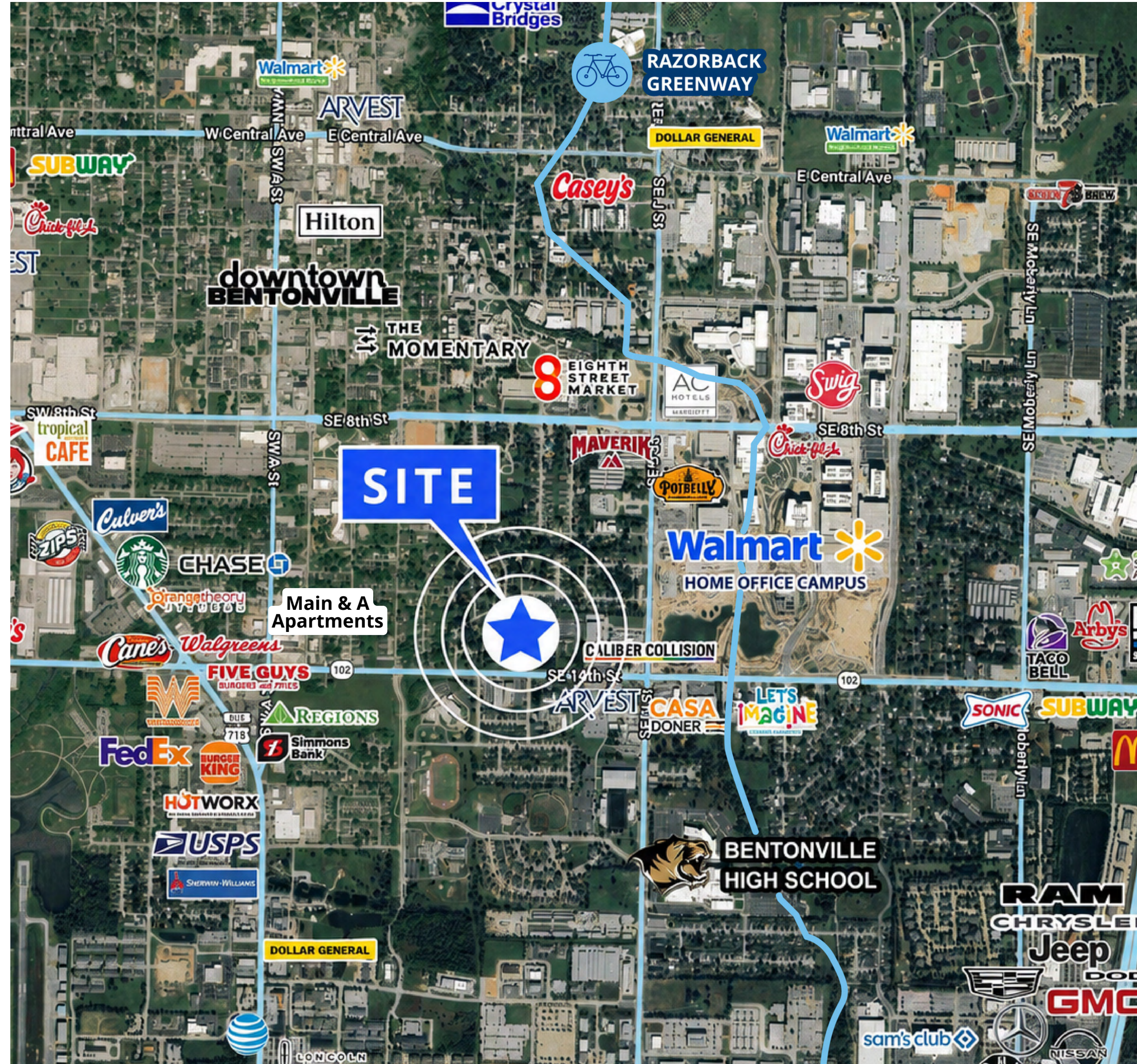
Colliers



Executive Summary

This 4.28-acre infill parcel carries the "Urban Corridor" designation on the Future Land Use map, giving it strong potential for mixed-use development. Located within walking distance of the Walmart Home Office, with a traffic count of 31,000 vehicles per day on SE 14th Street, the site can support both multifamily and retail uses. A rezone would be supported by the future land use plan, allowing for multiple stories. It's walkable and bikeable to 8th Street Market, Downtown Bentonville, and near the Razorback Greenway Bike Trail.

Water is on site and sewer is nearby, in an area where capacity will be increased in 2027. That timing would let a developer start entitlements now, running concurrently with the sewer capacity expansion.





Offering Details

Acreage: ±4.28 acres

Current Zoning: R-1; Land use plan has it designated as “Urban Corridor” which allows for a mix of higher density commercial and residential uses with heights up to 6 stories.

FEMA Floodplain: None

Topography: Flat

Utilities: Water on site, sewer with capacity within 600 feet

Traffic Count: 31,137 vehicles per day

Access: SE 14th St to S Walton Blvd and I-49 in close proximity

Proximity: 0.34 miles to the Walmart Home Office Campus, 0.34 miles to Razorback Greenway Trails, 1.1 miles to Walton Blvd (71B), 1.9 miles to Interstate 49, 2.1 miles to Downtown Bentonville, 2.8 miles to Crystal Bridges

Property Highlights



One of the Last of Its Kind

At ±4.28 acres, this is one of the few remaining infill sites of scale between Downtown Bentonville and Walmart's new global headquarters.



Less than a mile from the Region's Largest Employer

Walmart Home Office Campus drives a sustained pipeline of professional relocations and proximate demand for quality urban housing.



Proven Multifamily Submarket

Close to Main & A Apartments and surrounded by recent multifamily investment in an established, validated corridor.



Future Land Use Supports Density

Urban Corridor designation allows for up to six stories, with flat topography, all utilities nearby, and no floodplain constraints.



Minutes from Downtown Bentonville

Restaurants, retail, entertainment, Crystal Bridges, and Bentonville's expanding civic amenity base are all within a five-minute drive.



Connected to the Region's Trail Network

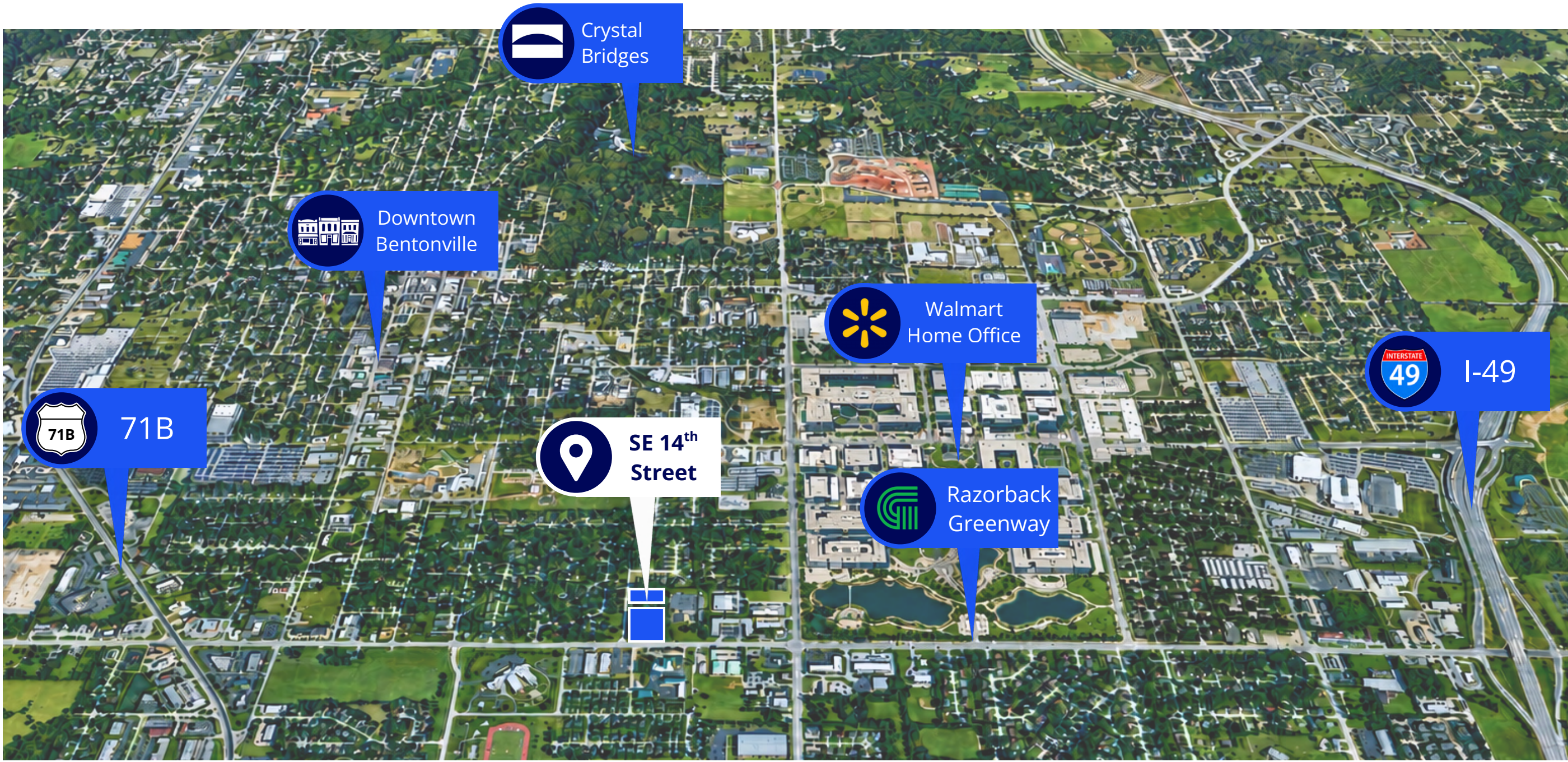
Direct proximity to the Razorback Greenway - a meaningful amenity for the professional renter demographic this site is positioned to serve.

Property Highlights

Positioned Between Downtown
Bentonville and Walmart Home Office

Driving Time to Key Destinations

	Walmart Home Office	3 mins 0.34 miles
	Razorback Greenway	3 mins 0.34 miles
	Walton Blvd (71B)	3 mins 1.1 miles
	Downtown Bentonville	5 mins 2.1 miles
	Interstate 49	5 mins 1.9 miles
	Crystal Bridges	6 mins 2.8 miles



Topography

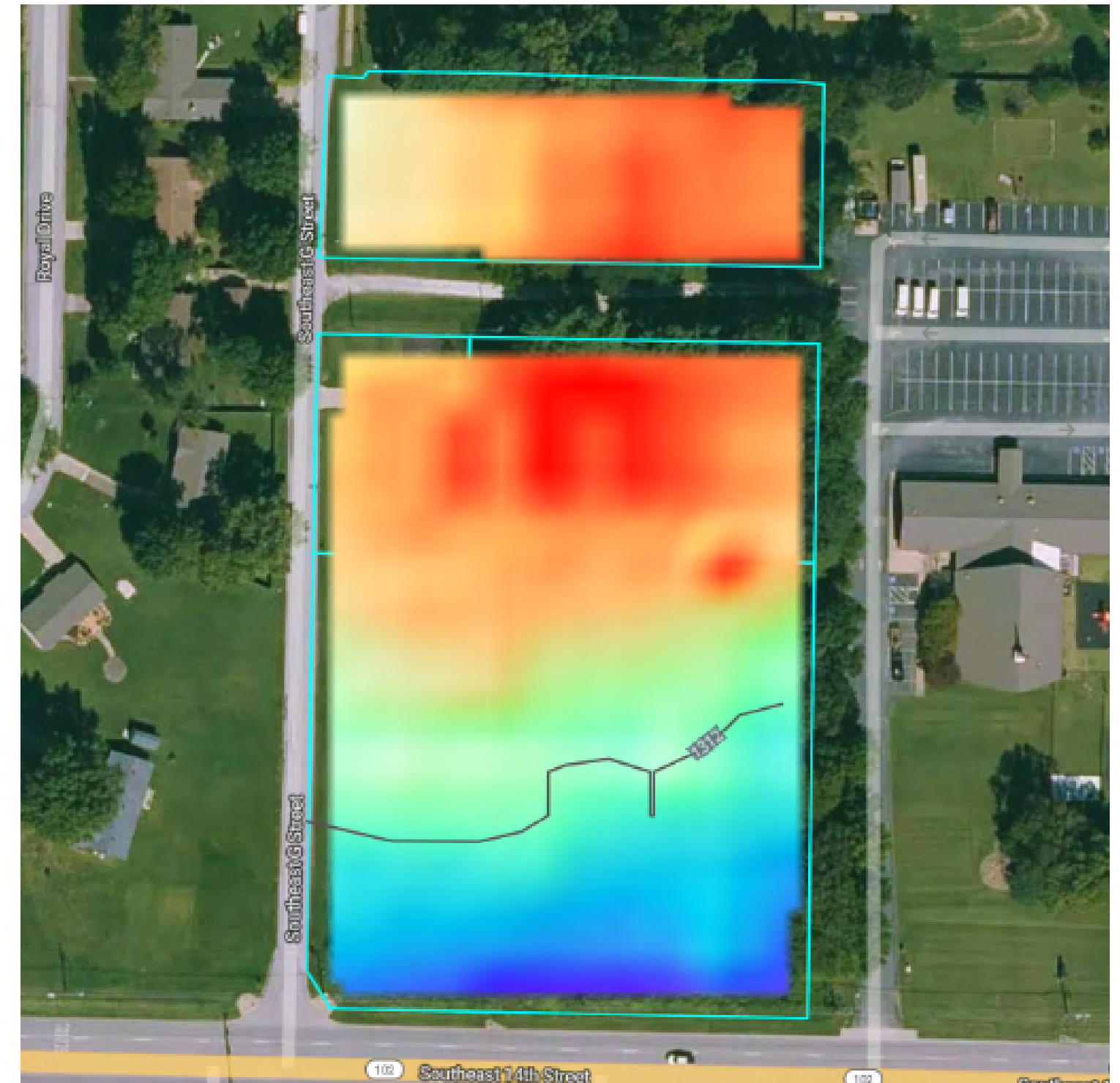
Current survey available.

The topography of the site has a gentle slope of 2.1% and no wetlands.

Elevation

Benton County, AR

4.3 Acres, 3 Boundaries



1,306.3 feet

1,317.8 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 11.5 feet

Min: 1306.3 feet

Max: 1317.8 feet

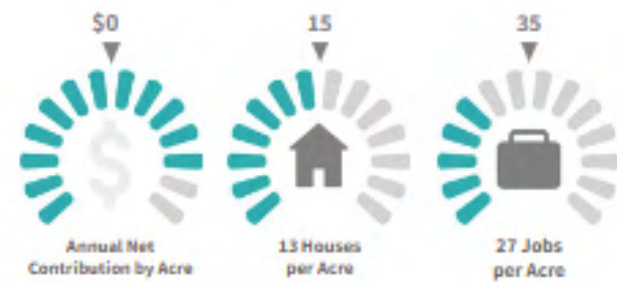
Slope: 2.1%

Min: 0%

Max: 5.5%

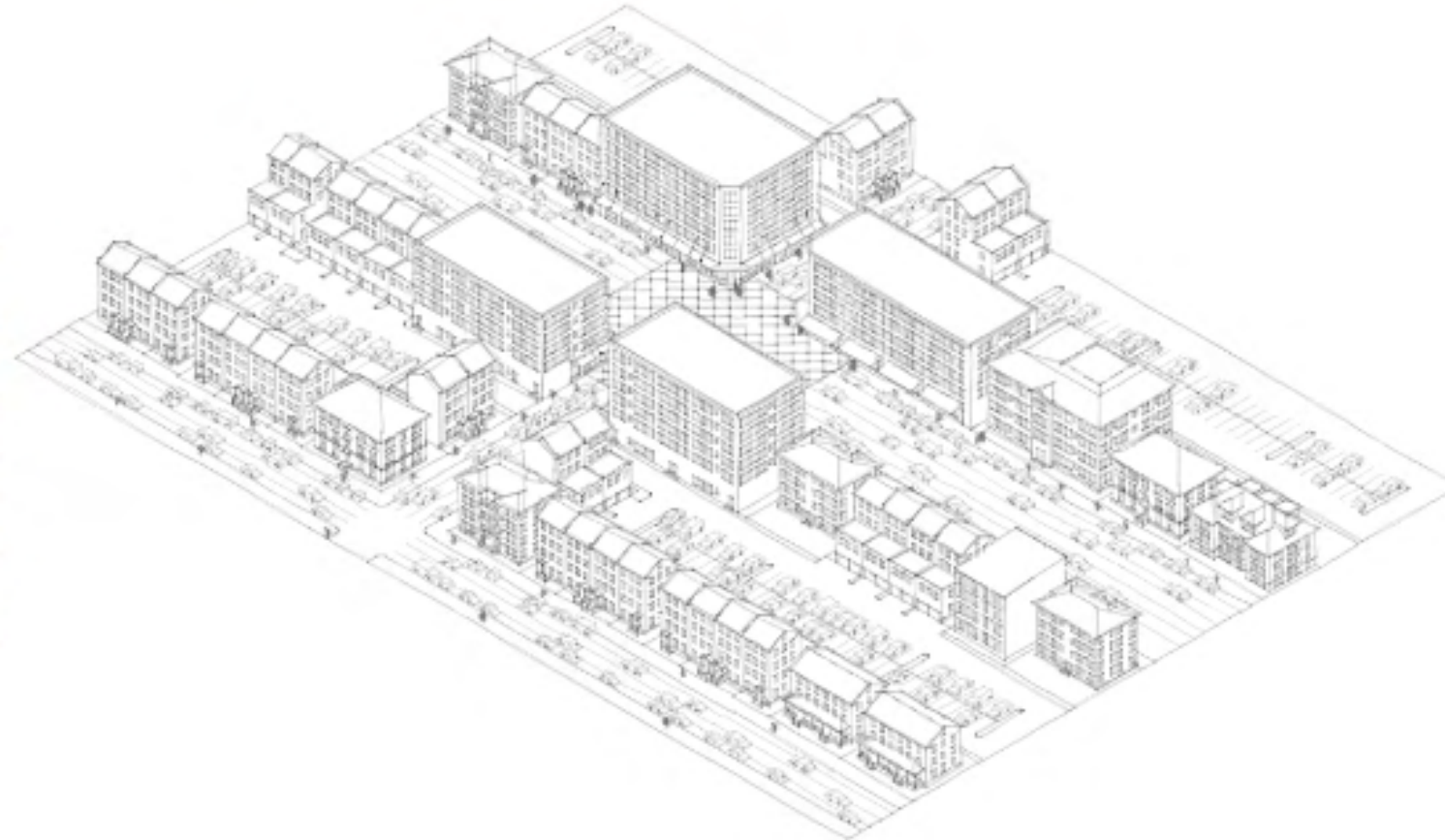
Bentonville Zoning

URBAN CORRIDOR



Anticipated building height: 3-6 stories

Urban Corridors are primary thoroughfares fronted by larger multi-family and office buildings interspersed with neighborhood-serving commercial uses. They feature development on unbuilt properties as well as new uses added to properties only partially built out. Comparable to but more intense than Walkable Corridors, they allow for large numbers of people to safely walk or bike to jobs and daily needs. Urban Corridors are strong tax contributors, outperforming all other place types except Regional and City Centers.

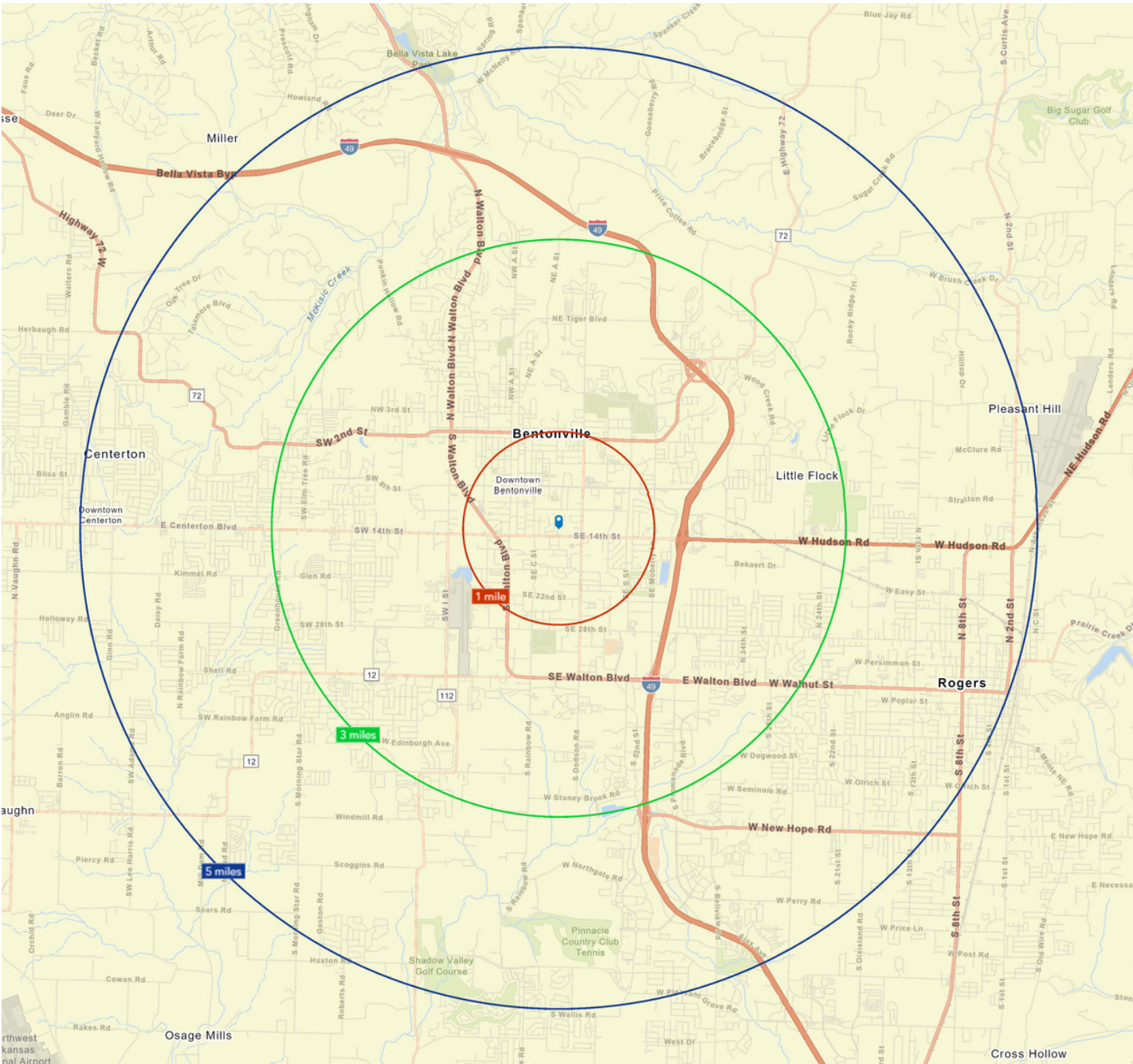


ZONED R-1

Land use plan has it designated as “Urban Corridor” which allows for a mix of higher density commercial and residential uses with heights up to 6 stories.

Demographics

Bentonville's trade area combines high incomes, rapid household formation, and a steady influx of corporate talent anchored by the Walmart Home Office campus. The result is sustained housing demand that is outpacing supply.



Metric	1 mile	3 miles	5 miles
POPULATION			
Estimated (2025)	8,555	57,068	122,748
Projected (2030)	9,297	62,654	137,091
Annual Growth (2020-2025)	1%	1.5%	2.6%
HOUSEHOLDS			
Estimated (2025)	3,973	23,309	47,869
Projected (2030)	4,400	26,040	54,420
Annual Growth (2020-2025)	3.2%	3.5%	4.1%
INCOME			
Median HHI (2025)	\$92,032	\$108,858	\$113,685
Average HHI (2025)	\$139,529	\$136,768	\$142,180
Projected Average HHI (2030)	\$143,840	\$136,423	\$142,017

\$139,529

Average household income
1 mile radius (2025)

3.5%

Annual household growth
3 mile radius (2020 - 2025)

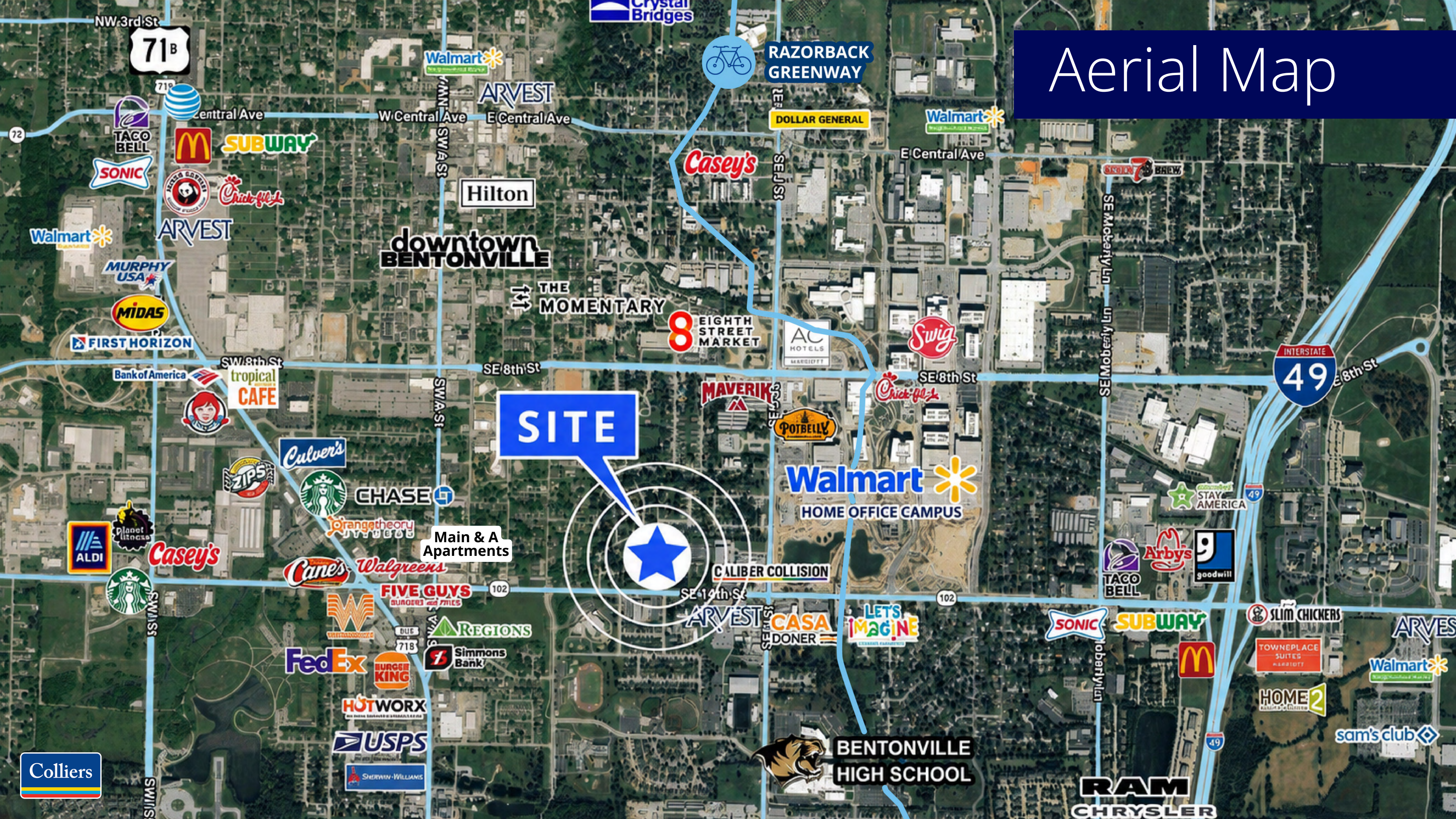
62,654

Projected population
3 mile radius by 2030

137,091

Projected population
5 mile radius by 2030

Aerial Map



Aerial View



Aerial View



About the Brokers



Steven P. Lane
Managing Director | Arkansas

37 years of commercial real estate experience. Leads Colliers' Northwest Arkansas office while maintaining an active brokerage practice. Multiple Everest Club recipient. Has represented Walmart, Kohl's and Ross Stores, and led marquee local projects including Topgolf and Country Club Plaza, Missouri.



Daniel B. Smith
Land Specialist | Arkansas

Exclusively focused on land in Northwest Arkansas since 2020, Dan has closed hundreds of millions in transactions across Benton and Washington counties. Master's in Real Estate Development, CCIM designation, 17 years of brokerage experience.



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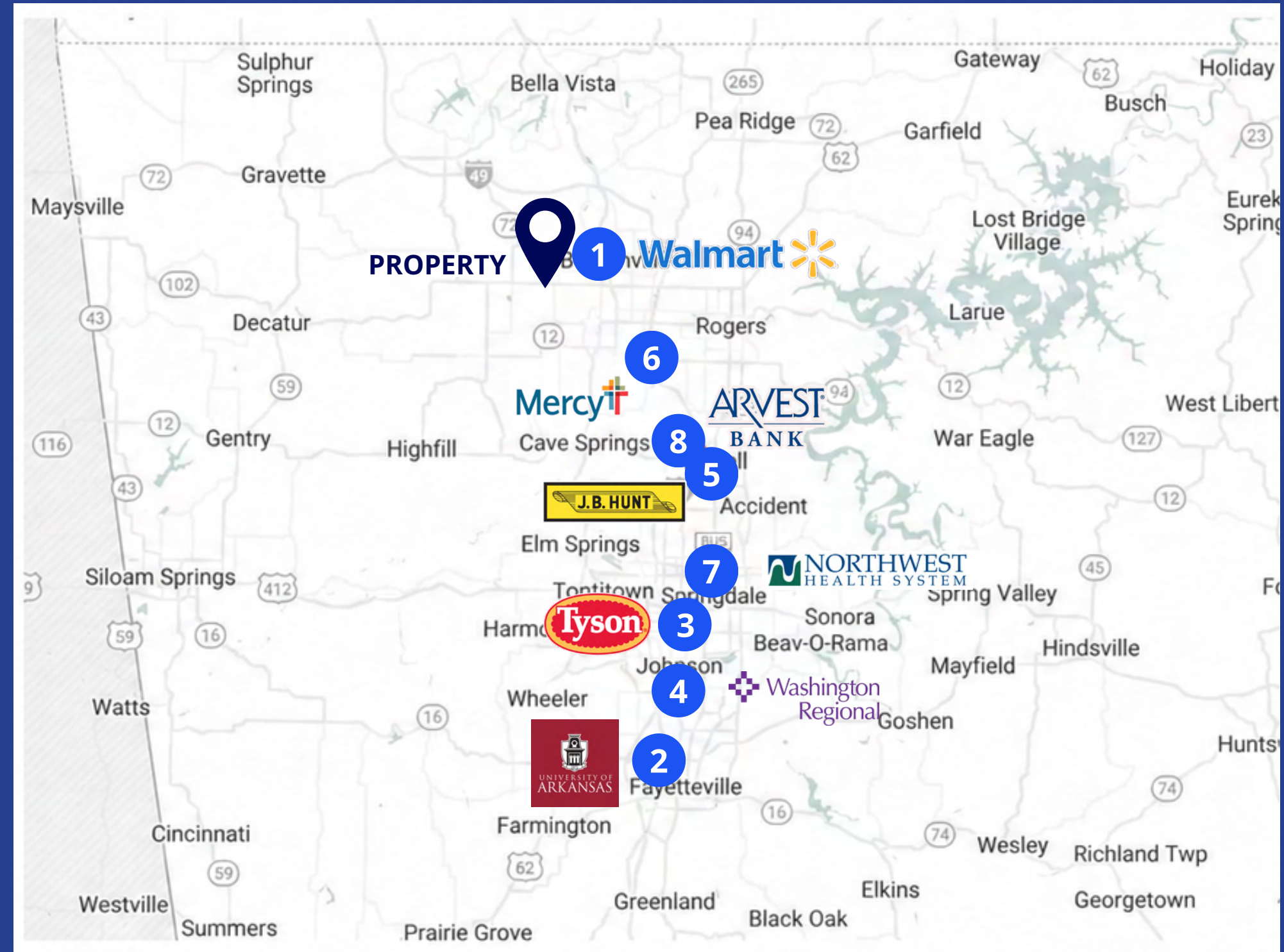


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Region Highlights

Major Employers in Northwest Arkansas

1. Walmart: 30,000+
2. University of Arkansas: 5,300+
3. Tyson Foods: 5,000+
4. Washington Regional: 3,600+
5. J.B. Hunt Transport: 3,400+
6. Mercy NWA: 3,000+
7. Northwest Health: 2,200+
8. Arvest: 1,100+



Strong Market Fundamentals

Bentonville, Arkansas is a vibrant city where rich history meets modern innovation. As the birthplace 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.



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

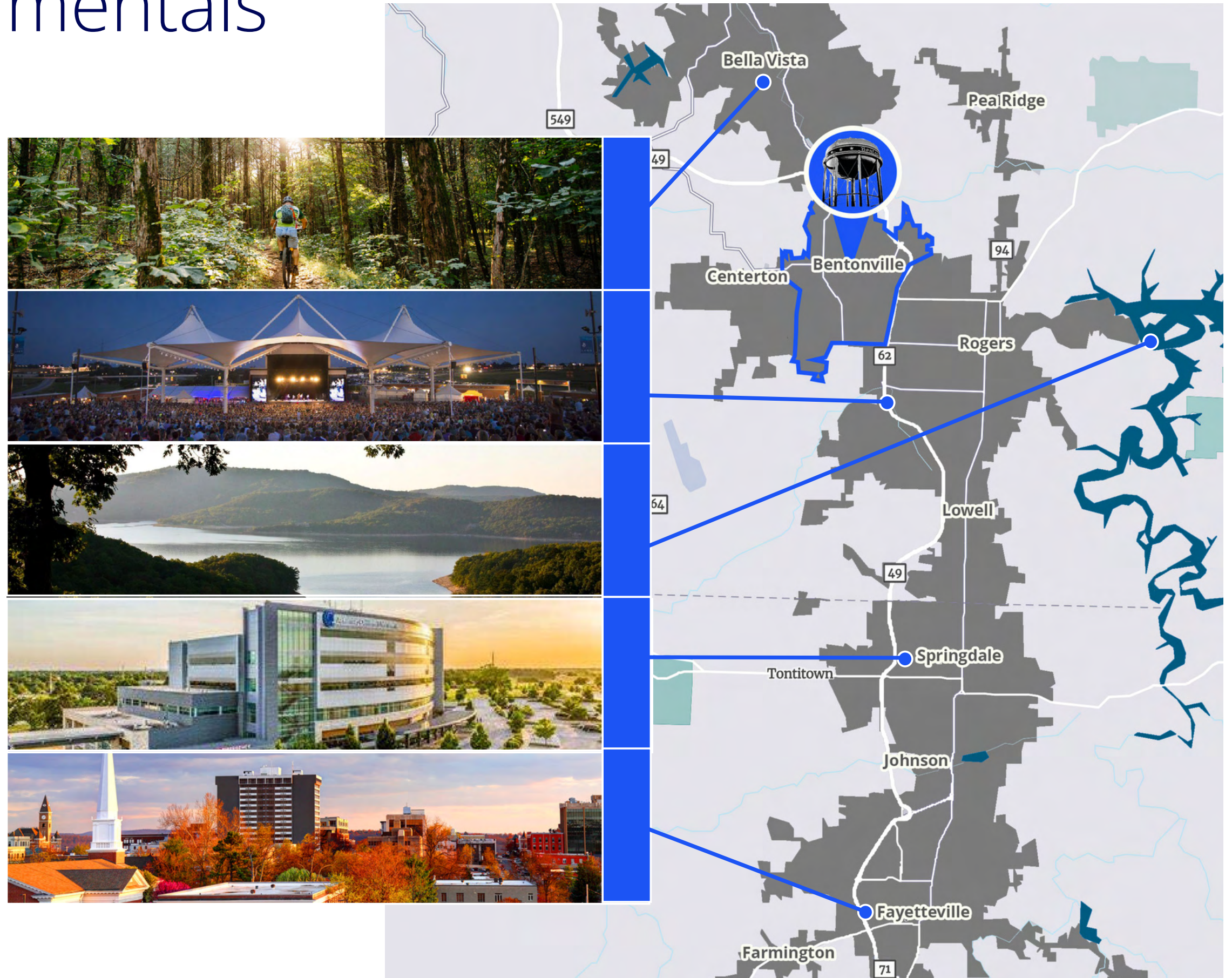
28,000 acres of pristine water surrounded by limestone bluffs. Beaver Lake is perfect for fishing, boating, swimming and paddleboarding. Recreation here goes well beyond the water, with camping, hiking, and wildlife watching along the shoreline.

Springdale Care Corridor & Downtown Revitalization

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, Tyson Foods, 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 Amp

Among the Country's Top AI Job Hot Spots

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

Mountain Biking Capital 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 Barbecue - Best Barbecue Joint in the U.S.
Onyx Coffee Lab - No.4 Best Independent Coffee Shop
Black Apple - 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 Technologies, 2023

Nō7

Best-Performing
Cities

Milken Institute, 2024

Nō10

Best Places to Live

U.S. News & World Report



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