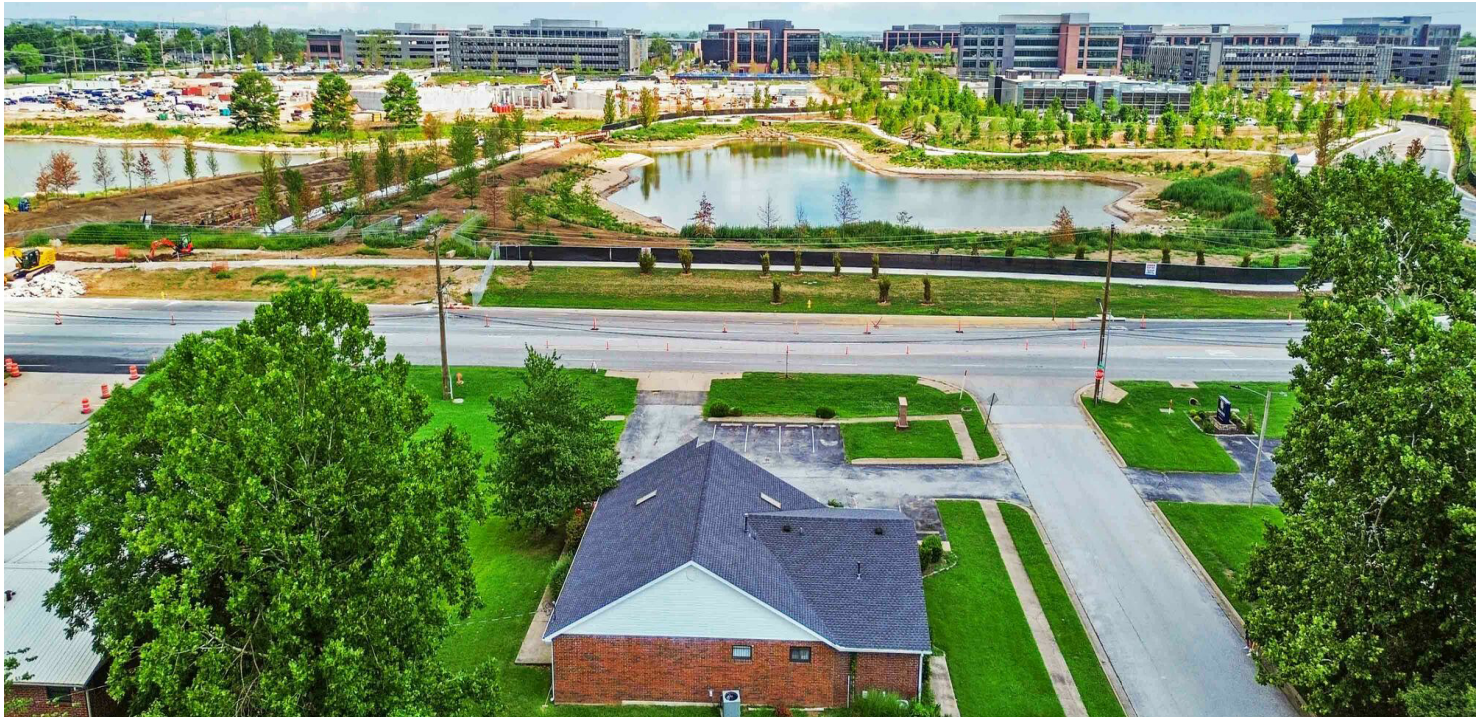


+/- 0.46 AC SITE DIRECTLY ACROSS FROM NEW WALMART HQ



1412 SE 14TH ST

Bentonville, AR 72712



VIDEO

PROPERTY DESCRIPTION

Seize this unparalleled opportunity to position your business at the gateway to the 350-acre Walmart World Headquarters in one of the fastest growing markets in the country. This high exposure property sits directly across from the main south entrance fronting a 6-lane highway with over 34,000 VPD ideal for capitalizing on the influx of professionals, visitors, and corporate executives. The +/- 3,104 SF commercial building that sits on +/- 0.46 acres is a rare and unmatched chance to secure a high-profile property in this booming business district. Perfect for investors or owner operators looking to leverage this prime location and Bentonville's explosive growth.

PROPERTY HIGHLIGHTS

- Across from the new Walmart HQ, scheduled to open in 2025
- Frontage on 14th St (32,000 VPD)
- Less than 1 mile to I-49 (88,000 VPD)
- Infill redevelopment opportunity in Northwest Arkansas
- Multiple ingress/egress points
- Potential for C-2 Zoning (60' height allowed and 7' setbacks)
- Current zoning is R-O (Residential Office) - 40' height and 10' setbacks. Allows variety of residential/commercial uses.

OFFERING SUMMARY

Sale Price:	\$1,699,999
Available SF:	3,104 SF
Lot Size:	0.46 Acres
Building Size:	3,104 SF

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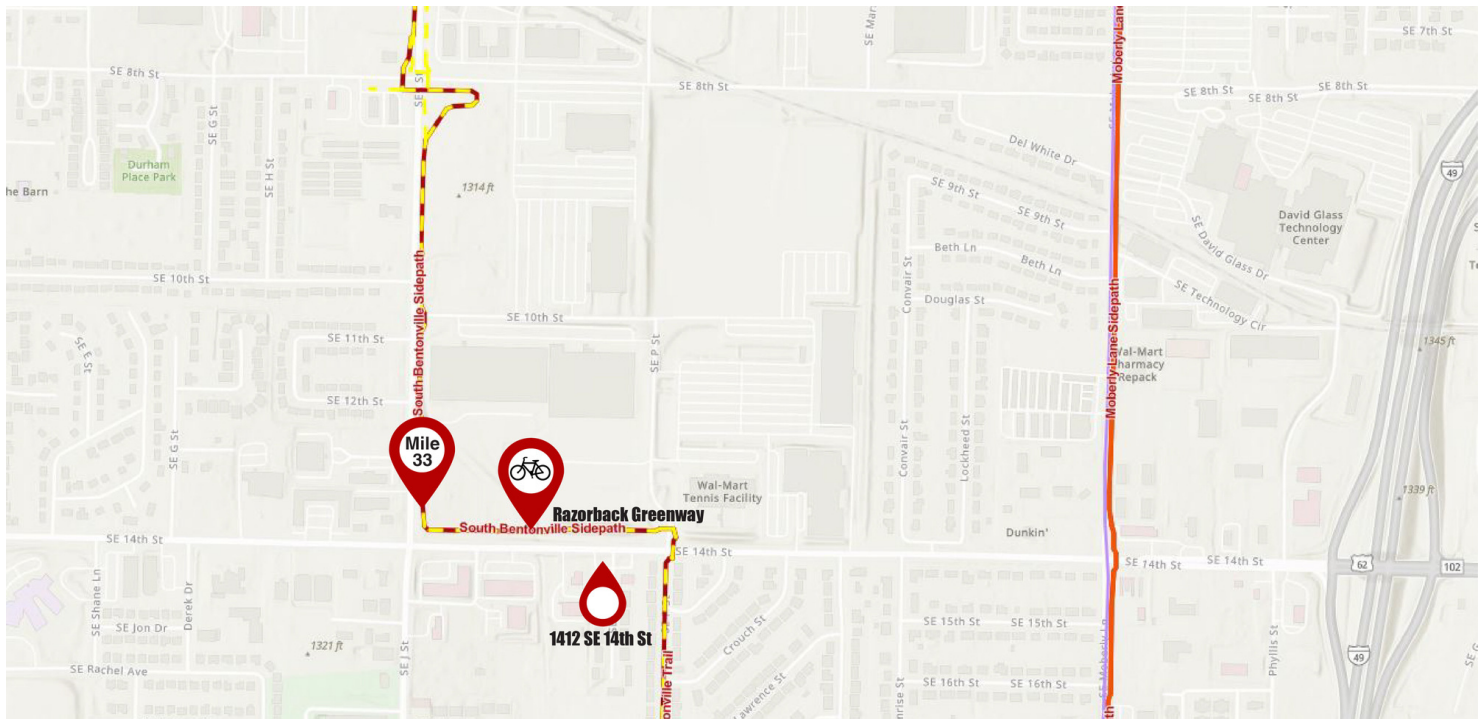
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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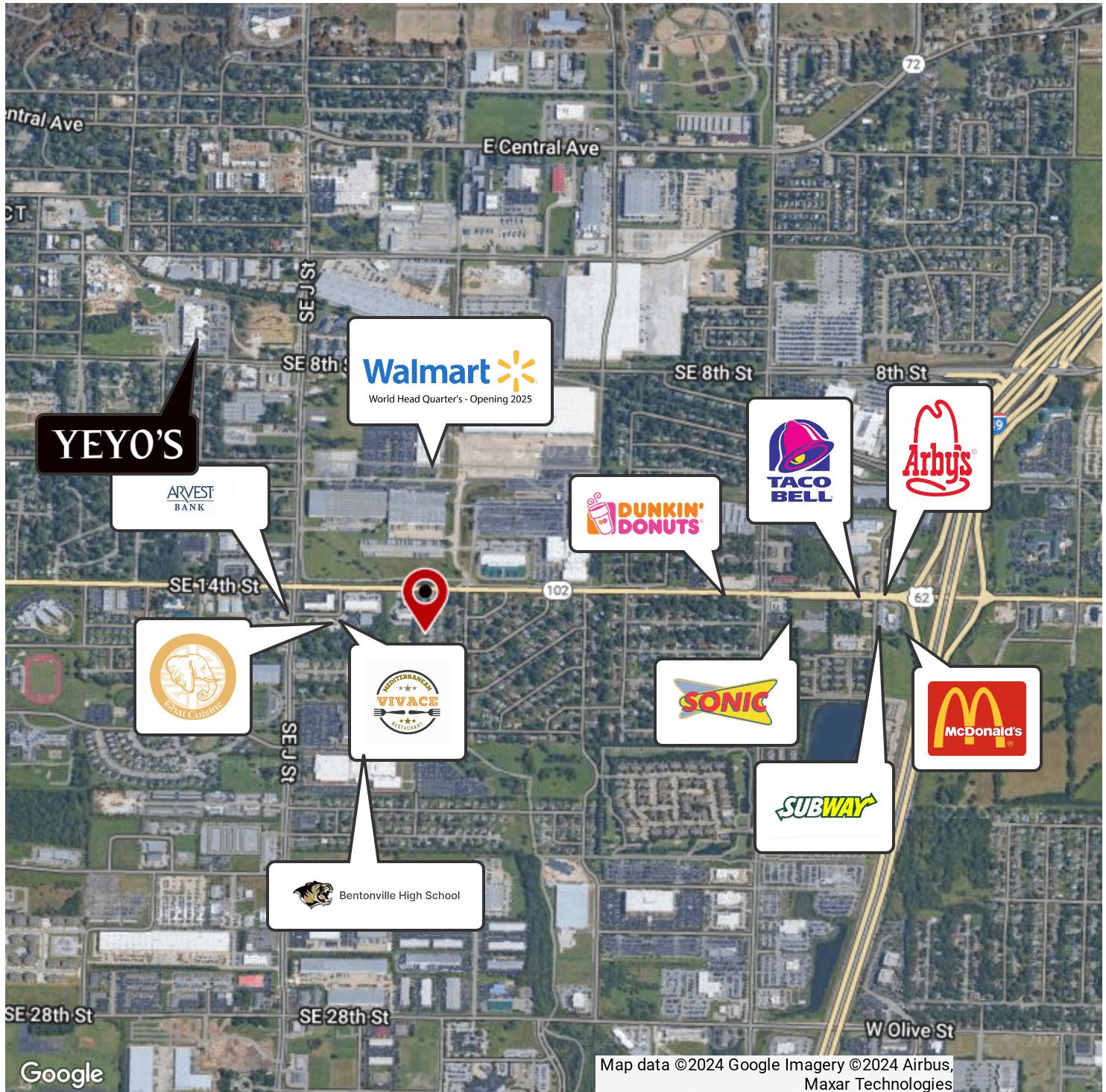
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,266		61,136		126,235	
2023 Estimate	7,788		56,992		117,232	
2010 Census	6,250		41,169		81,326	
Growth 2023 - 2028	6.14%		7.27%		7.68%	
Growth 2010 - 2023	24.61%		38.43%		44.15%	
2023 Population by Hispanic Origin	1,275		9,229		22,781	
2023 Population	7,788		56,992		117,232	
White	5,641	72.43%	45,948	80.62%	97,965	83.57%
Black	247	3.17%	1,765	3.10%	3,910	3.34%
Am. Indian & Alaskan	107	1.37%	775	1.36%	1,577	1.35%
Asian	1,388	17.82%	6,350	11.14%	9,718	8.29%
Hawaiian & Pacific Island	170	2.18%	473	0.83%	836	0.71%
Other	235	3.02%	1,682	2.95%	3,226	2.75%
U.S. Armed Forces	4		36		52	
Households						
2028 Projection	3,346		23,637		47,116	
2023 Estimate	3,156		22,044		43,758	
2010 Census	2,550		15,963		30,297	
Growth 2023 - 2028	6.02%		7.23%		7.67%	
Growth 2010 - 2023	23.76%		38.09%		44.43%	
Owner Occupied	1,216	38.53%	11,746	53.28%	25,412	58.07%
Renter Occupied	1,940	61.47%	10,299	46.72%	18,346	41.93%
2023 Households by HH Income						
Income: <\$25,000	694	22.00%	3,547	16.09%	6,597	15.08%
Income: \$25,000 - \$50,000	704	22.31%	4,072	18.47%	7,568	17.30%
Income: \$50,000 - \$75,000	696	22.06%	3,988	18.09%	7,904	18.06%
Income: \$75,000 - \$100,000	331	10.49%	2,795	12.68%	5,296	12.10%
Income: \$100,000 - \$125,000	209	6.62%	1,953	8.86%	4,011	9.17%
Income: \$125,000 - \$150,000	269	8.53%	1,558	7.07%	3,417	7.81%
Income: \$150,000 - \$200,000	103	3.26%	1,659	7.53%	3,421	7.82%
Income: \$200,000+	149	4.72%	2,474	11.22%	5,544	12.67%
2023 Avg Household Income	\$73,374		\$99,211		\$104,428	
2023 Med Household Income	\$55,827		\$71,281		\$74,390	

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2/6/2024

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