

NORTHEAST QUADRANT OF SOON TO BE ROUNDABOUT WITH INGRESS AND EGRESS OF XNA NATIONAL AIRPORT

The property sits at the Hwy 12 / Hwy 279 interchange upgrade, a \$115M expansion bringing a new roundabout to the intersection.

Improvements and the roundabout begin construction in late 2026, cementing this corner as the gateway between XNA and Bentonville/Centerton.

5.81 ACRES

SITE SIZE

\$4,555,505

SALE PRICE

\$115M

ROAD INVESTMENT

14,000

VEHICLES / DAY, HWY 12

2026

CONSTRUCTION BEGINS



WHY THIS CORNER WORKS

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- 01** Located at the intersection of Hwy 279 and Hwy 12
 - 02** Site of the \$115 million road expansion; improvements and roundabout begin late 2026
 - 03** Located on a major thoroughfare just north of XNA
 - 04** In NWA, ranked No. 1 “best-performing” large metro in the U.S.
 - 05** Zoned C-2 General Commercial
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XNA AIRPORT

A DIRECT LINE TO THE REGION'S BUSIEST GATEWAY

The property captures all incoming and outgoing traffic to and from XNA and Bentonville/Centerton, positioned on a major thoroughfare just north of the airport.

A FORWARD-GROWTH MARKET

IDEAL USES

Gas, QSR & neighborhood retail

Grocery, medical & lifestyle centers

Destination retail

Medical / service clusters

Higher-end food & beverage

WHAT'S DRIVING THE GROWTH

Highfill's population has **more than doubled** since 2020

Spillover growth from Cave Springs and west Rogers

Benton County is among the fastest-growing, wealthiest counties in Arkansas

Strong corporate-driven growth from the Walmart ecosystem

A HIGH-INCOME, YOUNG TRADE AREA

METRIC	1 MILE	3 MILES	5 MILES
Population	<700	5K-12K	30K-65K
Median HH Income	~\$92K	\$90-105K	\$90-115K
Median Age	~30	30-34	32-36
Bachelor's Degree +	~35%	35-45%	~38%+
Poverty Rate	~4%	5-7%	7-8%
Character	Airport / rural	Emerging suburban	Mature suburban

Estimated trade-area figures compiled from Census / ACS sources.