

SE 28TH STREET

16,000 VPD (2018)

FOR SALE

PHILLIPS PARK
BALL FIELDS

TEAM 1
SUPPLIER
SERVICES

WALMART
I STREET
OFFICE

WALMART
INNOVATION
LAB

PHILLIPS PARK ROAD

SE J STREET


N

1.70 ACRES

SE J ST. & PHILLIPS PARK ROAD, BENTONVILLE, AR

1.70 +/- Acres in high-traffic area near downtown

Less than 2.0 miles from the future Walmart Home Office and the new 8th Street exit on I-49. Perfectly positioned for quick access to downtown Bentonville, Walmart offices, Northwest Medical Center, numerous hotels and restaurants.

 **PRICE: \$922,000 (\$12.45 PSF)**

 Zoned Commercial (C-2)

 Utilities on-site

 Quick and easy access from I-49, visible to over 16,000 vehicles per day

 Short drive to Walmart Headquarters (present and future), Sam's Club Offices, 8th Street Market, The Momentary Museum, Crystal Bridges Museum, Bentonville High School, numerous offices, hotels, restaurants, and shops

 Perfect location for quick-serve restaurant, medical or law office, fitness center, or convenience store

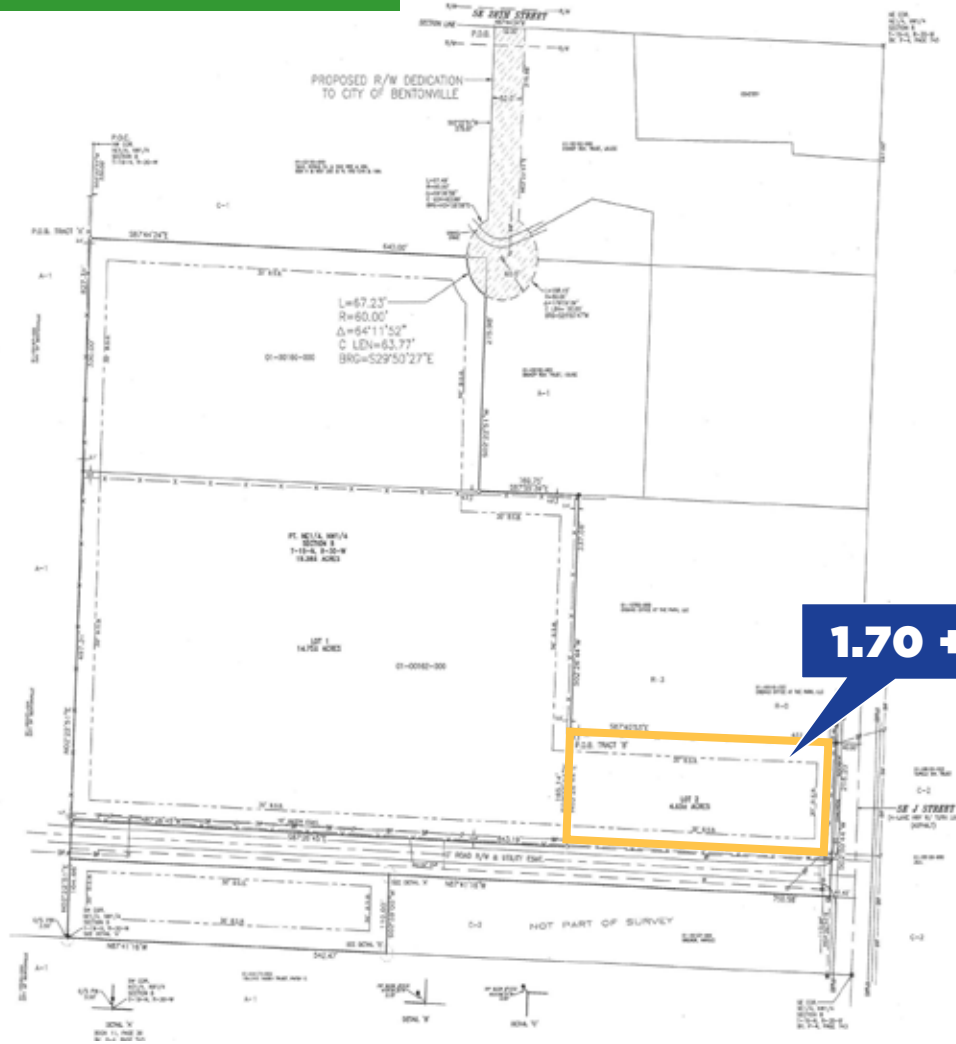
Pat Morrison
EXECUTIVE BROKER

5309 W. VILLAGE PKWY | SUITE 2
ROGERS, AR 72758
P. 479-464-4292
C. 479-936-4200
PatMorrison@DevereuxREI.com



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Real Estate Investments

SITE PLAN



1.70 +/- ACRES

SE J ST. & PHILLIPS PARK ROAD, BENTONVILLE, AR

Area Demograph-

	1 MILE	3 MILES	5 MILES
▶ Population (2019)	3,682	52,292	112,066
▶ Projected Population (2024)	4,042	59,492	127,699
▶ Average Household Income (2019)	\$62,028	\$94,466	\$99,785
▶ Proj. Average Household Income (2024)	\$72,239	\$106,201	\$111,875
▶ Households (2019)	1,555	20,185	41,314

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