

# FOR SALE



**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 8<sup>th</sup> 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**



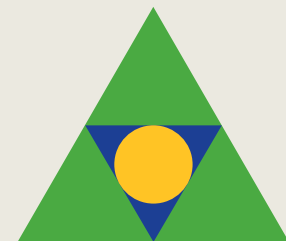
**Short drive to Walmart Headquarters (present and future), Sam's Club Offices, 8th Street Market, The Momentary Museum, Crystal Bridges Museum, Bentonville High School, numerous offices, hotels, restaurants, and shops**



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

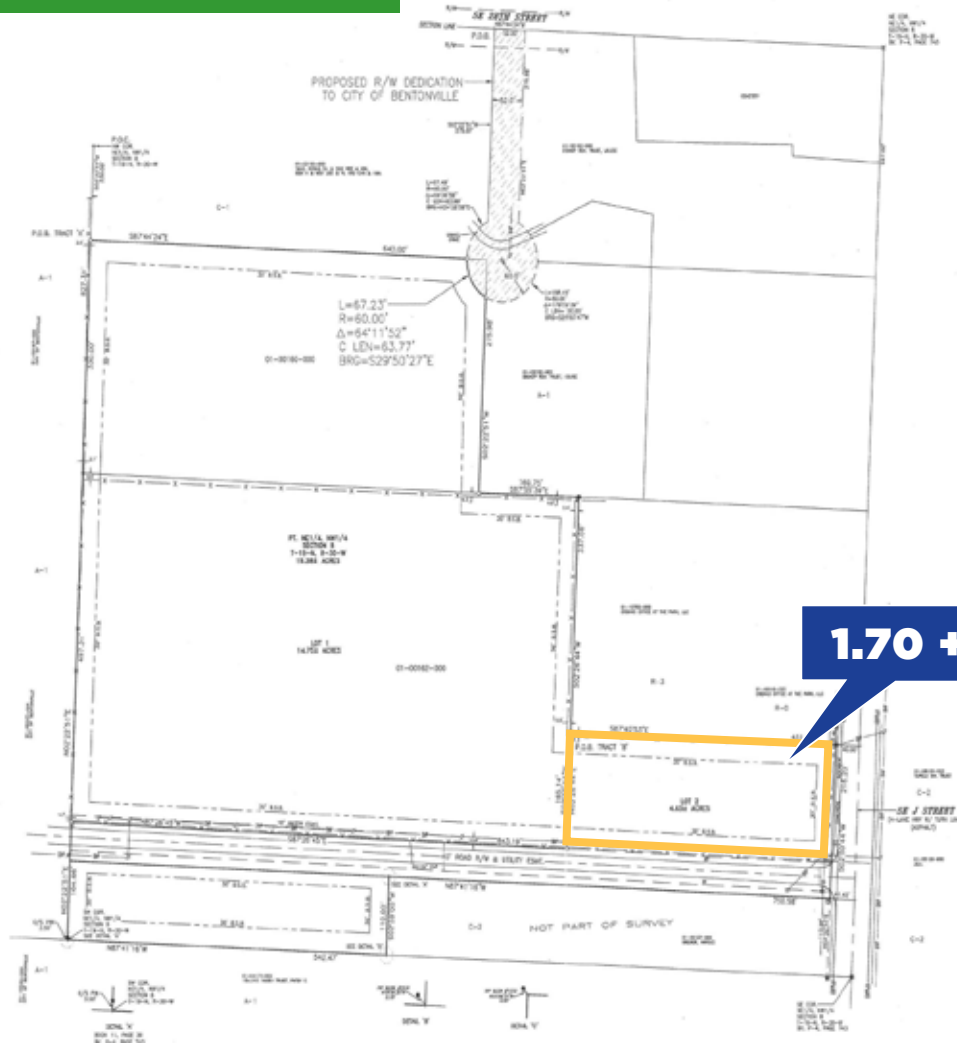
**Pat Morrison**  
EXECUTIVE BROKER

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Real Estate Investments

# SITE PLAN



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

### Area Demographics

	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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