

FOR SALE

NWA NATIONAL AIRPORT (XNA)

HWY 264

AIRPORT BLVD

HENDRIX ROAD

HWY 264 & HENDRIX RD, NORTHWEST ARK 23.55 ACRES NEAR NWA NATIONAL AIRPORT

The last remaining commercially zoned and privately owned property located at the south entrance to XNA (Northwest Arkansas National Airport). The total 23.55 acre +/- tract is available and divisible, with major frontage along Hwy 264 and Hendrix Road. (10 acres +/-/13.5 acres+/-) An important note is that annexation of land has begun for the connection of a limited access road that will connect the South entrance of XNA to the recently completed I-49/I-612 exchange that is at the intersection of Hwy 12 south of Cave Springs. The four mile, 4-lane access road has an estimated completion date of late 2026. ARDOT groundbreaking was April 2024.



\$4,606,470 (Full 23.55 AC +/-)

\$1,960,200 (10 AC +/-)

\$2,646,270 (13.5 AC +/-)



ZONED COMMERCIAL, Benton County, Ark.



LOT DIMENSIONS:

10 AC +/- : 1,075' x 405'

13.5 AC +/- : 675'x875'



MAJOR ROAD FRONTAGE



NEAR PUBLIC TRANSPORTATION

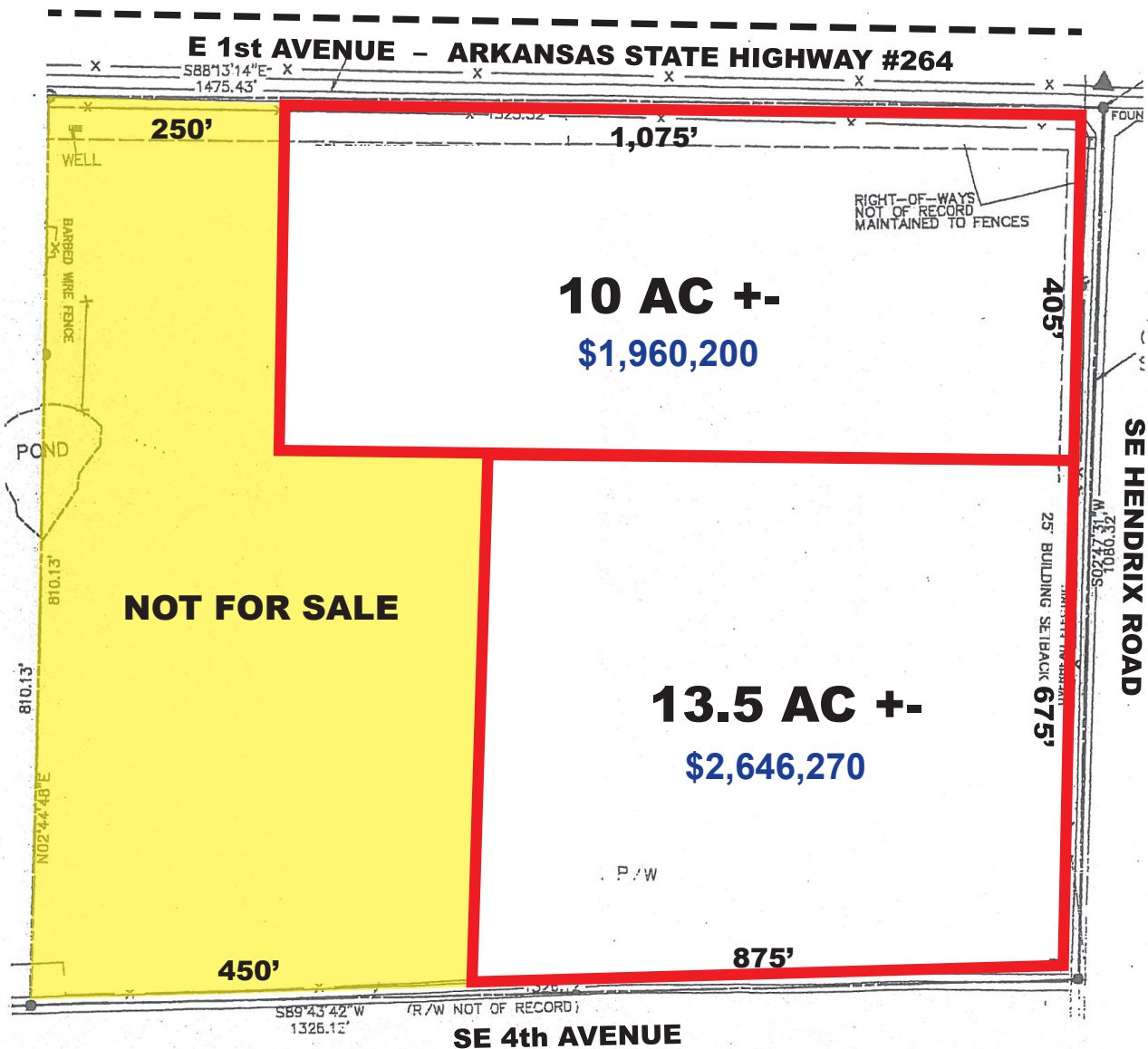
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Real Estate Investments



HWY 264 & HENDRIX RD, NORTHWEST ARK

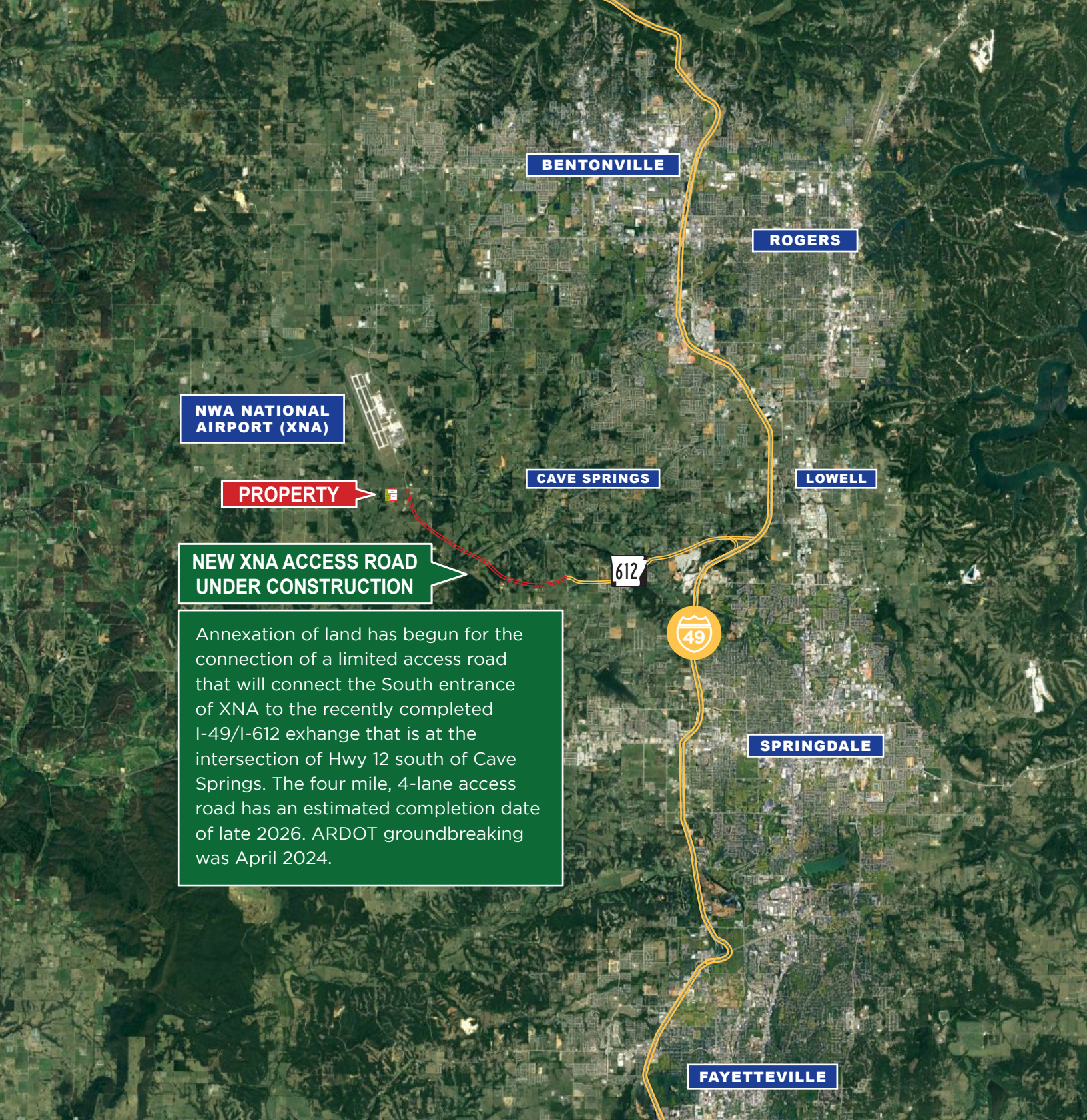
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**NWA NATIONAL
AIRPORT (XNA)**

PROPERTY

**NEW XNA ACCESS ROAD
UNDER CONSTRUCTION**

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BENTONVILLE

ROGERS

CAVE SPRINGS

LOWELL

SPRINGDALE

FAYETTEVILLE

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