

FOR SALE

**LOT #44
.99 ACRE**

**LOT #45
.77 ACRE**

 22,000 VPD (2018)



ACCESS

NORTH WALTON BLVD., BENTONVILLE, AR

.99 and .77 Acre lots on busy N. Walton Blvd.



**Lot #44 (.99 Acre) \$399,000
Lot #45 (.77 Acre) \$325,000
Combined: 1.76 Acres, \$675,000**



**Developed, flat, open site with frontage
Zoned Commercial (C-1)**



Paved cross-easement access in place; all utilities onsite



**Both lots across from Bentonville Bark Park and Bike
Playground and Trail**



**SHORT DRIVE to Lowe's, Walmart Neighborhood
Market, Walmart Home Office & Logistics, Harps Gro-
cery, numerous restaurants and shops**

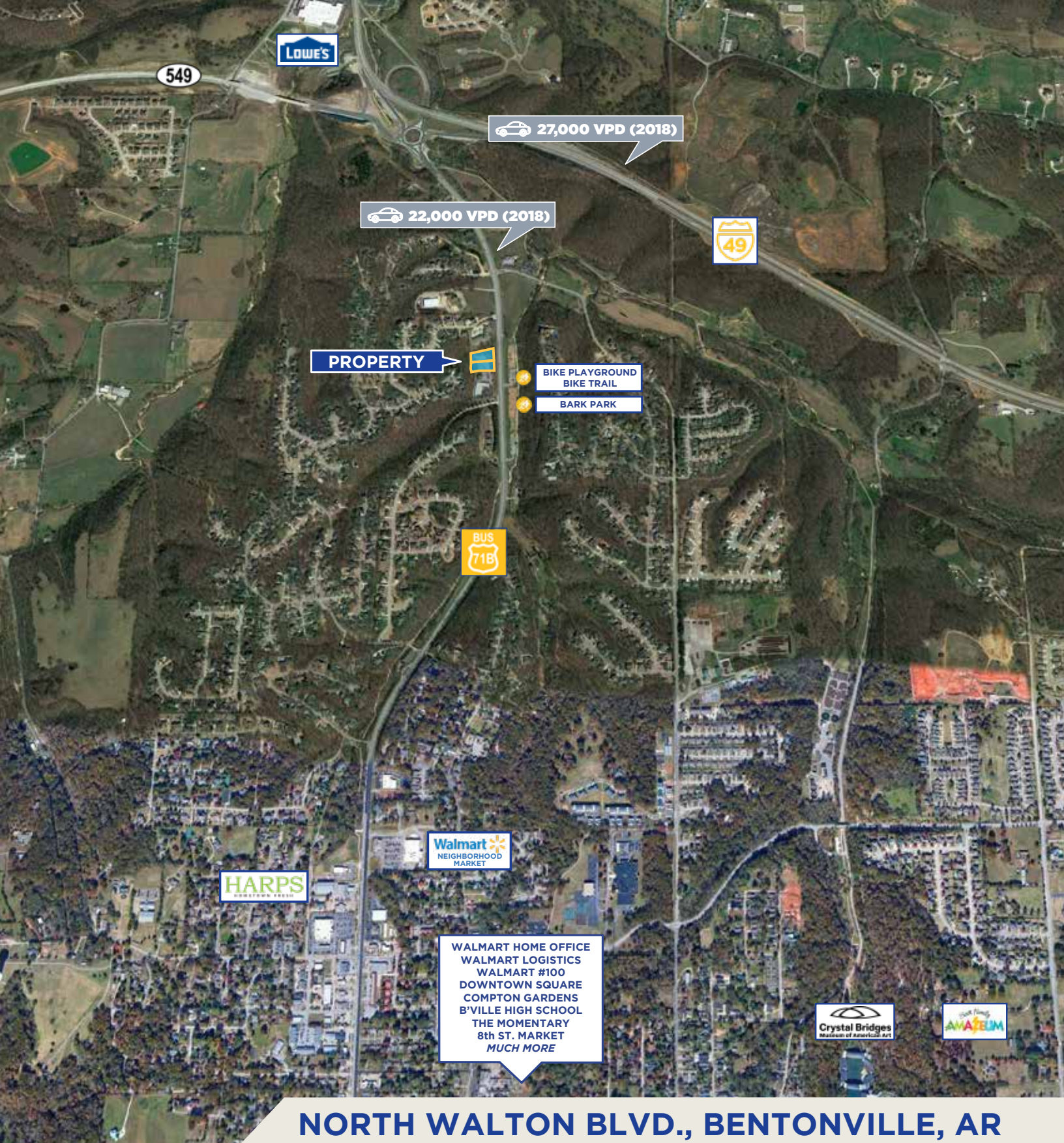
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EXECUTIVE BROKER

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Devereux
Real Estate Investments



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