

11911 W 264 Highway

Bentonville, Ar 72712



List Price: \$2,750,000

MLS#: 1185270

Beds: 0

Garage: 0

Type: CommercialSale

County: Benton

School:

Description

Unheard of in NWA! Prime commercial land priced below \$1.70 per square foot!! A smart investment whether you buy and develop now or buy and hold for future return. 37-acres, more or less, of commercially-zoned land at the very entrance to the Northwest Arkansas National Airport (XNA). Has major road frontage on both Arkansas Highway 264 and Hendrix Road, but in the future it will have frontage on a THIRD roadway as well. When the Airport Access Road coming from I-612 directly into the airport is completed, every vehicle accessing XNA from I-612 to the south, will pass directly by this property. Ideal for Corporate Headquarters, Light Industrial or Retail Development. Sewer service 1 mile away; all other utilities on site. Located in the City of Highfill, but with a Bentonville Address. Former location of the iconic Hendrix Boot Store, which has since been razed. Rent house on property given no value. Property is cross listed mls#1185266

Property Details

Lot Size	37.00 Acres
Listed By	Coldwell Banker Harris McHaney & Faucette-Rogers