

## 2301 SE 14th Street

Bentonville, Ar 72712



**List Price:** \$3,500,000  
**MLS#:** 1260962  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,408  
**Price / Square Foot:** \$2,485.80  
**Type:** CommercialSale  
**Built:** 2002  
**County:** Benton  
**School:**

### Description

Incredible 0.82-acre lot strategically located just 0.1 miles from the new Walmart Home Office Campus. Easy access to I-49 highway just 0.5 miles away. Ideal for retail, office space, or mixed-use development. Unbeatable proximity to major corporate hub and transportation artery.

Zoned for Commercial. 0.82 acres of prime real estate, offering endless possibilities for development on heavy traffic bound 14th street. Tap into the growth driven by Walmart's presence and the convenience of nearby highway access. Your neighbors include the ever-popular Dunkin' Donuts, ensuring a steady flow of potential customers. The property is prepped and ready for Tesla charging stations, tapping into the future of transportation. Create a business hub! Whether it's high-end cars, car washes, Restaurants, healthcare services, or a bustling showroom, this location is the key to success. Seize the opportunity! This property comes complete with a 1408 sq ft office building, offering immediate functionalit

### Property Details

Lot Size	0.82 Acres
Listed By	Fathom Realty