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## 206 SE 3rd Street

Bentonville, Ar 72712



**List Price:** \$869,900  
**MLS#:** 1266289  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** Railroad Add Bentonville  
**Type:** Land  
**County:** Benton  
**School:** Bentonville

### Description

Build your dream home on this prime 50 x 200-foot lot, literally steps away from the Bentonville Square. With R-1 zoning, this level lot offers rear public/shared alley access, granting you the flexibility to design a home tailored to your vision and lifestyle. The lot has been cleared, and has a current survey, and zoning to meet City of Bentonville current zoning. Enjoy the convenience of living within walking distance to Bentonville's exceptional restaurants, amazing parks, expansive trail system, music venues, and cultural attractions. Walk or ride bikes, down to 8th Street Market, coming soon - Walmart Campus, The Ledger, or stroll over to Crystal Bridges, you'll have at all within minutes of your door steps... Don't miss this rare opportunity to create your dream residence in the heart of Bentonville.

### Property Details

Lot Size	0.24 Acres
Fencing	None