

# SW 2nd Street

Bentonville, Ar 72712



**List Price:** \$425,000  
**MLS#:** 1287988  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** Fairview Heights Addition  
**Type:** Land  
**County:** Benton  
**School:** Bentonville

## Description

This is a great investment and development opportunity. The plat shows four adjoining lots; each approximately 25'x125' with 100' frontage on SW 2nd Street. Located just 11 blocks from town center. Zoned C-3, Mixed-Use Commercial, in central Bentonville. As stated by the City of Bentonville: "The C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 District allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and well-being of residents."

## Property Details

Lot Size	0.30 Acres
Fencing	Partial, Privacy, Wood
Listed By	Crye-Leike Realtors - Bentonville