

1 Bekaert Drive Outparcel 4

Rogers, Ar 72756



List Price: \$4,181,760

MLS#: 1301086

Beds: 0

Garage: 0

Type: Land

County: Benton

School: Rogers

Description

- Prime retail location on the market for the first time
- Parcels can purchased individually or as an assemblage
- Immediately adjacent to Bentonville jurisdiction and Walmart Neighborhood Market and Sam's Club
- Signalized corner with 37,000 cars per day on W Hudson Rd
- 1 mile from the new 350-acre Walmart Home Office campus that will employ 15,000+ people per day starting in Early 2025
- 2000' from Interstate I-49 with 108,000 vehicles per day
- Flat topography with water on site and sewer across Bekaert Drive
- High Barrier to Entry retail corridor (HWY 62 West Hudson Road)
- Walking distance to Northwest Arkansas Community College
- Seller will move current parking lot off of site
- Please note that purchasers of this property will be required to contribute and/or participate in the development of certain adjacent access improvements, ensuring connectivity.

Property Details

Lot Size	6.40 Acres
Fencing	None
Listed By	Colliers International - Branch Office