

## 2201 McCollum Drive

Bentonville, Ar 72712



**List Price:** \$4,900,000

**MLS#:** 1303783

**Beds:** 0

**Garage:** 0

**Subdivision:** Driggs Sub Rurban

**Type:** Land

**County:** Benton

**School:** Bentonville

### Description

+/- 6.62 acres of prime land with excellent visibility from the primary corridor of NWA, I-49. The property is located just 1.5 miles from Exit 88 and the proposed Alice Walton Health Care Campus, and only minutes away from Walmart's new HQ campus, Crystal Bridges, and Amazeum. Located just outside Bentonville city limits with agricultural zoning, offering endless potential. Bentonville, ArDOT, and the Federal Highway Administration proposed upcoming infrastructure plans include a new J St interchange, extending NE J St northward from Tiger Blvd. across I-49 for approx. 1.1 miles in Bentonville and future connection between N McCollum Dr to J St, with McCollum Dr/Ivy Cir. to the end of McCollum St being expanded into a three lane road. The property has city water, Carroll Electric on site, natural gas less than a mile away and sewer access 900ft SW of the site. Surrounded by scenic trails, this site is excellent for multifamily, office, retail development, church, dealerships, or many

### Property Details

Lot Size	6.62 Acres
Fencing	Partial
Listed By	Keller Williams Market Pro Realty Bentonville West