

**Agent:** Denise Contreras  
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## 2396 1st Avenue

Bentonville, Ar 72713



**List Price:** \$2,500  
**MLS#:** 1309871  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1  
**Price / Square Foot:** \$2,500.00  
**Subdivision:** 09-18-31-HIGHFILL  
**Type:** CommercialLease  
**Built:** 2025  
**County:** Benton  
**School:**

## Description

?? Build-to-Suit Land Lease – 4 Acres on E 1st Ave, Bentonville, AR

Now available: 4 acres for lease on E 1st Avenue in Bentonville — a great build-to-suit opportunity just minutes away from XNA Airport. With approx. 10,000 vehicles per day, this location offers excellent visibility and access, ideal for commercial, office, or retail development. Property Highlights:

?? 4 acres of flat, buildable land, ?? Flexible build-to-suit terms, ?? High-traffic location with over 10,000 vehicles daily. ?? Minutes away from Northwest Arkansas National Airport (XNA). ??? Utilities nearby and convenient access to I-49 ?? Near residential neighborhoods, schools, and major employers

Position your business for success in a fast-growing part of Bentonville.

## Property Details

Lot Size	4.06 Acres
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