

## 306 SE 2nd Street

Bentonville, Ar 72712



**List Price:** \$1,600,000

**MLS#:** 1315450

**Beds:** 0

**Garage:** 0

**Subdivision:** Railroad Add Bentonville

**Type:** Land

**County:** Benton

**School:** Bentonville

### Description

Located in the heart of downtown, this prime .43-acre lot is located just 2 blocks from the Bentonville Square. This is a rare downtown development opportunity-positioned immediately south of the new Central Parking Garage and The Howard. Zoned DN-3 with potential for DE or C-3 through standard review. Located on a quiet dead-end street with direct access to the Razorback Greenway and Town Branch Park, it's ideal for mixed-use, hospitality, or residential. Picture a boutique hotel, restaurant, pub, flower shop, or sleek apartments—steps from art, culture, and the trails in the Mountain Biking Capital of the World. Build now or hold for investment. Survey available.

### Property Details

Lot Size	0.43 Acres
Fencing	None
Listed By	Better Homes and Gardens Real Estate Journey Bento