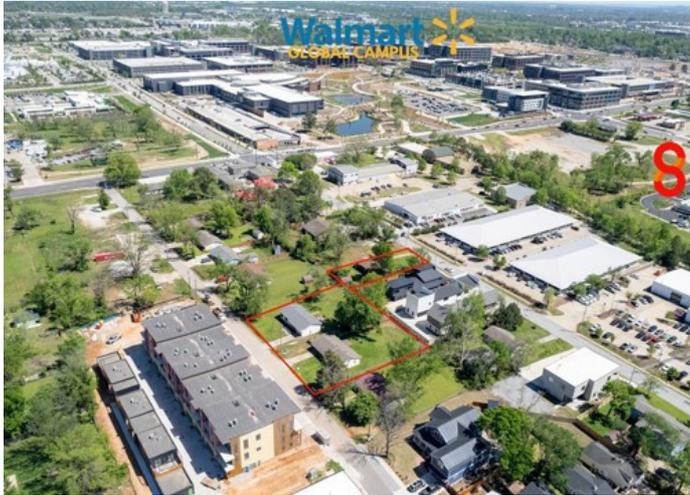


**Agent:** Somer Adams  
**Company:** Lindsey & Assoc Inc Branch

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## 907 SE 5th St / 904 & 906 SE 4th Street

Bentonville, Ar 72712



**List Price:** \$3,500,000  
**MLS#:** 1335703  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 4,468  
**Price / Square Foot:** \$783.35  
**Type:** CommercialSale  
**County:** Benton  
**School:**

### Description

Prime Downtown Bentonville Development Opportunity with PUD Rezoning Potential. Located within the Neighborhood Urban Land Use Plan Zone and the Downtown Intensification Growth Zone. 3 lots each with homes totaling 0.84 Acres. Two contiguous lots located with access on 4th Street and One Lot accessible on 5th street providing a 14' overlay connection, ideal for future development planning to combine the lots and provide multi street access points. Less than ¼ mile from the Walmart Global Campus, 8th Street Market, The Momentary, and the booming 5th Street Corridor Area. Just ½ Mile from Downtown Bentonville's renowned Dining, Shopping, Entertainment. The potential for this site is abundant and you do not want to miss out on securing this multi lot opportunity surrounded by expansive Multi Family, PUD, and Commercial zone growth. The homes have consistent tenancy and provide and immediate rental or Airbnb income.

### Property Details

Lot Size	0.84 Acres
Air Condition	CentralAir,Electric
Appliances	GasWaterHeater
Exterior	VinylSiding