

I St I Street

Bentonville, Ar 72712



List Price: \$4,500,000
MLS#: 1335737
Beds: 0
Garage: 0
Type: CommercialSale
County: Benton
School:

Description

Prime 5.25-acre development opportunity on I Street in Bentonville. Exceptional visibility in a fast-growing corridor near Airport Blvd, positioned next to McDonald's and Walmart Neighborhood Market. Surrounded by established apartments and strong residential growth, offering ideal potential for commercial, mixed-use, multifamily, or residential projects. Flat, usable land with excellent frontage and high traffic counts—one of the few remaining large parcels in this booming area.

Development Potential and Perfect for (Buyer to perform due diligence):

1. Retail or service-based commercial
2. Mixed-use development
3. Multifamily or townhome communities
4. Medical, office, or investment-grade build-to-suit projects

This is one of the few remaining large parcels in a booming area of Bentonville—an exceptional opportunity for developers and investors looking to capitalize on rapid growth and unbeatable visibility.

Property Details

Lot Size	5.24 Acres
Listed By	Fathom Realty