

1009 SW Parnell Drive

Bentonville, Ar 72713



List Price: \$3,000,000
MLS#: 1336888
Beds: 0
Garage: 0
Square Feet: 2,122
Price / Square Foot: \$1,413.76
Type: CommercialSale
Built: 1998
County: Benton
School:

Description

The property is zoned residential now R1- The R-1 zoning district. Highest and best use for the property:1) Multifamily Residential -Bentonville's rapid population growth & housing demand make multifamily the most viable use. Mid-density apartments or townhomes could be potential use for this prime acreage. 2) Retirement / Senior Living Community: Bentonville is positioning itself as a lifestyle hub, with healthcare and recreation nearby. Airport access is convenient for visiting family and medical travel. While residential is the best use, small-scale commercial (medical offices, convenience retail) could complement housing. Airport adjacency may support aviation-related services, zoning favors residential. Strategic Property is located in Bentonville's Growth Zone and accessible off of I street entrance to property, right across from the Bentonville Airport. Traffic Count on I Street is 17,000 daily. Access on I street-50' easement access, however no current access from I street.

Property Details

Lot Size	1.93 Acres
Air Condition	CentralAir
Listed By	1 Percent Lists Arkansas Real Estate