

SW Regional Airport Boulevard

Bentonville, Ar 72712



List Price: \$550,000

MLS#: 1339563

Beds: 0

Garage: 0

Subdivision: Old Farm Ph 1, The Bentonville

Type: Land

County: Benton

School: Bentonville

Description

Prime 2.72-acre opportunity in Benton County! Parcel #01-10278-000 is vacant, unimproved land in the path of rapid Northwest Arkansas growth. Gas, electric, and water are available at the site, offering a strong head start for development. Located minutes from the XNA airport terminal and next to a major hotel, with excellent visibility, a high-traffic corridor. Traffic counts range from 9,000 to over 30,000 vehicles per day (VPD) depending on the specific section. Ideal for short-term rentals, extended-stay or corporate housing, small multifamily, office, or service-based commercial uses catering to traveler demand. Easy access to Bentonville, Centerton, Rogers, Springdale, and Fayetteville enhances its appeal. Strategic location, strong exposure, and growing demand near XNA make this a compelling investment. Buyer to verify zoning and permitted uses. Drive by today!

Property Details

Lot Size	2.72 Acres
Fencing	None
Listed By	Keller Williams Market Pro Realty Branch Office