

2104 Delwhite Drive

Bentonville, Ar 72712



List Price: \$990,000
MLS#: 1339997
Beds: 0
Garage: 0
Square Feet: 3,046
Price / Square Foot: \$325.02
Type: CommercialSale
Built: 2013
County: Benton
School:

Description

Welcome to 2104 Delwhite, located approximately 200 yards from the new Walmart Home Office campus. This move-in-ready property offers over 3,000 sq ft with 4 bedrooms and 3 bathrooms, featuring spacious living areas, abundant natural light, and a functional layout ideal for living, rental, or future use. Currently zoned R-1 (Low-Density Residential), the property also presents potential for redevelopment or rezoning. Nearby zoning districts include DN-2, DN-3, DN-4, DE, and C-3, which allow for higher-density residential, mixed-use, and commercial applications. Any change in zoning or use is subject to City of Bentonville approval, and buyers should verify all information. With immediate proximity to Walmart HQ, downtown Bentonville, trails, Crystal Bridges, and dining, this property offers strong location appeal and long-term upside. Positioned in one of Northwest Arkansas' fastest-growing corridors, this property offers flexibility for owner-occupants, investors, or developers seeking demand and future growth.

Property Details

Lot Size	0.20 Acres
Air Condition	CentralAir
Appliances	ElectricWaterHeater
Exterior	Brick,Frame
Listed By	eXp Realty NWA Branch