

2201 McCollum Drive

Bentonville, Ar 72712



List Price: \$4,800,000
MLS#: 1348933
Beds: 0
Garage: 0
Subdivision: Driggs Sub Rurban
Type: Land
County: Benton
School: Bentonville

Description

Positioned in one of Bentonville's fastest growing corridors, this +/- 6.62 acre tract offers outstanding I-49 visibility just 1.5 miles from Exit 88. Minutes from the proposed Alice Walton Health Care Campus, Walmart's new home office, Crystal Bridges, and the Amazeum, the property is surrounded by major growth, new development, and expanding infrastructure.

Located outside Bentonville city limits with agricultural zoning, the land offers strong potential for multifamily, retail, office, mixed use, church campus, dealership, or future investment opportunities. Planned roadway improvements, including the proposed J Street interchange and McCollum Drive expansion, are expected to further enhance accessibility throughout the area.

A private well and Carroll Electric are on site, with natural gas nearby and sewer access approximately 900 feet southwest of the property. A rare opportunity to secure land in the path of Northwest Arkansas' continued growth.

Property Details

Lot Size	6.62 Acres
Fencing	Partial
Listed By	Keller Williams Market Pro Realty - Rogers Branch