



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

UNIMPROVED LAND FOR SALE

SE Winsted Lane, Bentonville, AR



SE Rainbow Rd
8,800 VPD

± 1.73 Acres

SE Walton Blvd
36,000 VPD

CONTACT US TODAY
479.271.6118 | mosestucker.com



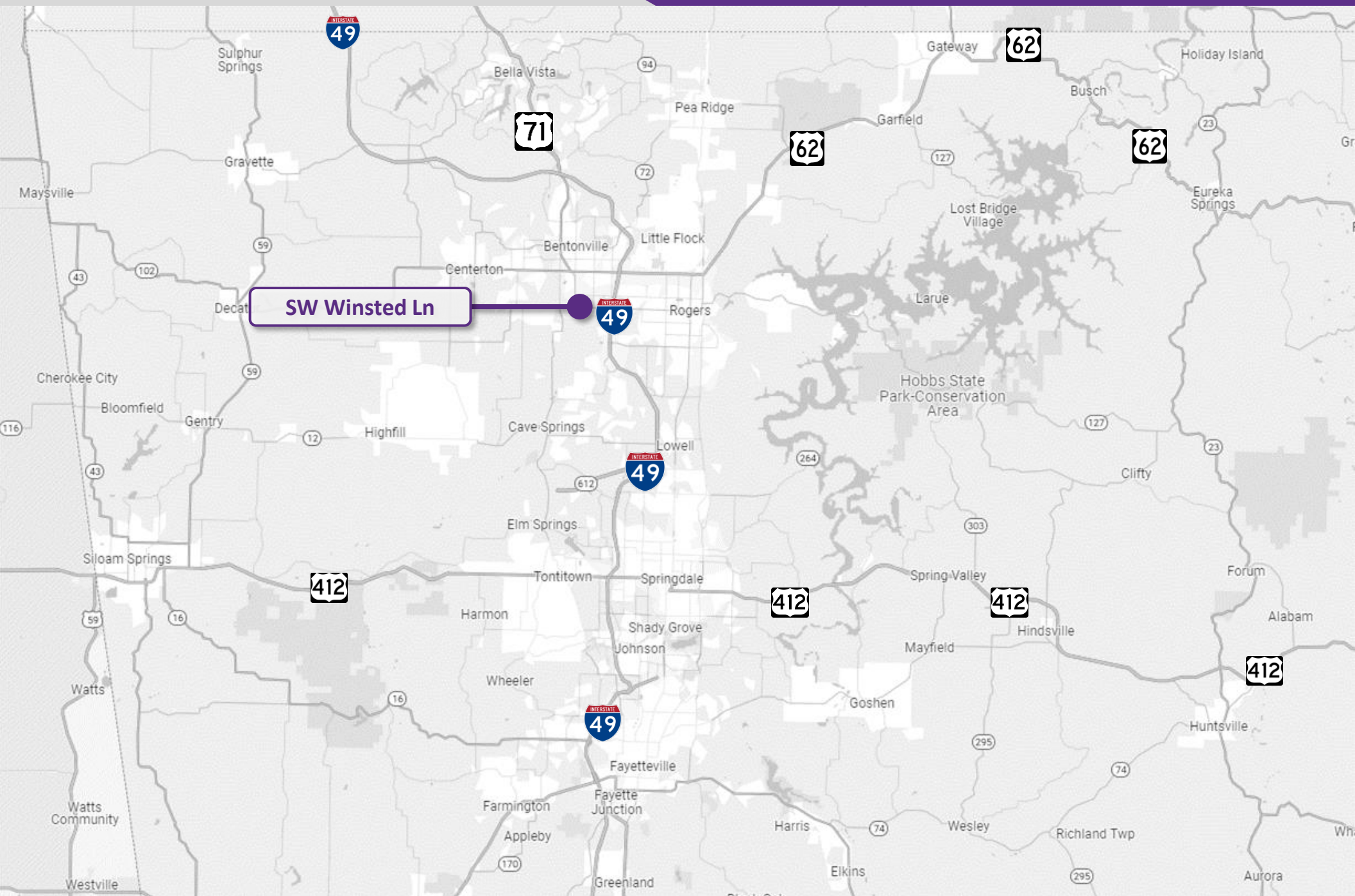
OFFERING SUMMARY

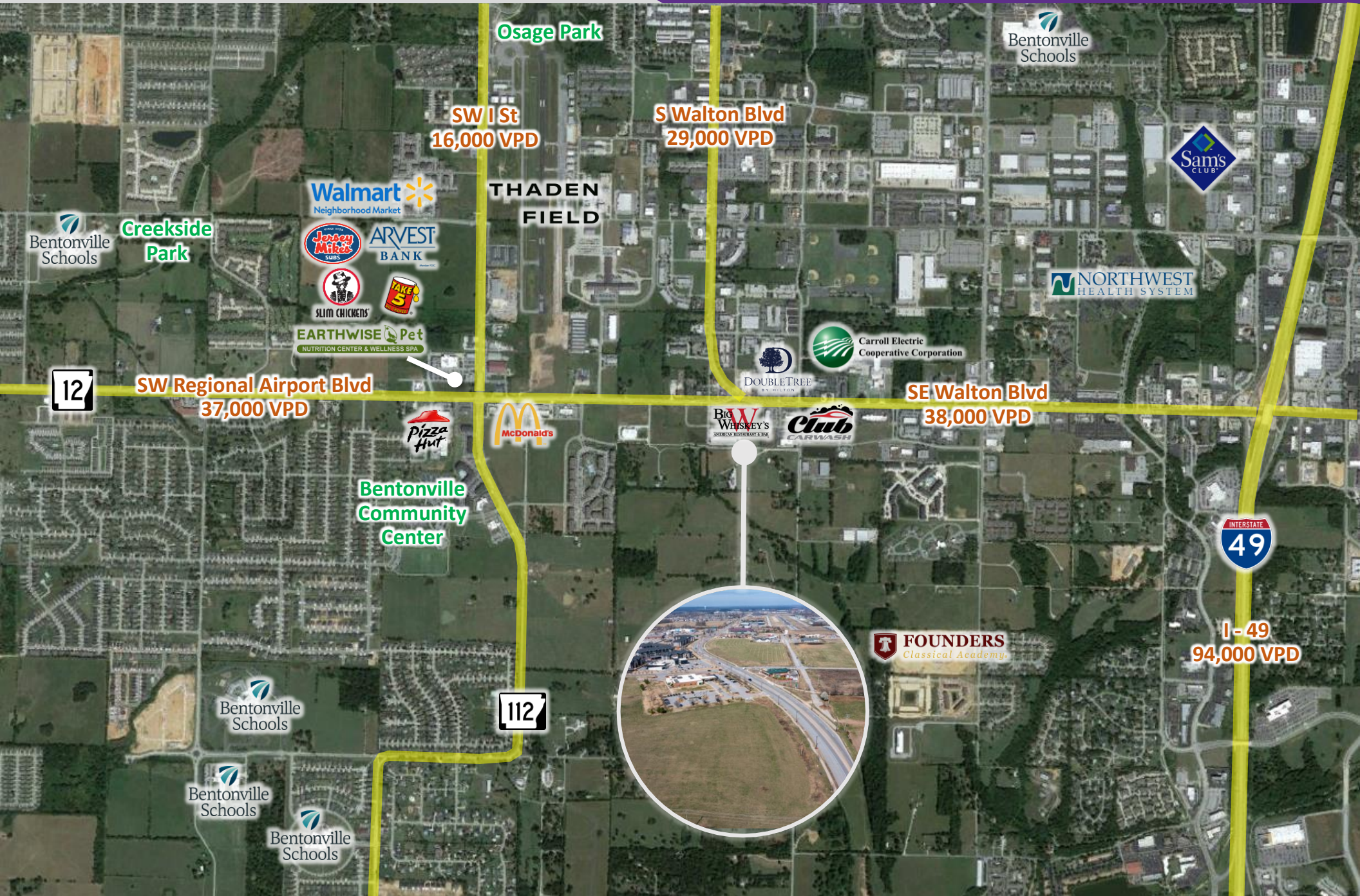
Offering	For Sale
Address	SE Winsted Ln, Bentonville, AR 72712
Property Type	Pad Ready Site
Price	\$1,450,000
Land Size	± 1.73 Acres
Zoning	C-2

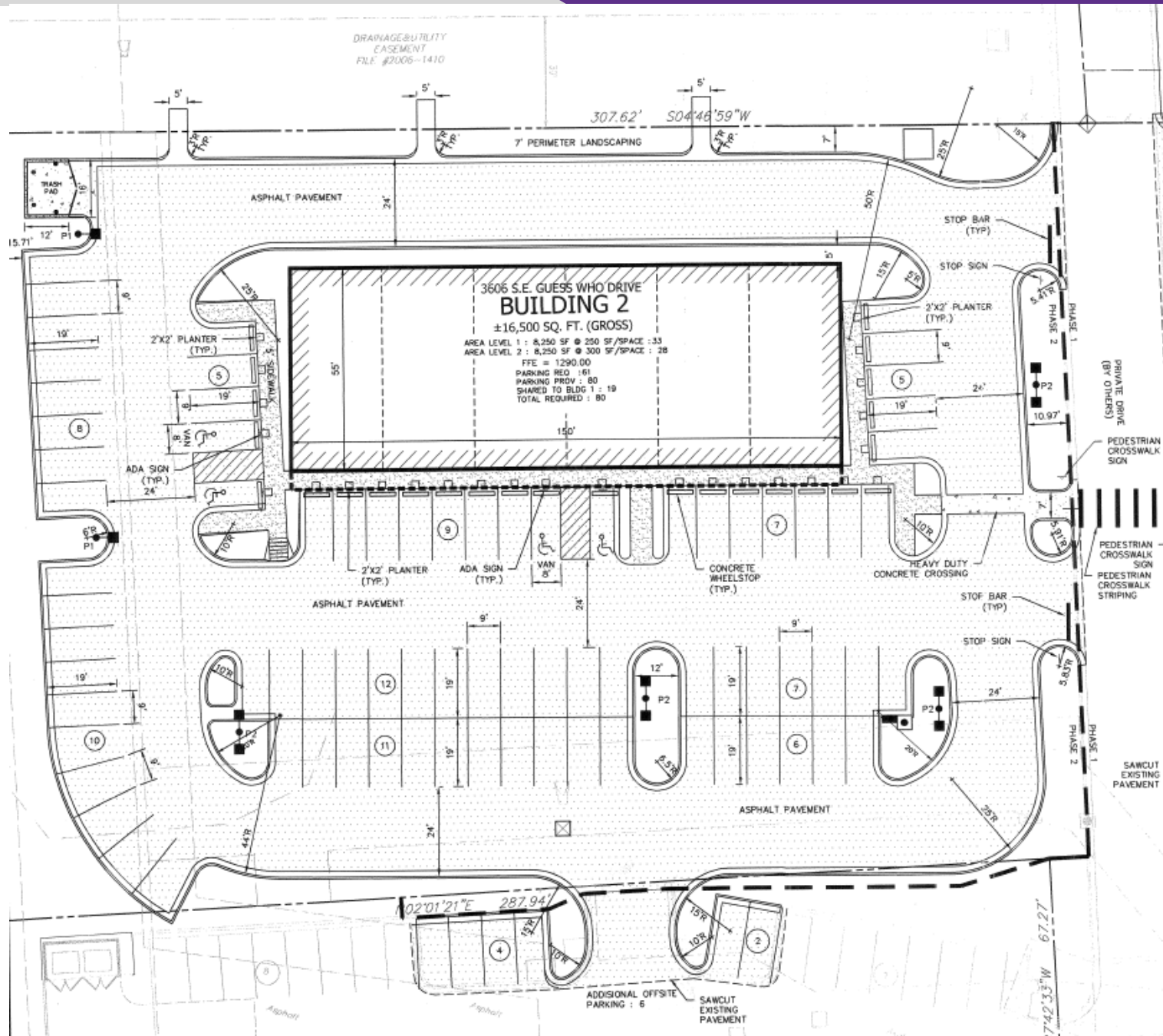
PROPERTY HIGHLIGHTS

- Prime development opportunity
- Pad ready site with completed improvements which include dirt work, sewer and water on site
- Off site underground detention in place
- Water meters (7) for entire development in place
- Plans for an 8,250 SF building was previously approved by the City of Bentonville
- Located adjacent to the Trail of Two Cities, which is a direct link to the Razorback Greenway Trail System
- Visibility from SE Walton Blvd
- 1.4 miles from I-49 (94,000 VPD)









BENTONVILLE, ARKANSAS



Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.

Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. It is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazium. Visitors and residents alike can also enjoy exploring the vast trail network from the downtown square.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	53,828	134,064	253,080
Households	21,046	49,788	91,064
Average Age	35.0	35.3	36.3
Average Household Income	\$126,118	\$126,845	\$120,955
Businesses	2,701	4,627	6,567

**Demographic details based on property location*



THANK YOU



Moses Tucker
PARTNERS

Jeff Snyder, CCIM
Brokerage Director
479.372.0001
jsnyder@mosestucker.com

Co-Listed with:
Matt Rateliff
United Country/Rateliff Lifestyle Properties
479.903.5048
matt@rateliffllifestyleproperties.com

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