

## LAND FOR SALE

# 68.10 ACRES READY FOR DEVELOPMENT

4100 N. Vaughn Road, Bentonville, AR 72712



**SALE PRICE:** \$2,383,500

**PRICE PER ACRE:** \$35,000

**LOT SIZE:** 68.1 Acres

**APN #:** 01-00828-450

### PROPERTY OVERVIEW

PRIME BENTONVILLE LOCATION READY FOR DEVELOPMENT

### PROPERTY FEATURES

- EXCELLENT LOCATION
- NEW BENTONVILLE SCHOOL UNDER CONSTRUCTION
- CITY IS BRINGING SEWER TO SE CORNER OF PROPERTY
- WATER AT STREET
- BENTONVILLE SEWER
- ELECTRIC EASEMENT ON PROPERTY
- LEVEL TOPOGRAPHY

**KW COMMERCIAL**  
3801 Johnson Mill Blvd.,  
Suite C  
Fayetteville, AR 72704

**JENELLE KENNAN**  
Commercial Broker | Keller Williams Market Pro Realty  
O: 479.657.6797  
C: 479.270.4474  
jenellekennan@gmail.com

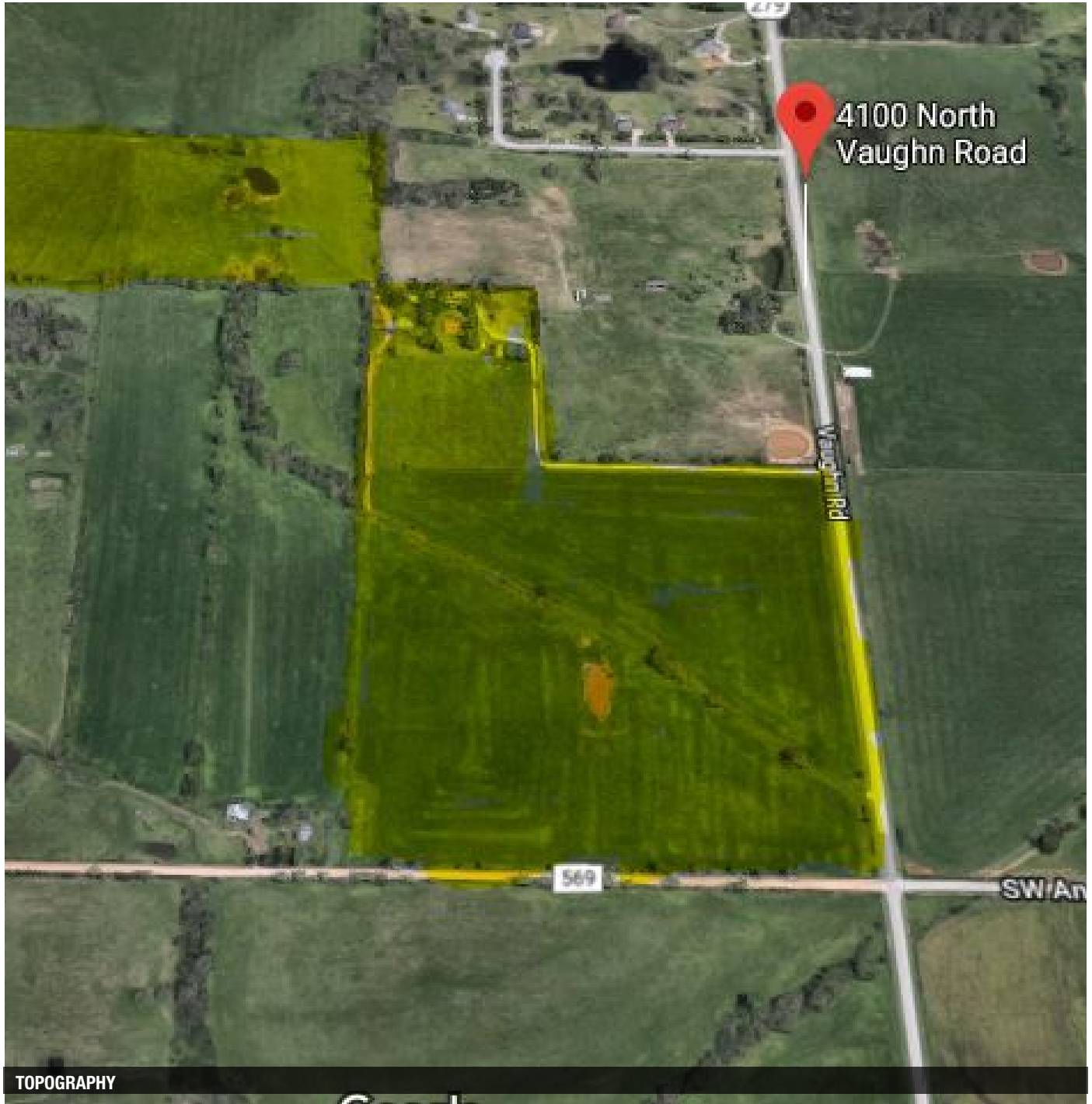
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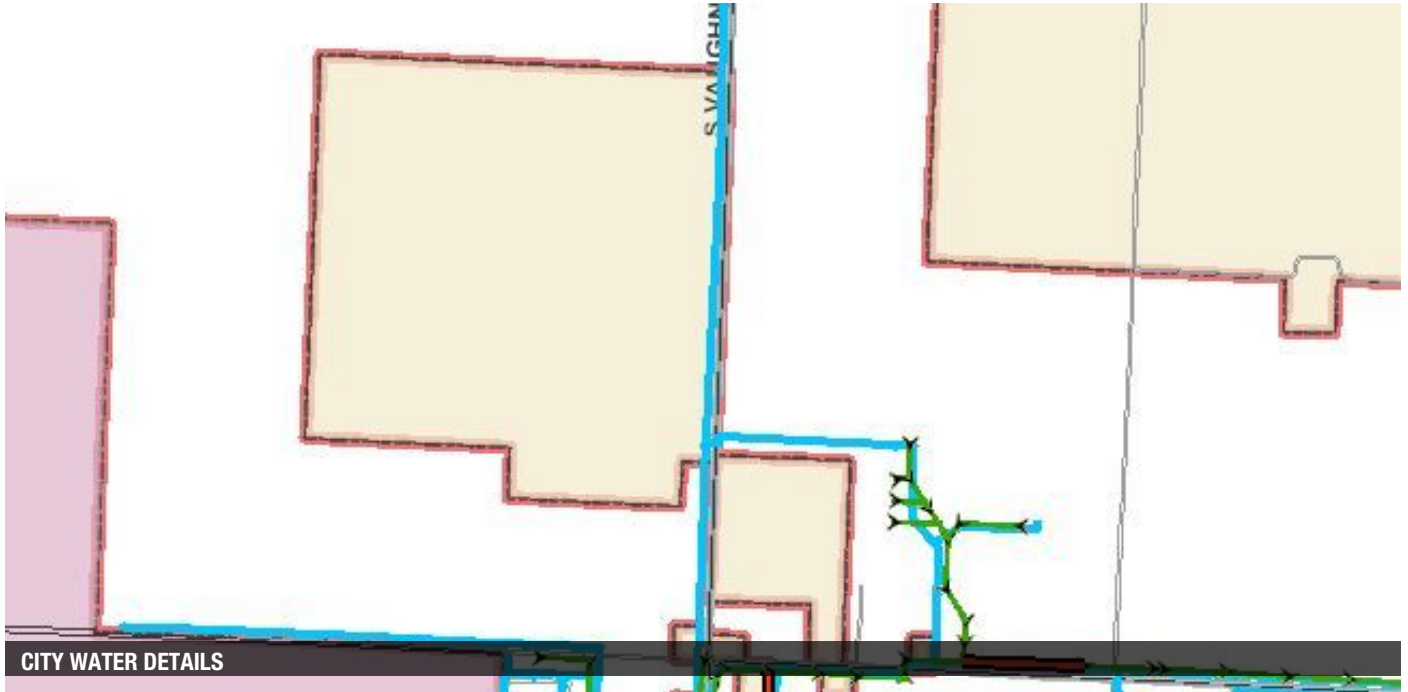
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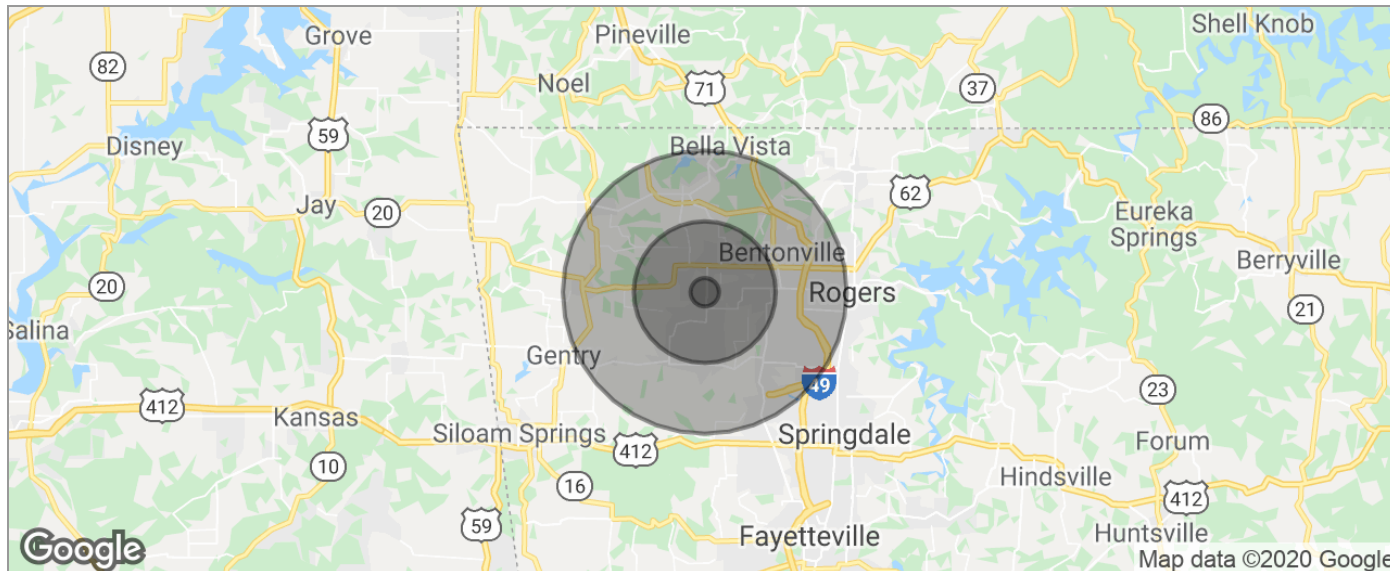
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	686	19,860	101,586
MEDIAN AGE	28.2	30.4	34.9
MEDIAN AGE (MALE)	29.1	30.8	33.6
MEDIAN AGE (FEMALE)	27.6	29.8	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	238	7,423	38,841
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$64,935	\$69,190	\$74,982
AVERAGE HOUSE VALUE	\$246,883	\$192,047	\$240,185
RACE	1 MILE	5 MILES	10 MILES
% WHITE	79.9%	82.3%	86.8%
% BLACK	0.1%	3.0%	2.0%
% ASIAN	13.3%	8.1%	4.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.8%	1.0%
% OTHER	3.2%	3.2%	3.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	7.4%	9.0%	8.9%

\* Demographic data derived from 2010 US Census

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