

1.96 +/- AC 8th & "J" Street, Bentonville

PRICE REDUCED TO: **\$1,113,255**

~~\$1,280,664~~

FEATURES

- ❖ 1.96 +/- Acres
- ❖ \$13.00 per SF (approx.)
- ❖ Zoned C-4
- ❖ Corner tract w/stoplight
- ❖ All city utilities available
- ❖ 283' +/- frontage on "J" St.
- ❖ 300' +/- frontage on 8th St.
- ❖ 2008 Traffic Count: 13,000
- ❖ Only 1 ½ miles to I-540
- ❖ Ready to Develop



Subject Property

300' +/-

283' +/-



Directions: From I-540N, take Exit 86, turn left onto Hudson/Hwy 102. Go approx. 1 mile, turn right onto "J" St., go approx. ½ mile, property on southwest corner of "J" and 8th Streets.



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