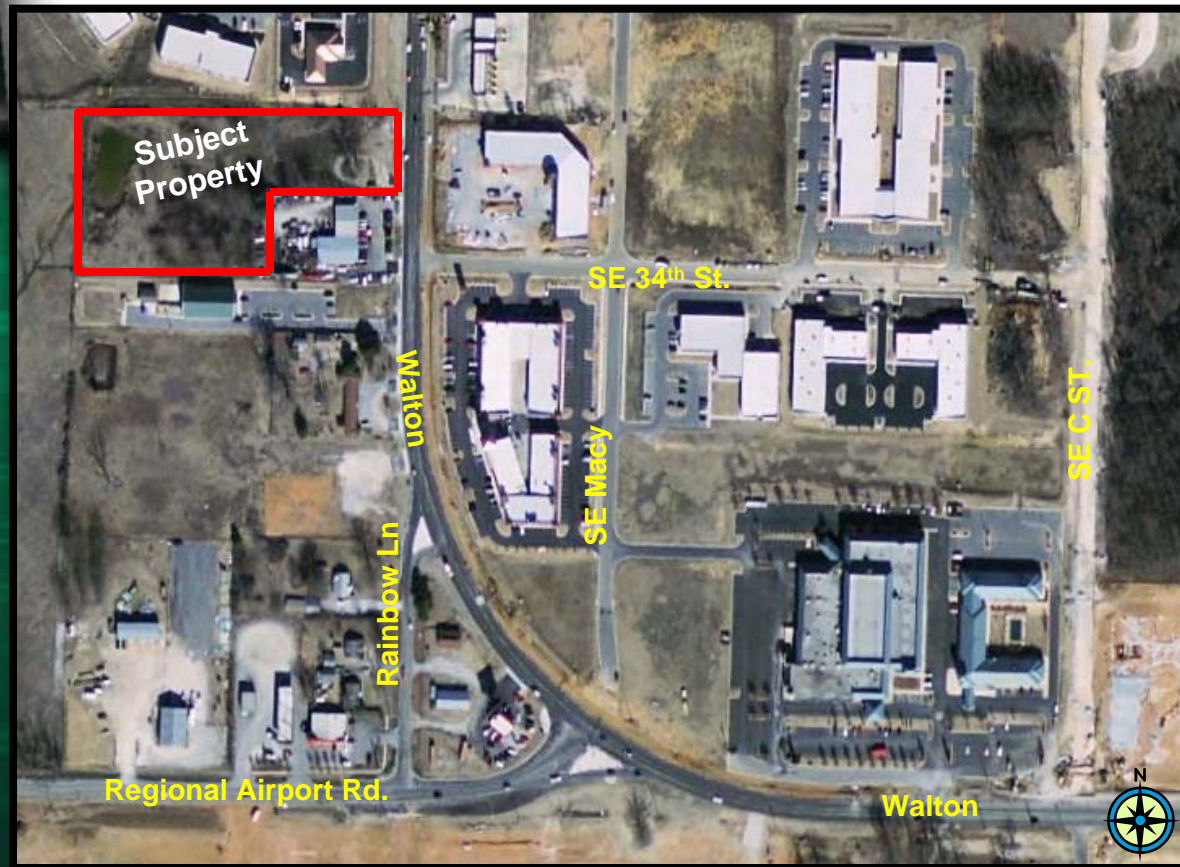


# FOR SALE

# 3300 S Walton, 3.57 +/- ACRES

Bentonville

## \$1,400,000



- 3.57 +/- ACRES
- Zoned C-2
- 150' +/- frontage / Walton
- 2007 traffic ct: 23,600
- 1 ½ miles from I-540
- Electric at Street
- 10" sewer-line across property
- 8" water line at street
- Surrounded by development
- Priced at only **\$9.00 PSF**

Directions: From I-540, Exit 85, go west on Walton approx. 1 ¼ miles, property directly passed Rainbow Curve on left side of road.



**Bill McClard, CCIM, SIOR**

Lindsey & Associates, Inc.

Commercial/Industrial Division

3801 W. Walnut

Rogers, Arkansas 72756

(479) 246-1670 or 800-658-4012 Ext. 5670

Website: [www.BillMcClard.com](http://www.BillMcClard.com)



CCIM

SIOR

MLS# 556800

All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

# AREA MAP



# PARCEL MAP

