

# FOR SALE

## 39.56 +/- AC Been / Cadwell Bentonville

### \$1,350,000



- **39.56 +/- ACRES**
- Priced at only 78¢ per SF  
\$34,125 per acre
- Zoned Residential
- All city utilities available
- Additional 36.52 +/- AC available  
(MLS# 563575)

Excellent area for a subdivision. Acreage is flat and ready to be developed. Located only 1 ½ miles west of the intersection of Hwy 102 / Walton. Property is situated between Bentonville and Centeron in a rapid area of residential growth. Be close to work, doctors and shopping.

**DIRECTIONS:** From intersection of Hwy 102 / Walton, west on Hwy 102 – 1.5 miles to Been, south on Been ½ mile to Cadwell Avenue, property to south

**MLS# 563744**



**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)



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