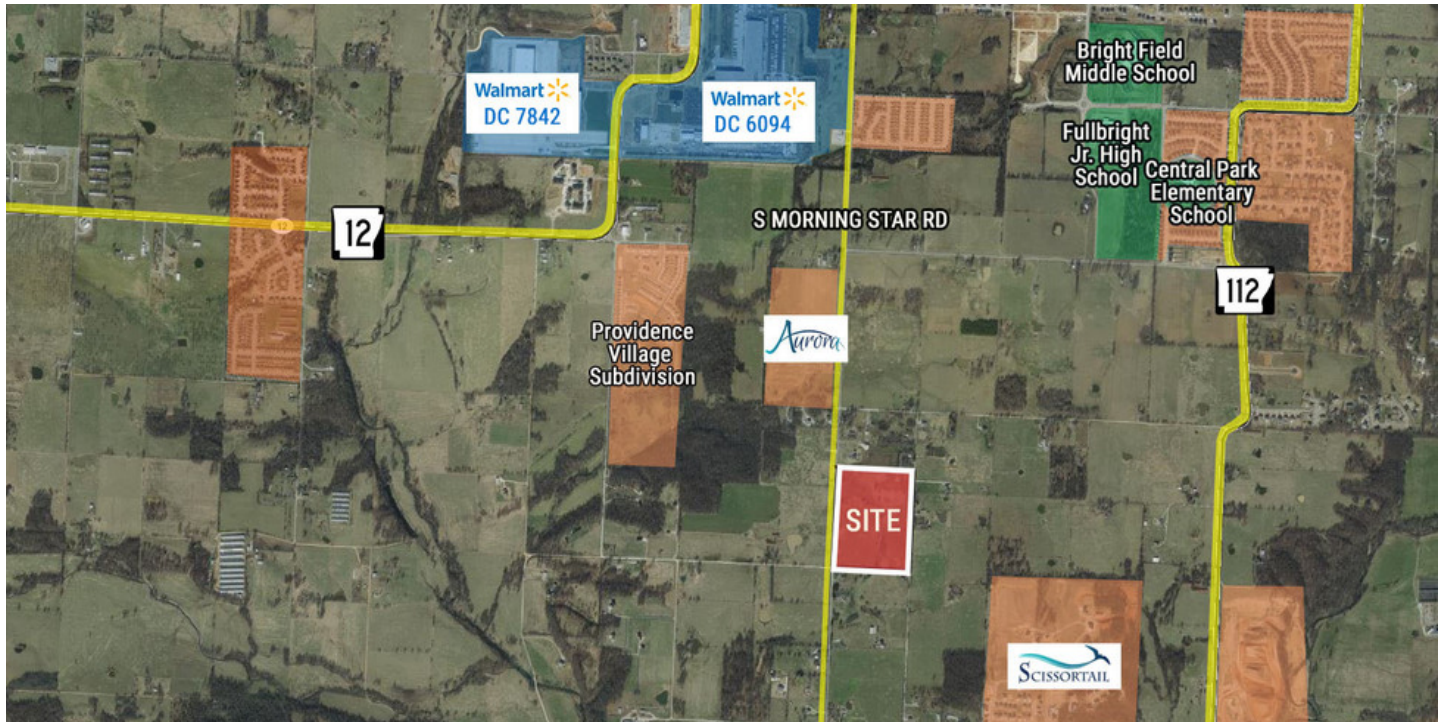


LAND FOR SALE S MORNING STAR ROAD



OFFERING SUMMARY

Sale Price:	\$2,250,000
Price / Acre:	\$45,000
Lot Size:	± 50.04 Acres
Annexation:	Currently in Benton County. Access to Bentonville utilities require voluntary annexation
Utilities:	
Water	City of Bentonville
Electric	City of Bentonville
Sewer	1000' NW Corner - City of Bentonville
Zoning:	A-1 Agriculture Future Residential

PROPERTY HIGHLIGHTS

- Flat land with 2 ponds
- Located in Bentonville School District
- 1,651' frontage on S Morning Star Rd with excellent visibility on this North/South major future corridor
- Land near new Aurora & Scissortail Subdivisions
- 1,653' frontage on Gaston Rd
- Development would require public road improvements on S Morning Star

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	802	21,713	77,239
Projected % Growth	2.8	2.8	2.8
Average HH Income	\$111,462	\$115,757	\$100,167



Newmark

Moses Tucker Partners Paul Esterer Principal & Northwest Arkansas President 479.685.6612 pesterer@newmarkmtp.com

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LAND FOR SALE S MORNING STAR ROAD

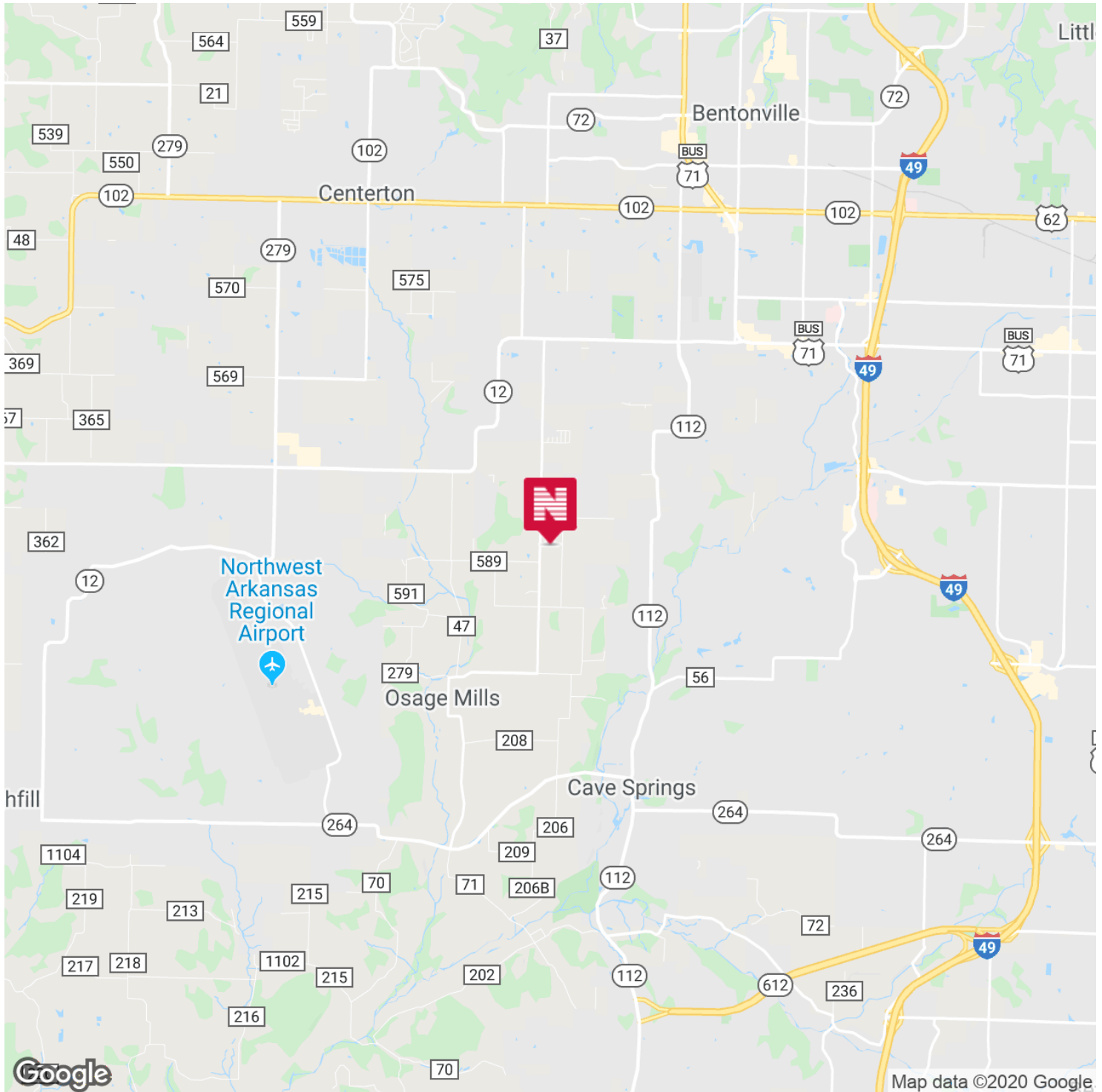


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