

Frontage Lots Across from New Buc-ee's



OPENING
AUGUST 17, 2026



For Ground Lease

Exit 114, Highway 229, Benton, AR | Lots from 1 - 2 Acres

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Property features

Development Lots for Ground Lease

- Lot size: 1.00 - 2.00+ acre lots
- Flexible sizing available
- Pad-ready lots
- Adjacent to Buc-ee's (opening August 2026)
- Situated off newly constructed exit 114 with high-visibility from Interstate 30
- Traffic counts: approximately 3,870 vehicles per day on Highway 229 and approximately 95,000 vehicles per day on Interstate 30
- Call agent for pricing



The Region

With the first-ever Buc-ee's location in the state opening in 2026, this area is poised for significant growth and increased commercial activity. These prime lots offer outstanding visibility and easy access, enhanced by the newly completed interstate exit. The nearby Benton Thomas Park is another major development on 511 acres, featuring a new soccer complex, RV park, and expanded river trail system that will further drive traffic and recreation to the area. With direct Highway 229 frontage and planned lighted access, these sites are well-positioned for a variety of commercial opportunities.

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Property aerial

Area Demographics



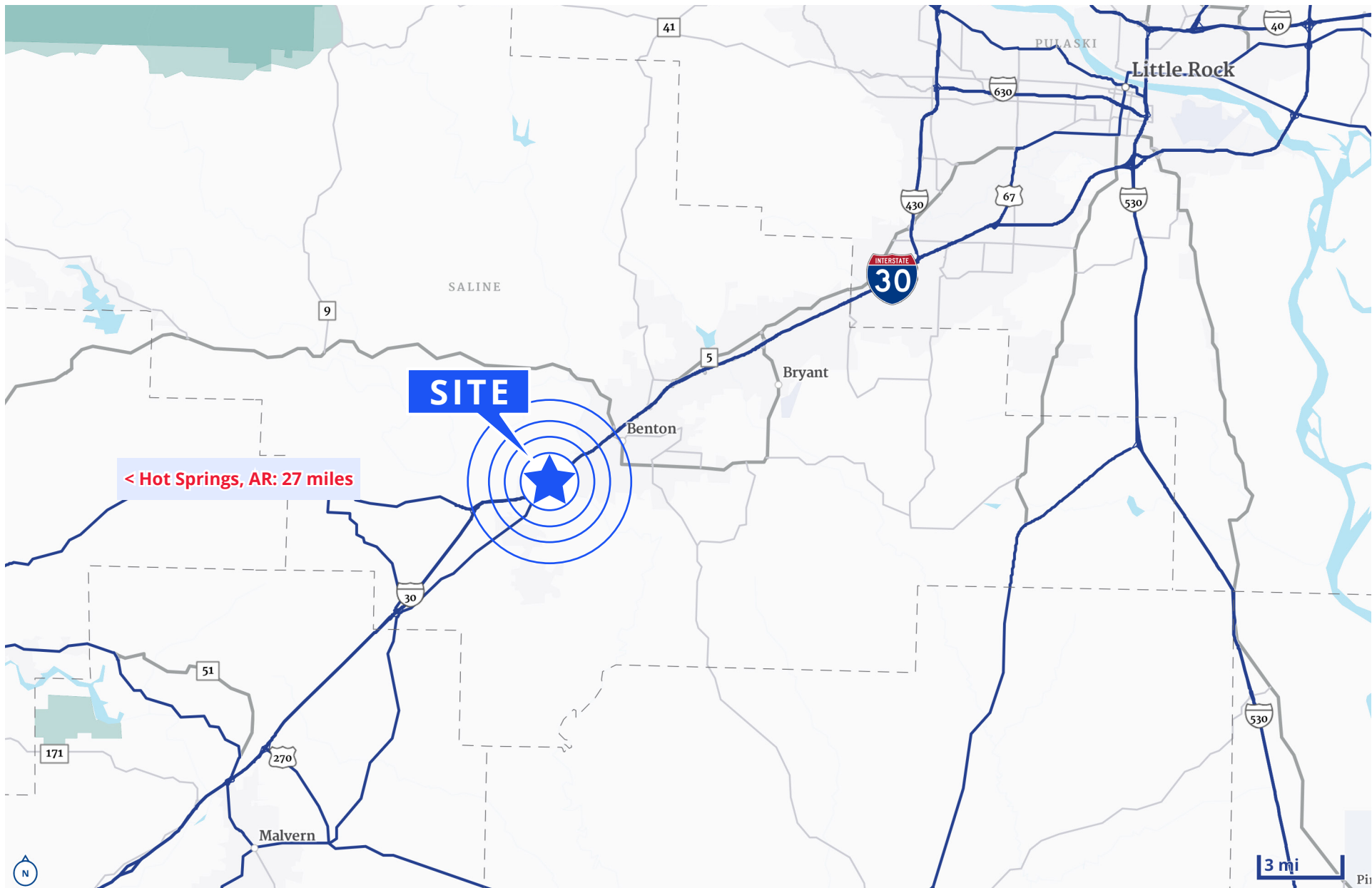
Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$112,648	\$87,502	\$93,698



- BENTON THOMAS PARK**
- 95 RV parking stalls
 - 4 ADA accessible cabins
 - Swimming pool
 - Basketball court
 - Sand volleyball court
 - 3 pickleball courts
 - 2 shuffleboard courts
 - Dog park
 - 7 standard and 2 youth soccer fields
 - 6 ballfields
 - Indoor sports facility
 - 4 outdoor batting cages

City aerial



< Dallas, TX: 290 miles

Memphis, TN: 184 miles >

Property photos



Site plan



Exit 114, Highway 229, BENTON, AR



OPENING 2026



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