

brenda.lee.0398@gmail.com

Subject: FW: 4577 REGIONAL AIRPORT BLVD - SEWER TAP

From: Bradley Gavrielides <bgavrielides@bentonvillear.com>

Sent: Friday, April 4, 2025 10:40 AM

To: Brenda Lee <brenda.lee.0398@gmail.com>; Beau Thompson <bthompson@bentonvillear.com>; Joey Ingle <jingle@bentonvillear.com>

Subject: RE: 4577 REGIONAL AIRPORT BLVD - SEWER TAP

Brenda,

There hasn't been a ton of development in this area for a while, but there could be concerns with the smaller lines in the system when flowing toward the interceptor. The Interceptor does have capacity from what I am aware of.

There would need to be a sewer study completed with the future development to see the use and flow rates and how they would effect the system. We do not have this information because we do not know what kind of flow rates the development is anticipating to have. That said, there is water and sewer available on the site, just no guarantee on the amount of capacity for sewer.

Best,



Bradley Gavrielides

Systems Technician - Technical Services

Bentonville Water Utilities

City of Bentonville

479-271-3140

From: Brenda Lee <brenda.lee.0398@gmail.com>

Sent: Friday, April 4, 2025 10:25 AM

To: Bradley Gavrielides <bgavrielides@bentonvillear.com>; Beau Thompson <bthompson@bentonvillear.com>; Joey Ingle <jingle@bentonvillear.com>

Subject: Re: 4577 REGIONAL AIRPORT BLVD - SEWER TAP

Some people who received this message don't often get email from brenda.lee.0398@gmail.com. [Learn why this is important](#)

Thanks for the information! I might need to rephrase my question, they can get a tap & have capacity?

The idea behind this property would be either to divide it up & put 1/2 in lots and or all commercial buildings on it. That's the bigger picture for this property, I realize it has to go through all the steps of course but that's why I'm reasking my question.

Thanks!
Brenda Lee
Executive Broker
RE/MAX Real Estate Results
Cell: 479-236-0398
Sent from I-phone

On Apr 3, 2025, at 6:47 PM, Brenda.Lee.0398@gmail.com wrote:

You guys are awesome! Thanks so much!!!

From: Bradley Gavrielides <bgavrielides@bentonvillear.com>
Sent: Thursday, April 3, 2025 3:44 PM
To: Beau Thompson <bthompson@bentonvillear.com>; brenda.lee.0398@gmail.com; Joey Ingle <jingle@bentonvillear.com>
Subject: RE: 4577 REGIONAL AIRPORT BLVD - SEWER TAP

To help you with a rough estimate, I have attached our fees for your reference.

Best,



Bradley Gavrielides
Systems Technician - Technical Services
Bentonville Water Utilities
City of Bentonville
479-271-3140

From: Bradley Gavrielides
Sent: Thursday, April 3, 2025 3:32 PM
To: Beau Thompson <bthompson@bentonvillear.com>; brenda.lee.0398@gmail.com; Joey Ingle <jingle@bentonvillear.com>
Subject: RE: 4577 REGIONAL AIRPORT BLVD - SEWER TAP

Hi Brenda,

There is access to water and sewer on this lot. The cost would depend on the size of tap and the quantity of each.

If you have that information, you could obtain the most accurate cost by calling the front desk below and asking for an estimate for each kind of tap and meter. These depend on the type of development that the buyer would want to use the land for.

Best,

<image004.png>

Bradley Gavrielides

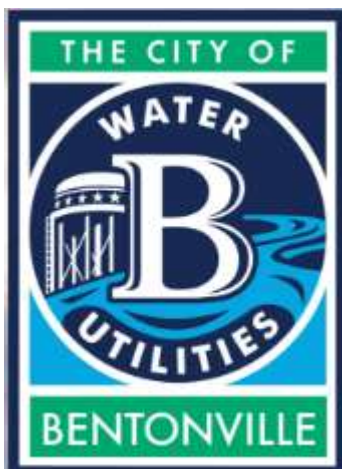
Systems Technician - Technical Services
Bentonville Water Utilities
City of Bentonville
479-271-3140

From: Beau Thompson <bthompson@bentonvillear.com>
Sent: Thursday, April 3, 2025 3:23 PM
To: brenda.lee.0398@gmail.com; Joey Ingle <jingle@bentonvillear.com>
Cc: Bradley Gavrielides <bgavrielides@bentonvillear.com>
Subject: RE: 4577 REGIONAL AIRPORT BLVD - SEWER TAP

Brenda,

We have asked Bradley to help you out. He is going to have good news and should have a response shortly.

Have a great day.



Beau Thompson

Manager – Technical Services
Bentonville Water Utilities
City of Bentonville
479-271-3140

NOW HIRING

From: brenda.lee.0398@gmail.com <brenda.lee.0398@gmail.com>

Sent: Thursday, April 3, 2025 3:17 PM

To: Joey Ingle <jingle@bentonvillear.com>; Beau Thompson <bthompson@bentonvillear.com>

Subject: 4577 REGIONAL AIRPORT BLVD - SEWER TAP

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Hello!

I am wanting to make sure that this property at 4577 Regional Airport Blvd could get a sewer tap at the property. It also needs a water tap as well. Can you please verify with me that this property can get both?

If you know the cost of both taps or who I need to contact to find that information out from that would be great!

I have attached a copy of the lot of what exiting lines are there; I realize just because they are on the property right now, doesn't mean the owner can get the taps they need if they wanted to build something there. My client, who I represent, wants to sell, so I need to be able to advertise & do my market analysis accordingly.

Thanks!

<image003.png>