



FOR SALE

# TWO SURPLUS RETAIL PARCELS OWNED BY AT HOME

WELL LOCATED IN HIGH-TRAFFIC  
AT HOME-ANCHORED SHOPPING CENTER

3551 & 3552 S 27<sup>TH</sup> STREET, ROGERS, AR

## HIGHLIGHTS

- Shopping center anchored by 108,490 SF At Home store
- Adjacent to Duluth Trading Co.
- Highly-trafficked area
- Platted & subdivided parcels
- Excellent visibility from Interstate 49
- Nearby businesses include: At Home, Burlington, Chick-fil-A, Duluth Trading Company, Famous Footwear, McDonald's, Moe's Southwest Grill, Ross Dress for Less, Starbucks, Walgreens, Walmart
- High traffic counts (nearby corridors - 125,530+ VPD)

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	1,603	41,938	95,030
Population Growth	13.79%	13.10%	13.02%
Average HHI	\$91,088	\$73,736	\$63,868

## PARCEL 1 DETAILS

<b>SITE</b>	1.75± AC
<b>ZONING</b>	C-2
<b>PRICE</b>	\$750,000
<b>TAXES (2018)</b>	\$24,110

## PARCEL 2 DETAILS

<b>SITE</b>	7.91± AC
<b>ZONING</b>	C-2
<b>PRICE</b>	\$2,100,000
<b>TAXES (2018)</b>	\$83,062







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## LOCAL INFORMATION

Rogers is located in the Ozarks in Benton County, Arkansas, and had an estimated population of 66,430 as of 2017, making it the sixth most populous city in the state. The city is part of the Northwest Arkansas Metropolitan Area, which includes Fayetteville-Springdale-Rogers, and is one of the fastest growing metro areas in the country with a population of 465,776, according to the 2010 Census. The first Walmart store was constructed in Rogers and neighboring Bentonville headquarters the company's corporate campus.

## SALE INFORMATION

### OFFER SUBMISSION

Call Fernando Palacios at (877) 933-7779

### TERMS OF SALE

This sale is being conducted subject to the TERMS OF SALE, available for download from the Hilco Real Estate (HRE) website at [www.HilcoRealEstate.com](http://www.HilcoRealEstate.com). The properties are being sold **"AS-IS, WHERE-IS."**

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the properties, including the Hilco Letter of Intent Form, Terms of Sale and other applicable information. To gain access to the due diligence documents, bidders will need to register at [www.HilcoRealEstate.com](http://www.HilcoRealEstate.com).

### BROKER PARTICIPATION

A cooperating broker fee of 2% will be paid to the Qualified REALTOR®/Broker and Non-Excluded Parties whose registered buyer closes on the property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale on HRE's website.

**ADDITIONAL SURPLUS LAND PARCELS AVAILABLE THROUGHOUT THE SOUTH & EAST COAST**

**FOR MORE INFORMATION, PLEASE VISIT [HILCOREALESTATE.COM](http://HILCOREALESTATE.COM) OR CONTACT:**

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