

BEAUTIFUL LAKEFRONT LAND FOR SALE

Esculapia Estates - Lot 5A Bumblebee Lane, Rogers, AR 72758



OFFERING SUMMARY

SALE PRICE:	\$149,900
LOT SIZE:	3.07 Acres
ZONING:	Residential
PRICE / SF:	\$1.49

PROPERTY OVERVIEW

Very nice lake front lot in high end subdivision. Come build your custom dream home or weekend getaway at Beaver Lake. Nice homes in this subdivision and close to town. Imagine yourself coming home to a lakefront paradise every day after work. You can be from the lake to the mall in just 10 minutes! This is a great place to relax, fish, water ski, or just enjoy nature.

PROPERTY HIGHLIGHTS

- LAKE LOT
- HIGH-END, GATED SUBDIVISION
- CLOSE TO TOWN
- CLEARED, CURBING, HARDWOOD TREES & VIEW

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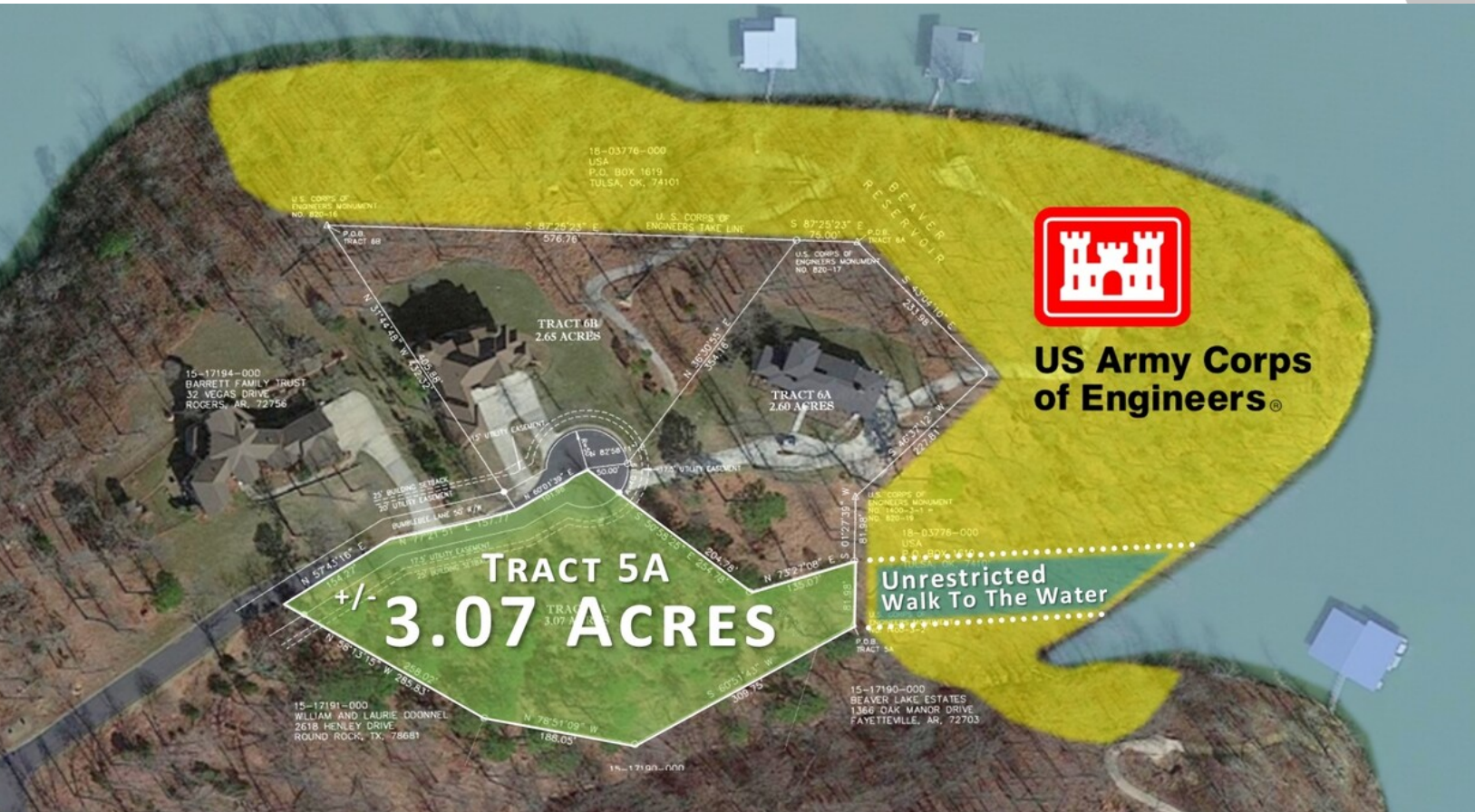


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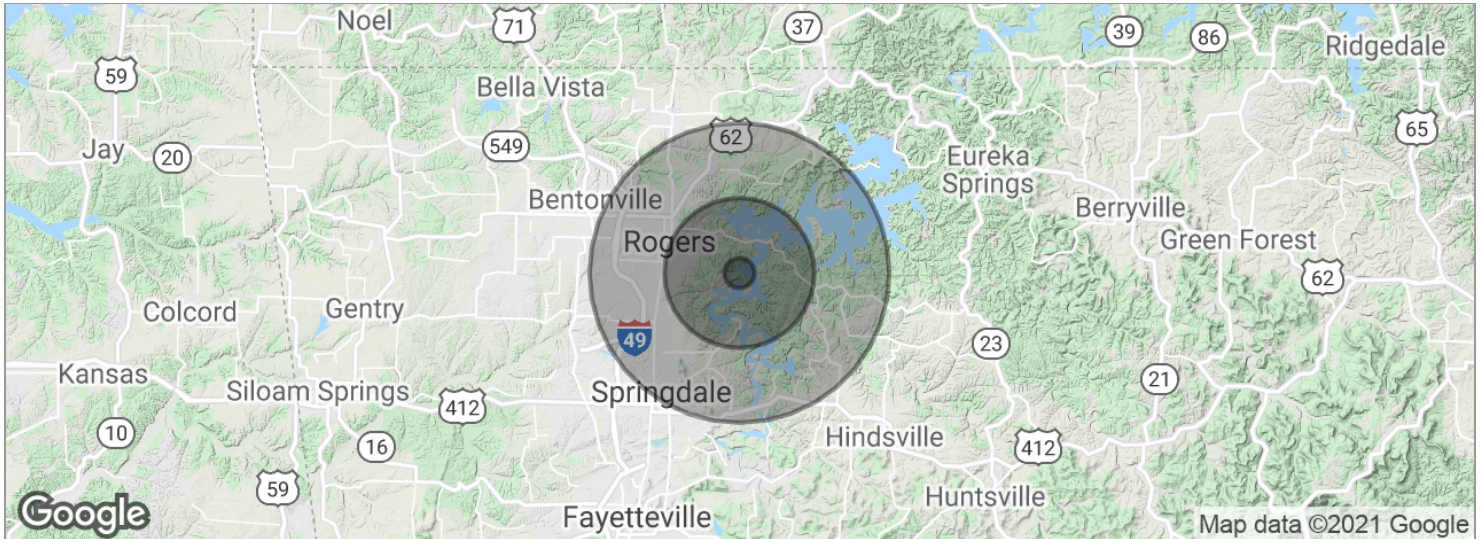
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	591	17,597	111,541
Median age Median	46.7	39.5	33.9
age (male) Median age	47.8	38.5	32.5
(Female)	45.6	40.0	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	249	6,809	40,963
# of persons per HH	2.4	2.6	2.7
Average HH income	\$91,726	\$66,606	\$60,736
Average house value	\$219,344	\$189,484	\$180,869

* Demographic data derived from 2010 US Census

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