

JUST LISTED!

INCREDIBLE ^{+/-} 39 ACRE HIGHLY VERSATILE PARCEL

LOCATED IN THE HEART OF BOOMING ROGERS, ARKANSAS!

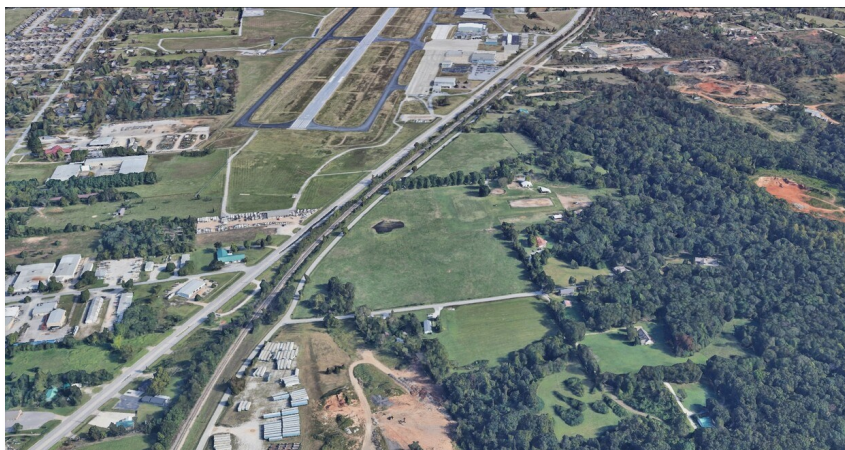


2935 ARKANSAS STREET - ROGERS, ARKANSAS

Great level and open tract of land in Rogers across from Rogers Airport and close to TRG Recycling. Land use for this area is industrial. Great price and not too far from water/sewer if needed. Great place to build and run your business! Owner willing to divide.

OFFERED AT

\$2,500,000



TIMOTHY SALMONSEN

Executive Broker - Commercial Director

Office: 479.231.1355

Cell: 479.366.6737

Info@SalmonsénGroup.com

AR #EB00066512



kw MARKET PRO
REALTY
KELLERWILLIAMS.

KW COMMERCIAL

3501 NE 11th Street, Suite 5
Bentonville, AR 72712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each Office Independently Owned & Operated

NWACOMMERCIAL.COM

MLS # 1082673

JUST LISTED!

INCREDIBLE ^{+/-} 39 ACRE HIGHLY VERSATILE PARCEL

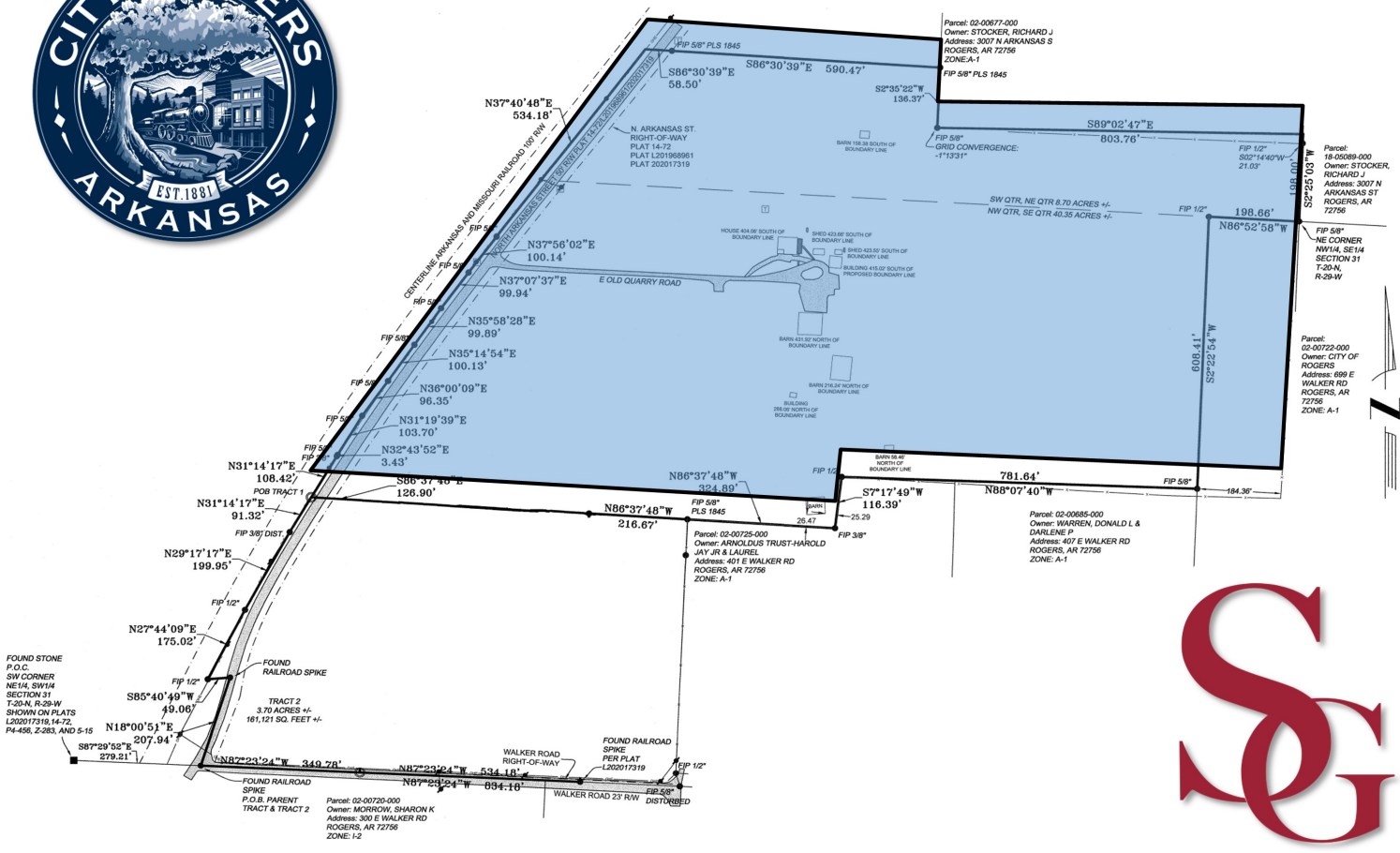
LOCATED IN THE HEART OF BOOMING ROGERS, ARKANSAS!



JUST LISTED!

INCREDIBLE +/- 39 ACRE HIGHLY VERSATILE PARCEL

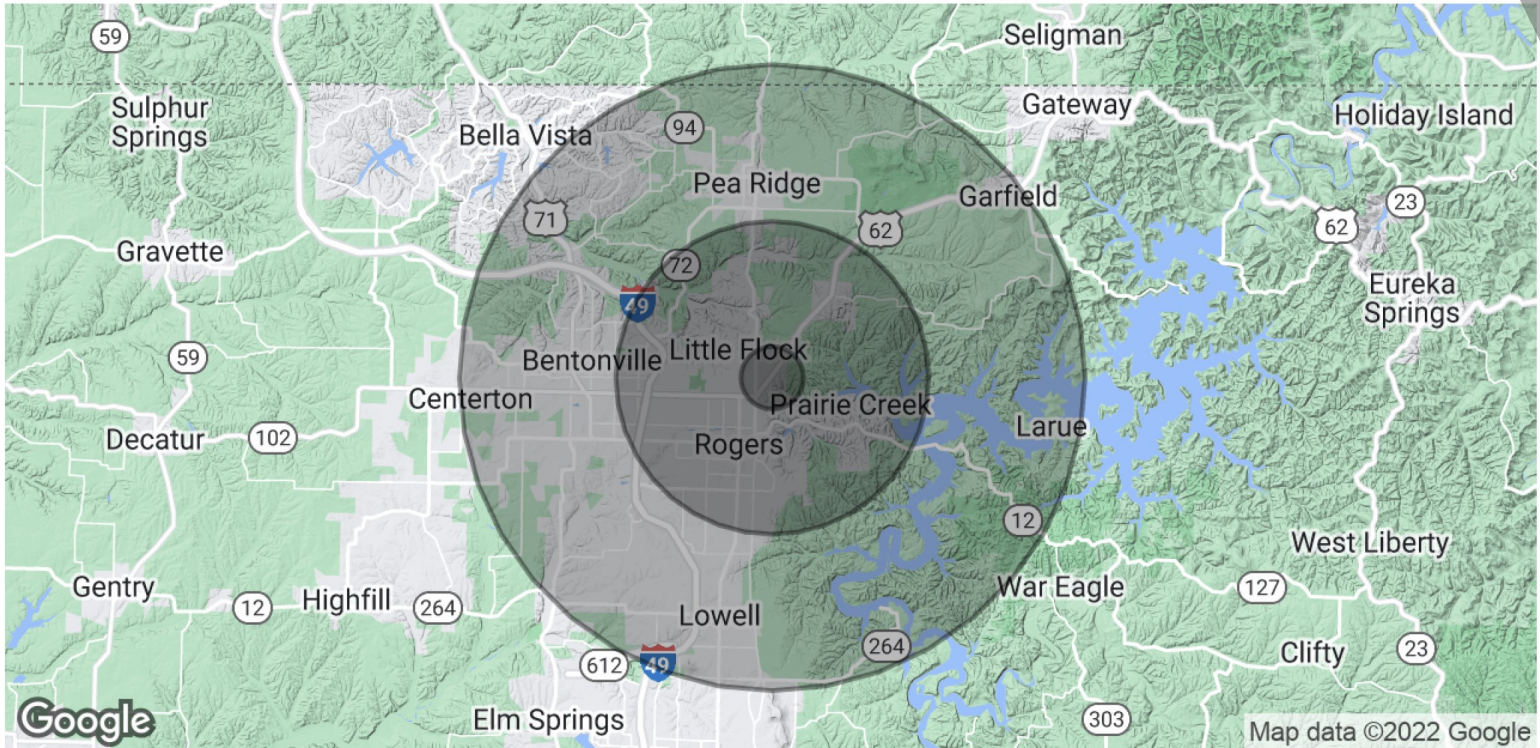
LOCATED IN THE HEART OF BOOMING ROGERS, ARKANSAS! COMMERCIAL



JUST LISTED!

INCREDIBLE ^{+/-} 39 ACRE HIGHLY VERSATILE PARCEL

LOCATED IN THE HEART OF BOOMING ROGERS, ARKANSAS! COMMERCIAL



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,302	58,358	153,657
Average Age	32.2	33.6	34.2
Average Age (Male)	28.8	31.5	32.9
Average Age (Female)	36.7	35.2	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	826	21,714	57,371
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$49,108	\$56,081	\$68,595
Average House Value	\$156,244	\$168,130	\$209,874

** Demographic data derived from 2020 ACS - US Census*

OFFERED AT
\$2,500,000



KW COMMERCIAL
3501 NE 11th Street, Suite 5
Bentonville, AR 72712



TIMOTHY SALMONSEN
Executive Broker - Commercial Director
Office: 479.231.1355
Cell: 479.366.6737
Info@Salmonsengroup.com
AR #EB00066512



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned & Operated **NWACOMMERCIAL.COM**

MLS # 1082673