

LAND FOR SALE

1501 Rainbow Rd. , Rogers, AR 72758



SALE PRICE:	\$850,000
PRICE PER ACRE:	\$62,963
LOT SIZE:	13.5 Acres

PROPERTY OVERVIEW

Great Commercially viable property just off of Walton Blvd. Property just south of the Fountain Plaza Development. Utilities at the Street. Sewer is 1500 Ft. away.

PROPERTY FEATURES

- Top Tract - 13.5 acres - SOLD
- Middle Tract - 13.35 acres - SOLD
- South Tract - 13.5 acres - Available for \$1,012,500

KW COMMERCIAL
201 SW 14th St.,
Suite 203
Bentonville, AR 72712

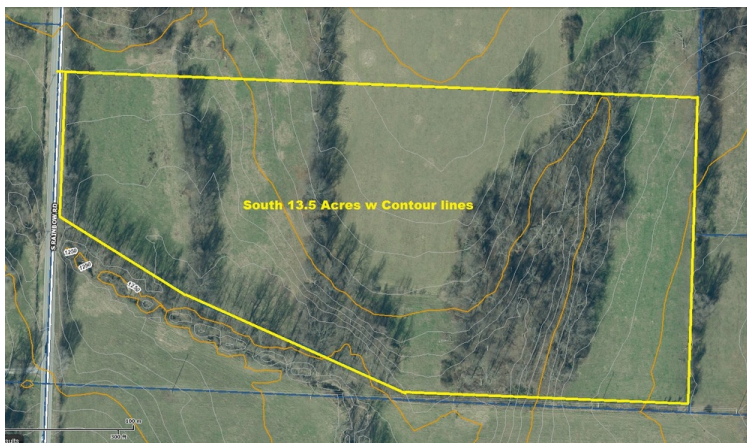
TIMOTHY SALMONSEN
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AR #EB00066512

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.

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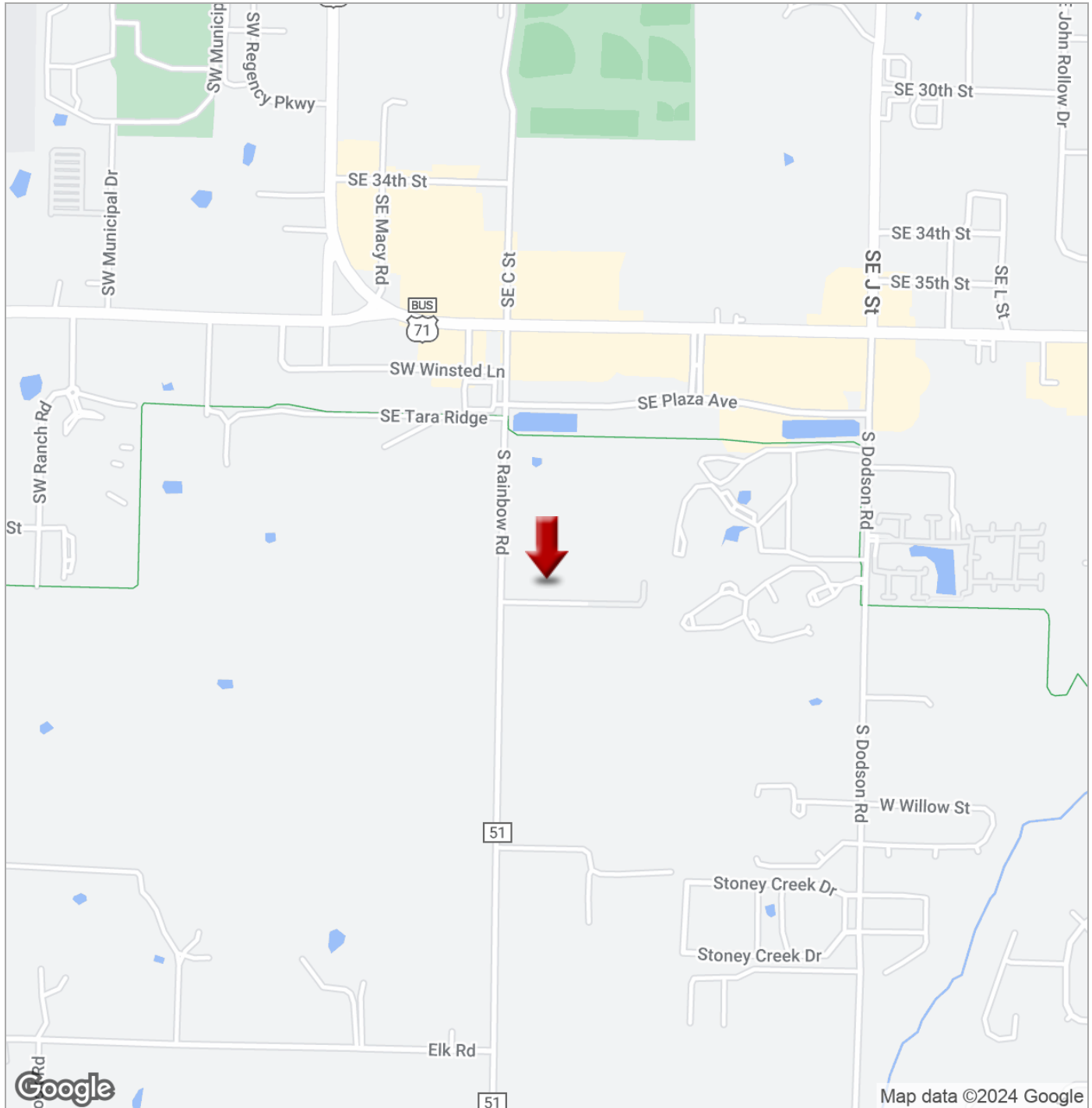
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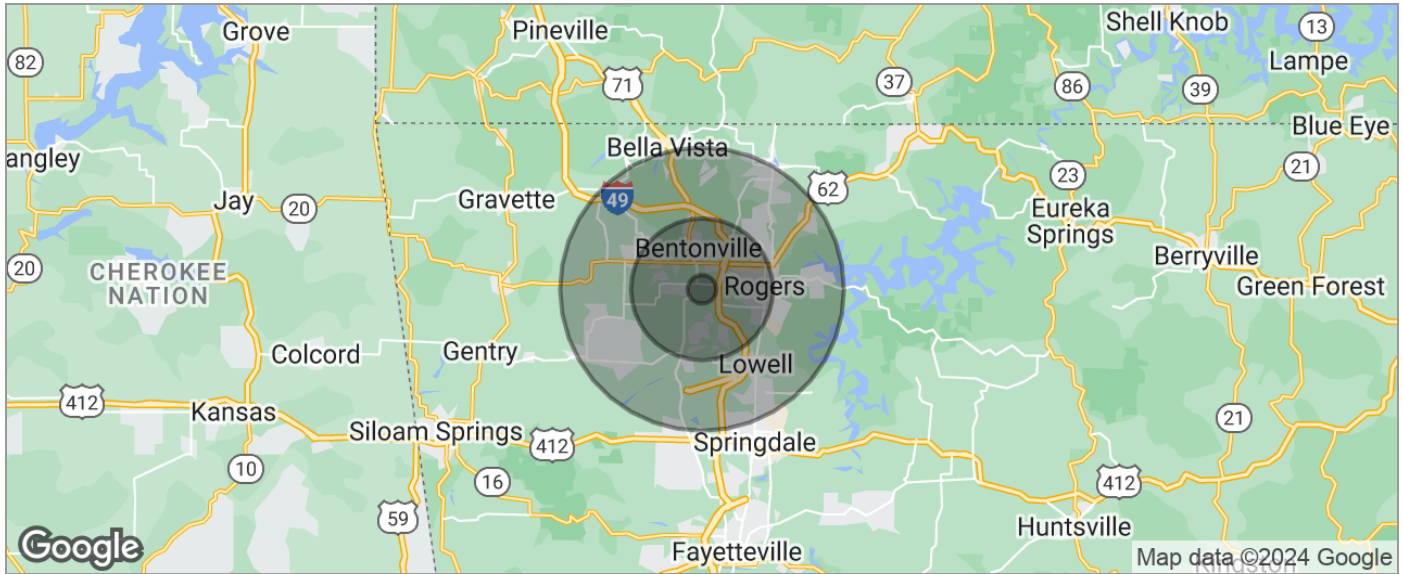
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,886	77,337	181,592
MEDIAN AGE	29.6	32.1	34.0
MEDIAN AGE (MALE)	30.0	30.4	32.8
MEDIAN AGE (FEMALE)	29.8	33.4	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,144	28,874	67,403
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$73,443	\$73,411	\$69,418
AVERAGE HOUSE VALUE	\$219,569	\$253,340	\$213,852
RACE	1 MILE	5 MILES	10 MILES
% WHITE	78.9%	83.1%	82.3%
% BLACK	5.2%	1.9%	1.2%
% ASIAN	10.3%	4.1%	2.9%
% HAWAIIAN	0.0%	0.1%	0.5%
% INDIAN	1.0%	1.0%	1.0%
% OTHER	1.8%	7.3%	9.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	5.5%	15.3%	18.2%

* Demographic data derived from 2020 ACS - US Census

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