

FOR SALE



W. POPLAR & 45th STREET, ROGERS, AR

7.5 +/- acres remaining in prime NWA location

This premier acreage is centrally-located between the Pinnacle Hills Promenade and the Scottsdale Shopping Center, surrounded by commercial development and multifamily housing. W. Magnolia Street and the Oak Street overpass connect the east and west sides of Interstate 49, making this one of the most desirable destinations in the Rogers/Bentonville area.



LOT #3: \$6,534,000 (\$20.00 psf)



ZONED C-2 RO



Quick and easy access to I-49 Exit 86, visible to over 80,000 vehicles per day



SHORT DRIVE to surrounding amenities, including the Walmart Amp, Lowe's, The Home Depot, Northwest Health, and Mercy Hospital



IDEAL LOCATION for hotel, multi-family housing, shops, restaurants, retail, medical, office park, or automobile dealership

Pat Morrison EXECUTIVE BROKER

5309 W. VILLAGE PKWY | SUITE 2
ROGERS, AR 72758

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Real Estate Investments



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Area Demograph-

	1 MILE	3 MILES	5 MILES
▶ Population (2019)	4,948	51,737	122,386
▶ Projected Population (2024)	5,577	58,109	139,157
▶ Average Household Income (2019)	\$103,525	\$89,519	\$95,777
▶ Proj. Average Household In- come (2024)	\$114,988	\$100,763	\$107,798
▶ Households	2,281	19,857	44,140

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