



GROUND LEASE OR BUILD TO SUIT

Asking Rate:

\$185,000

Per Year

Contact us:

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Accelerating success.

4204 S. Pinnacle Hills Parkway
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1707 W Pleasant Grove Road Rogers, Arkansas

Property Features

- +/- 2.01 acres zoned "T5.2," Town Center Medium
- Located in a prime retail area and ready for development
- Neighboring Blue Ember BBQ and Big Whiskey's developments
- On hard corner with stoplight
- Surrounded by high-income residential neighborhoods
- Suitable for many uses such as retail strip center, car wash, convenience store or restaurant

Highly-visible land for ground lease or build to suit located at the W Pleasant Grove Road and Concord intersection in Rogers, Arkansas. Desirable area near big-box retailers such as Walmart, At Home, Duluth Trading Company and future home of Mathis Brothers Furniture. Several multifamily developments surround the property making this property a focal point for opportunity and in direct path of growth in the Pleasant Grove corridor.

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LOCATION

In direct path of growth along W Pleasant Grove Road



Less than one mile from the highest traffic count exit in Northwest Arkansas along Interstate 49 at 102,000 cars per day!

Major big box retailers in vicinity including

Surrounded by high-income residential

Quick access to entertainment & Interstate 49



Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	3,378	43,918	96,528
Projected Population (2028)	4,176	50,189	108,596
Average HH Income (2023)	\$151,355	\$112,380	\$99,338
Proj. Average HH Income (2028)	\$166,206	\$124,948	\$110,362
Households (2023)	1,492	15,168	34,014

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