



**FOR SALE**

Asking Price:

**\$6,878,000**

Total Acreage:

**8.55**

Contact us:

**Alan W. Cole, CCIM**

Principal | Arkansas

+1 479 644 5849

alan.cole@ar.colliers.com



Accelerating success.

3503 S 55th Street, Suite 200

Rogers, AR 72758

P: +1 479 636 9000

F: +1 479 254 3799

colliers.com/arkansas

# 2525 NE Hudson Road

Net-Leased Dollar General + 7.37 Acres

## Rogers, Arkansas

Colliers is pleased to offer a Net-Leased Dollar General paired with 7.37 acres of developable land at 2525 NE Hudson Road in Rogers, Arkansas. This opportunity features a corporate-guaranteed lease that delivers secure, low management income from one of the nation's most reliable retailers. Priced at \$6,878,000, the property is ideal for developers or 1031 exchange buyers seeking increasing returns in the rapidly expanding Northwest Arkansas MSA, a region marked by exceptional population growth and strong economic fundamentals.

Included with the leased asset are approximately 7.37 acres of additional land, zoned T5.2, providing development potential for retail pads, multifamily, and other commercial uses. The property has excellent visibility and access along Hudson Road, close connectivity to downtown Rogers and I-49, and is surrounded by growth in residential, retail, and commercial development.

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## PROPERTY HIGHLIGHTS

### Investment & Lease Highlights

- Corporate-leased Dollar General backed by Fortune 100 national credit; 30-year proven tenant.
- Predictable NN-style income with upcoming rental increases and minimal landlord responsibilities; ideal for 1031 buyers.
- Remaining lease term of 2 years + one 5-year renewal, percentage-rent upside.
- Additional income from billboard and ice vendor.



### Land & Future Development Potential

- ±7.37 acres included—rare within Rogers city limits and supported by strong development patterns.
- Ideal for retail outparcels, general commercial, or multifamily.
- Unique blend of secure income today with meaningful long-term appreciation and development upside.



# LOCATION

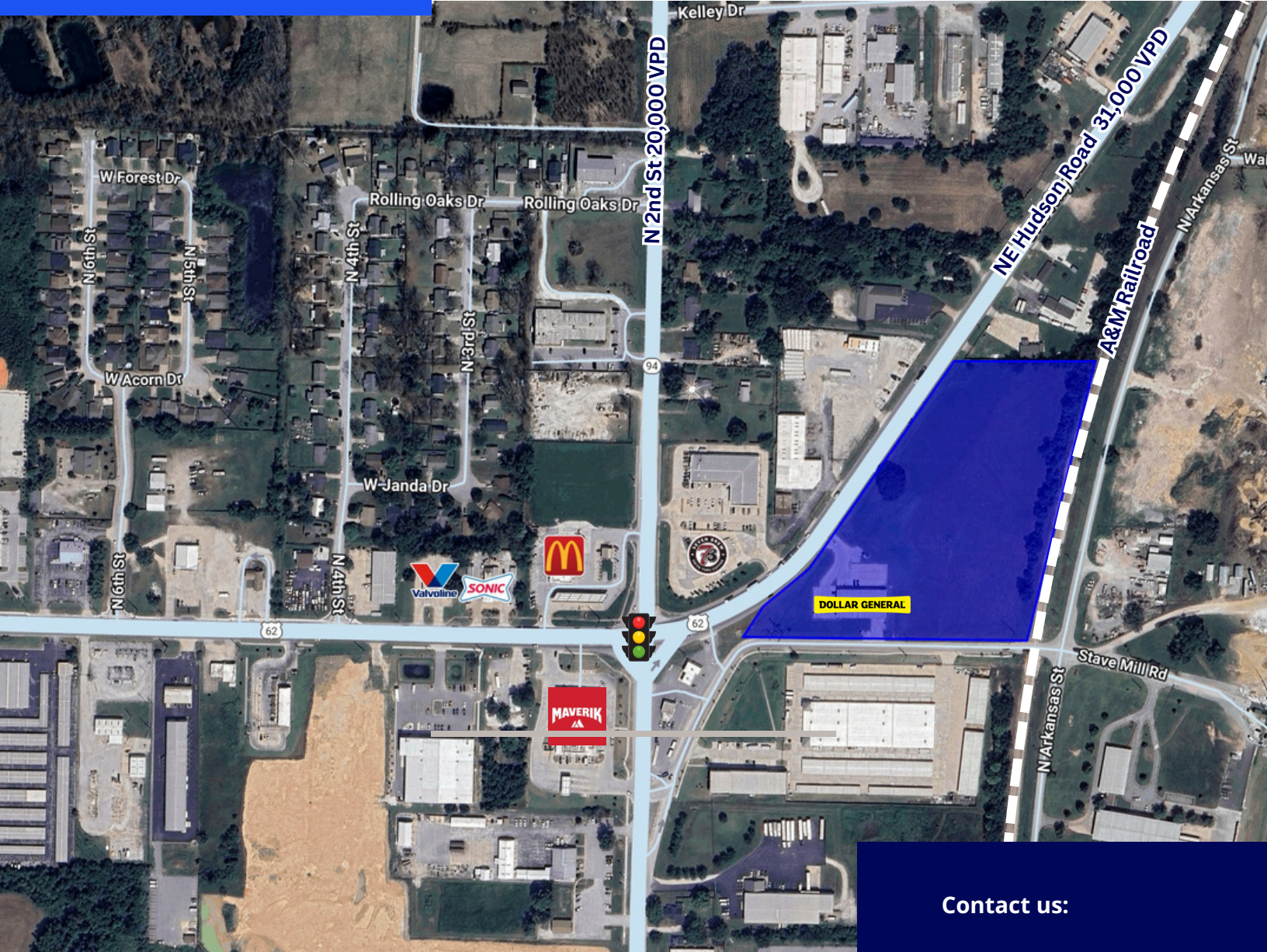


## Location & Site Advantages

- Prime Rogers, Arkansas location within the booming Northwest Arkansas MSA; excellent access to Downtown Rogers, Hudson Rd, and I-49.
- High-visibility parcel with strong traffic counts, flat topography, and multiple access points. Adjacent to rail, providing potential for a spur.
- Surrounded by strong demographics near residential and commercial growth, employers, and major retail corridors.



# DEMOGRAPHICS



## Demographics

	3 Mile	5 Mile
Population (2025)	35,781	83,561
Projected Population (2030)	38,294	90,594
Average HH Income (2025)	\$99,107	\$105,724
Households (2025)	13,204	31,167

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