

# 20.34 +/- Acres of Land

S Bellview Rd | Rogers, AR



## LAND HIGHLIGHTS

- Asking Price: \$4,000,000
- 20.34 +/- Acres
- Zoning: N-R
- South of prominent Pinnacle Hills area of Rogers
- High traffic counts on S Bellview Road (7,500 VPD) and W Pleasant Grove Rd (17,000 VPD)
- Prime land for multi-family, residential, townhome development
- Planned Cottage Development; Plans available upon request
- Surrounded by new and planned residential neighborhoods

FOR MORE INFORMATION  
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\*Information deemed reliable but not guaranteed



Mercy+

ROGERS CONVENTION CENTER

Pinnacle Hills Promenade

Walmart amp

TARGET

GRUB'S ROGERS  
tropical SMOOTHIE CAFE  
COLD STONE CREAMERY  
THEO'S Pinnacle Hills • EST. 2012

ROGERS HIGH SCHOOL

Pinnacle Country Club

UPTOWN TERRACE

TOPGOLF

HIGHLANDS ONCOLOGY Campus

INTERSTATE 49

PROVIDENCE ACADEMY

Pinnacle Village

Walmart Neighborhood Market  
Chuy's MEXICAN FOOD  
TACO TOWN  
SALTGRASS STEAK HOUSE

GODDARD SCHOOL

TEXAS ROADHOUSE

W Pleasant Grove Rd

PROVIDENCE ACADEMY

MILLWOOD ACADEMY

athome The Home Décor Superstore

CASEY'S GENERAL STORE

ROSS DRESS FOR LESS  
Burlington

Kum & Go

BELLVIEW ELEMENTARY SCHOOL

S Bellview Rd

CAVENDER'S

WARREN PARK

Walmart

FIRST ACADEMY

HANKS FINE FURNITURE

MT. HEBRON PARK

SUBJECT PROPERTY

FAIRVIEW ELEMENTARY SCHOOL

# SITE PLAN S BELLVIEW RD | ROGERS, AR



Project Information // Site Plan



## Project Data


### UNIT MIX

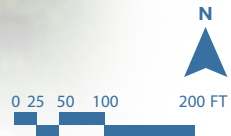
» 1 Bedroom	26 = 17%
» 2 Bedroom	82 = 54%
» 3 Bedroom	45 = 29%
<b>» Total</b>	<b>153 = 100%</b>

### PARKING TOTAL

» Total	<b>391</b>
» Required	<b>1.5%</b>
» Provided	<b>2.5%</b>

### LEGEND

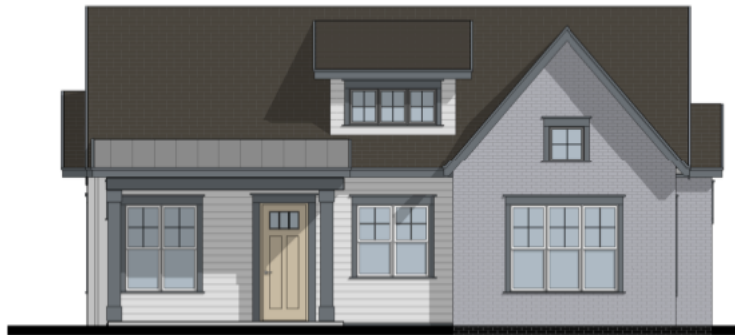
	» 1 Bedroom - Duplex
	» 2 Bedroom
	» 3 Bedroom



Scale: 1" = 28'-0"

# PROPOSED COTTAGE STYLE DEVELOPMENT

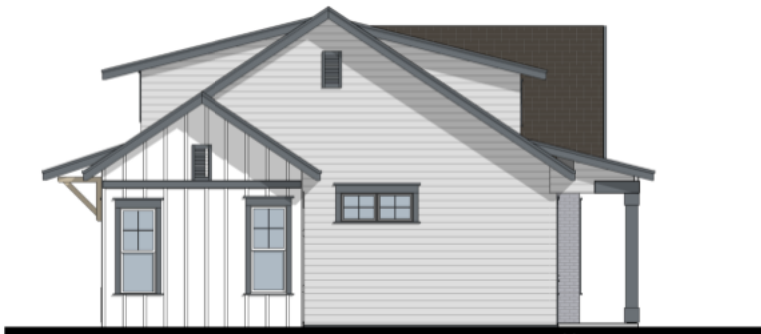
S BELLVIEW RD | ROGERS, AR



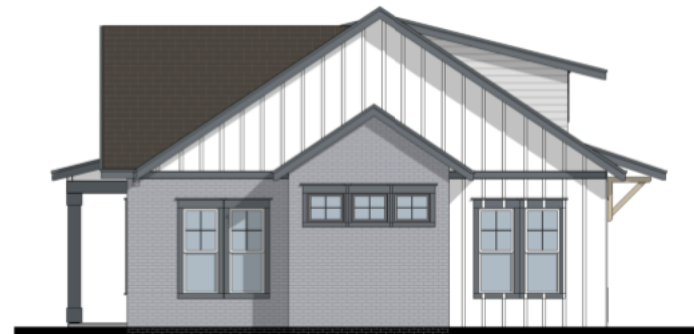
Front Elevation



Rear Elevation

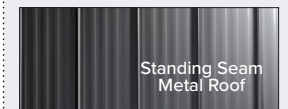
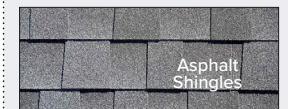
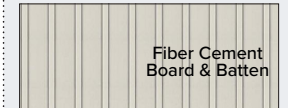
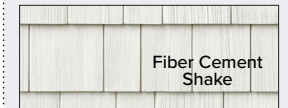


Left Elevation



Right Elevation

## Materials



## MATERIAL PERCENTAGES

<b>Roof:</b>		
Asphalt Shingles		95%
Metal Roofing		5%
<b>Facade:</b>		
Fiber Cement		95%
Brick		5%

Scale: 1/8" = 1'-0"