

4055 N 2<sup>ND</sup> ST, ROGERS, AR 72756

# 12.82 ACRES + 7,650 SF BUILDING FOR SALE

N 2<sup>nd</sup> St

N Airport Loop

**KYLE CONRAD**  
LAND SPECIALIST  
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**FOCUS**  
COMMERCIAL REAL ESTATE

**PALMER HAYS, SIOR**  
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## EXECUTIVE SUMMARY

4055 N 2nd St in Rogers, Arkansas presents a unique opportunity to acquire  $\pm 12.82$  acres with a  $\pm 7,650$  square foot former church building in one of the region's steadily growing corridors. Offered at an asking price of \$1,850,000, the property provides both immediate building utility and significant land value for future redevelopment or expansion. The site is located just 4.3 miles from Interstate 49, offering convenient regional access while remaining positioned within a well-established neighborhood setting. The property is zoned Neighborhood High-Intensity, a district designed to support urban neighborhood placetypes where compatible nonresidential uses can operate within walking distance of surrounding homes. This zoning allows for a range of potential uses that serve nearby residents while supporting neighborhood-scale commercial activity. With its combination of acreage, existing improvements, and flexible zoning, 4055 N 2nd St offers an attractive opportunity for investors, developers, or owner-users seeking a strategically located site in Rogers.

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## PROPERTY HIGHLIGHTS

**$\pm 12.82$  ACRES**  
LAND AVAILABILITY

**7,650 SF**  
BUILDING AVAILABILITY

**\$1,850,000**  
ASKING PRICE

**\$241.83**  
PRICE PER SQUARE FOOT

**\$144,300**  
PRICE PER ACRE

**T4.2**  
ZONING

[🔗 VIRTUAL TOUR 🔗](#)

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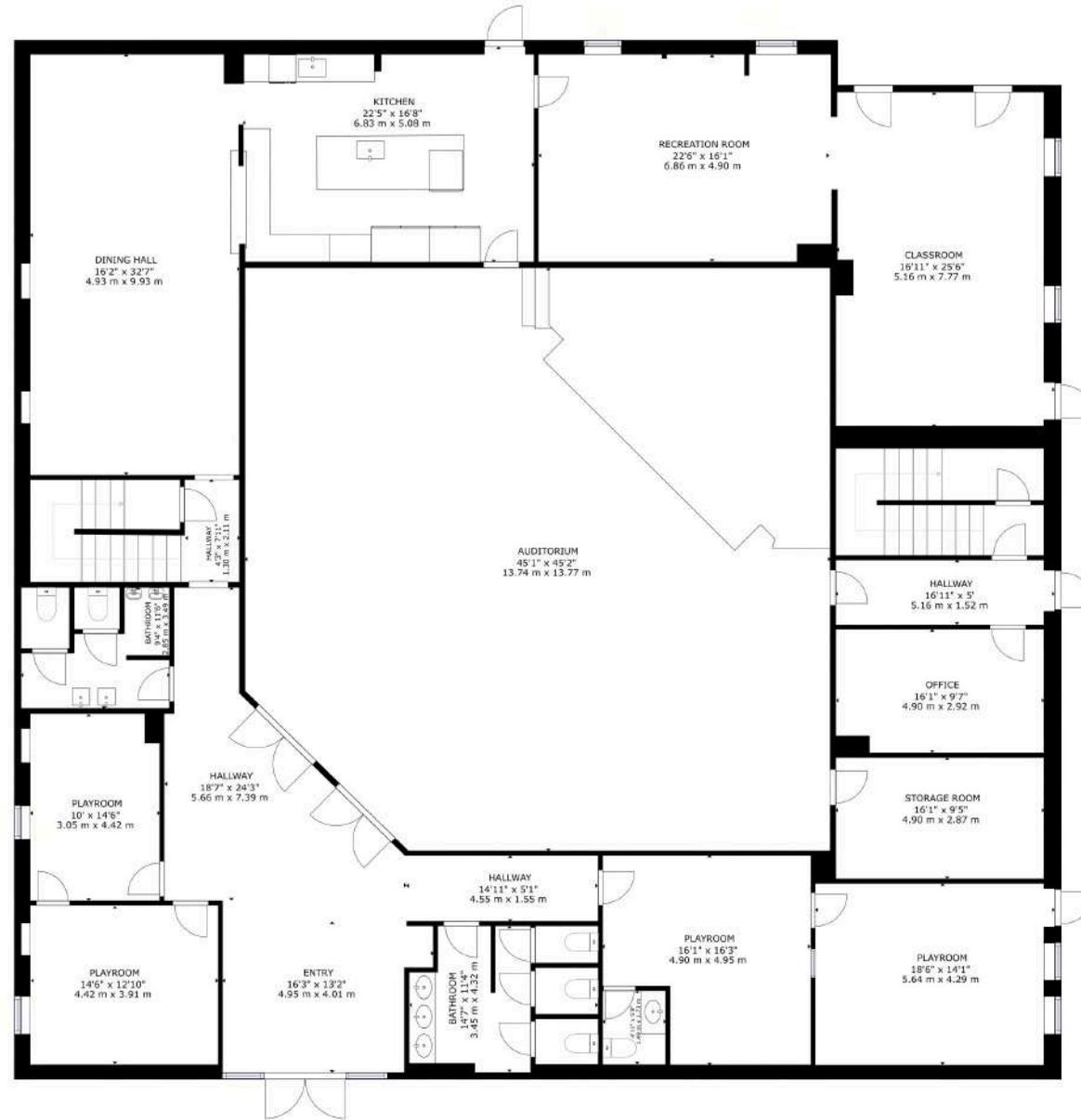
# 7,650 SF BUILDING



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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

# FLOOR PLAN



# INTERIOR PHOTOS



# PHOTOS



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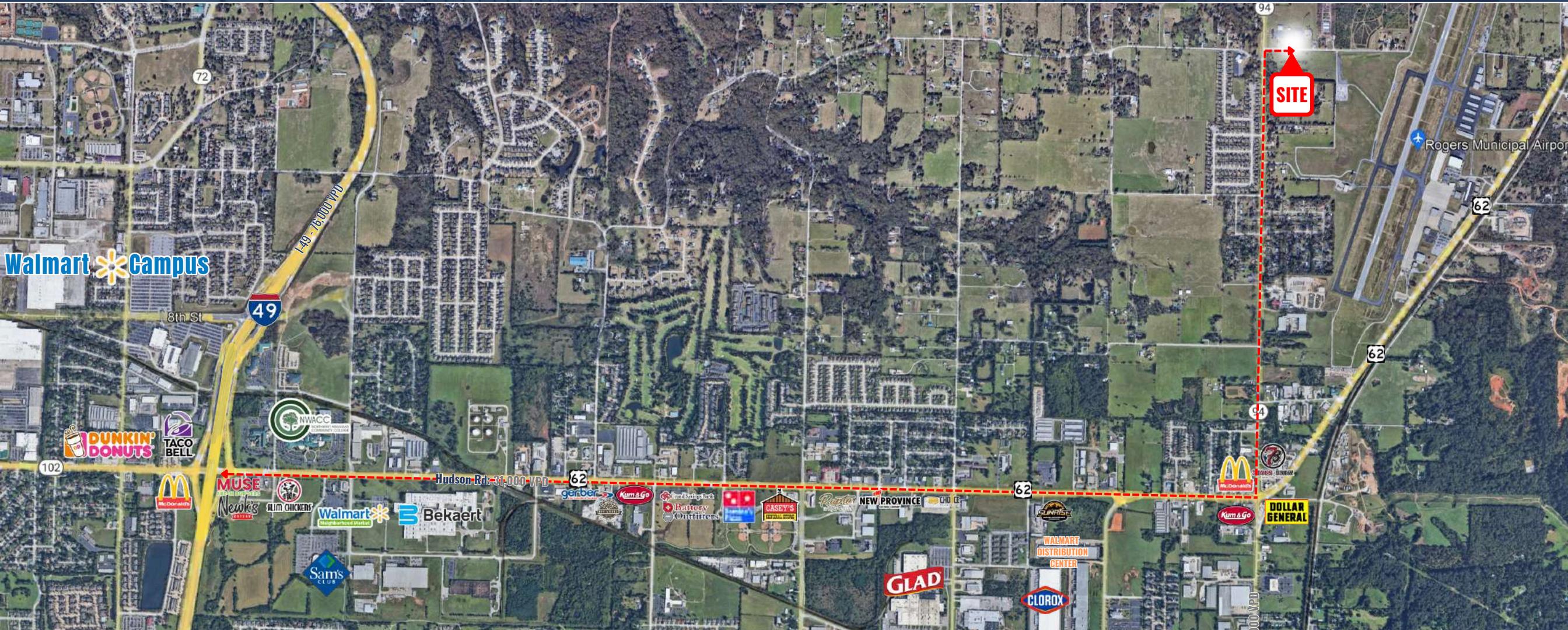
# AERIAL VIEW



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# AERIAL MAP VIEW



## INTERSTATE-49

 4.3 MILES  9 MIN

## HWY 62

 1.9 MILES  2 MIN

## HWY 71-B

 3.6 MILES  7 MIN

## WALMART HOME OFFICE CAMPUS

 6 MILES  16 MIN

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# DEMOGRAPHIC SUMMARY

4055 N 2<sup>ND</sup> ST, ROGERS  
3-MILES

## KEY FACTS

20,637

Population



7,666

Households

36.2

Median Age

\$63,071

Median Disposable Income

## EDUCATION

13.2%

No High School Diploma



33.8%

High School Graduate



26.9%

Some College/  
Associate's Degree



26.0%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$75,342

Median Household Income



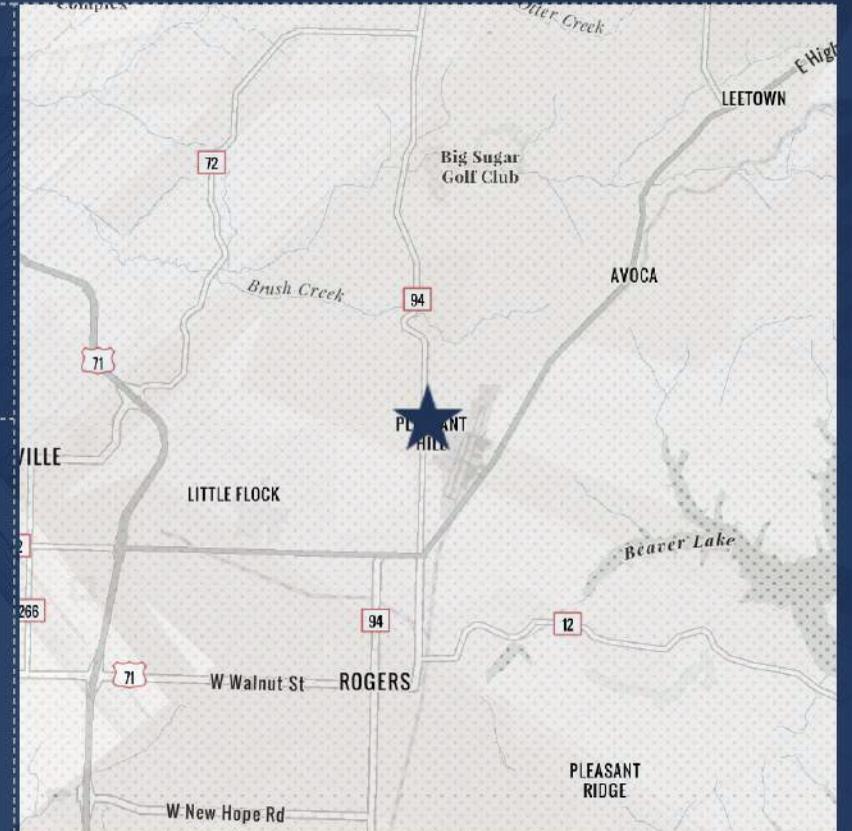
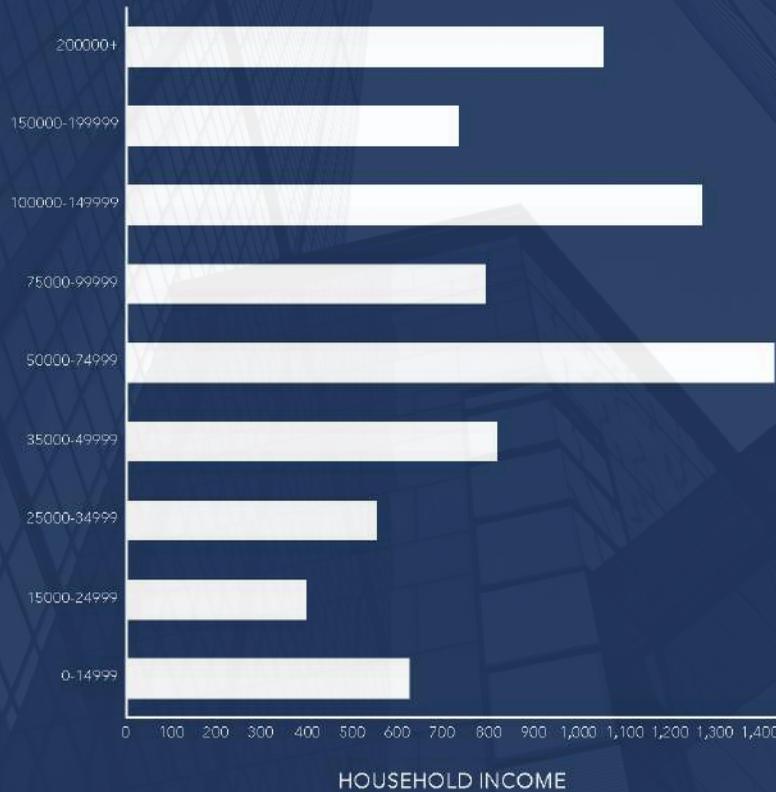
\$41,282

Per Capita Income



\$164,587

Median Net Worth



## EMPLOYMENT



White Collar

53.9%



Blue Collar

33.9%



Services

15.3%

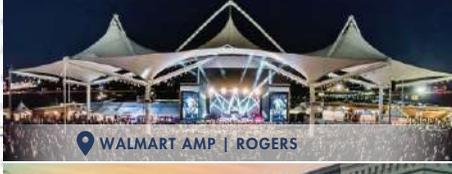
4.0%

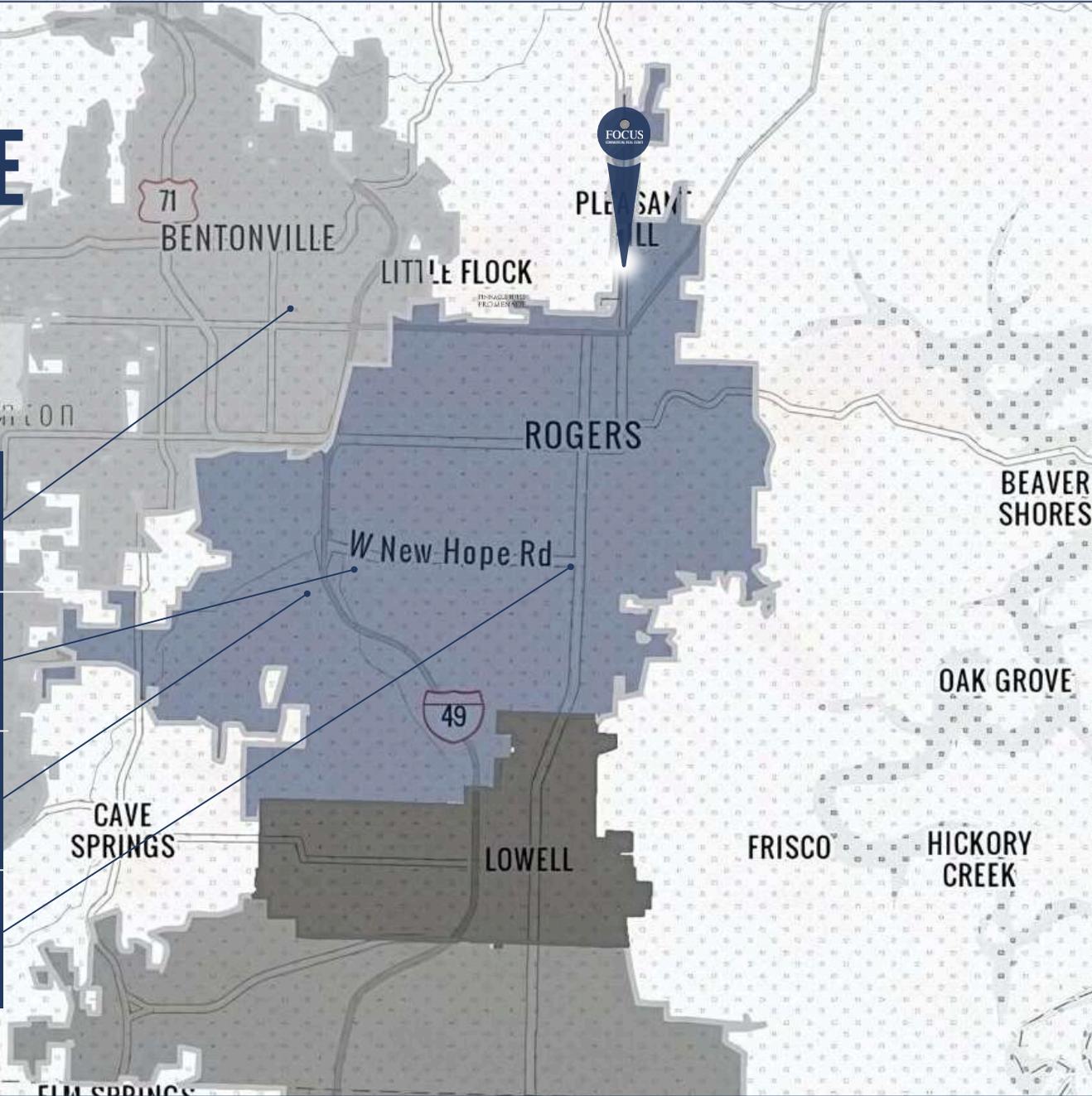
Unemployment Rate

# LOCATION CONVENIENCE

## Rogers: A Thriving Hub

Rogers is one of the fastest-growing cities in the state, blending rapid development with small-town charm. The city is booming with new residential, commercial, and mixed-use projects, especially in the vibrant Pinnacle Hills area, home to high-end shopping, dining, and entertainment like the Walmart AMP and Pinnacle Hills Promenade. Meanwhile, Downtown Rogers is thriving with revitalized historic buildings, local shops, breweries, and a lively arts and food scene. With its dynamic growth, strong community, and strategic location in Northwest Arkansas, Rogers is quickly becoming a top destination to live, work, and explore.

 <p>WALMART CAMPUS   BENTONVILLE</p>	<b>6</b> MILES
 <p>PINNACLE HILLS   ROGERS</p>	<b>8.2</b> MILES
 <p>WALMART AMP   ROGERS</p>	<b>8.5</b> MILES
 <p>DOWNTOWN ROGERS</p>	<b>3</b> MILES



**FOCUS**  
COMMERCIAL REAL ESTATE

**MARKET  
OVERVIEW**

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**Walmart** built a new 350 acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.



**Crystal Bridges** Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



**J.B. Hunt** is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



**Tyson Foods** has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.

# REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

# CONTACT US



**KYLE CONRAD**  
BROKERAGE ASSOCIATE  
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Kyle began his career in commercial real estate brokerage in 2022, bringing a strong background in construction and project management. Before transitioning into brokerage, he served as a Project Manager for a private real estate development firm, contributing to projects such as historic renovations, adaptive re-use developments, tenant infill, and new construction across multiple markets. He also managed large-scale demolition projects throughout the Sunbelt region, giving him valuable insight into every phase of the real estate lifecycle and development process.



**PALMER HAYS, SIOR**  
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Palmer Hays is a Northwest Arkansas native specializing in industrial tenant and landlord representation, industrial sale-leasebacks, and commercial land transactions. With a deep understanding of the regional market, he has completed over 150 industrial transactions totaling more than 1,500,000 square feet. Palmer believes exceptional service is rooted in maintaining a constant pulse on property values, market trends, and capital movement. His market expertise and commitment to staying informed enable him to provide strategic, results-driven guidance that helps clients achieve their real estate objectives.

