

9.68 Acres +/-

2920 S RAINBOW RD.
ROGERS, ARKANSAS

FOR SALE

Rainbow Road

OFFERING

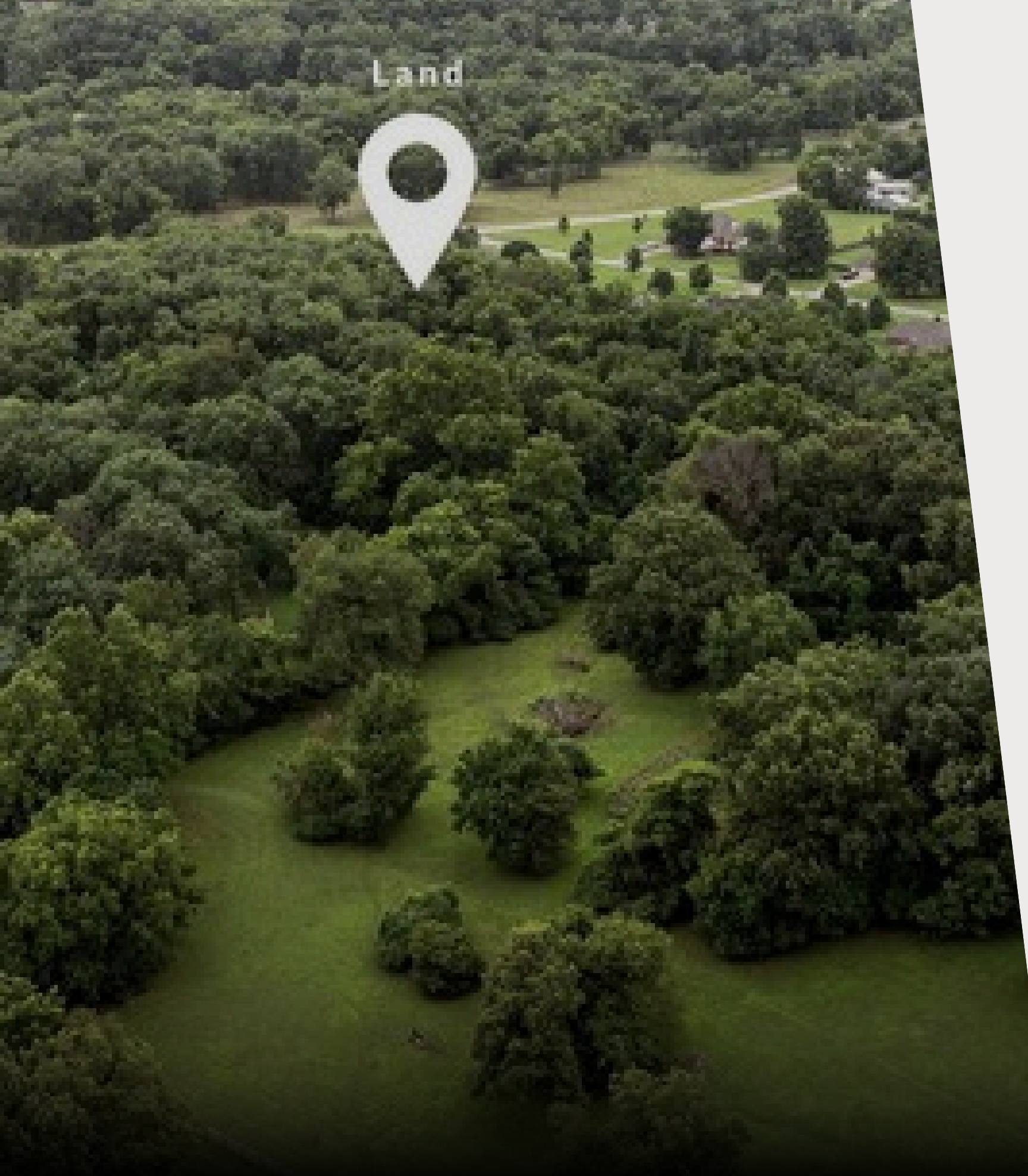
2920 S RAINBOW ROAD, ROGERS, AR

PRICE:	\$2,750,000 (\$6.44/SF)
PROPERTY TYPE:	Land
LOT SIZE:	9.68 Acres +/-
LOCATION:	Rainbow Road - west of Pinnacle Hills
ZONING:	Currently remains T2-Rural - Future Land Use indicates varying levels of residential development

FEATURES

- Located directly behind the the Pinnacle Hills area of Rogers. High amenity location with shopping, restaurants and other class A amenities easily bikable from this location.
- Water, Electric on site, gas available. Sewer has not yet been brought to site but various developments with ½ mile have already accessed Sewer.
- 2 miles from I-49 - NWA's major North/South corridor
- New developement underway in close proximity





Land

OFFERING

2920 S RAINBOW ROAD, ROGERS, AR

Rainbow Road

Located just west of the Pinnacle Hills district along Rainbow Road, this ±9.68-acre development opportunity offers a rare chance to invest in one of Northwest Arkansas' fastest-growing corridors. Surrounded by premier shopping, dining, entertainment, and Class A amenities, the site enjoys an exceptional location with convenient access to Interstate 49 and the region's most desirable destinations.

Designated for residential use in the City's Future Land Use Plan, the property presents strong long-term potential as growth continues to expand west of Pinnacle Hills. Water, electric, are already available on-site, while gas and sewer infrastructure has been extended to nearby developments within a half-mile, creating a path for future utility access.

With continued investment and new development underway throughout the surrounding area, this site is well positioned to benefit from the sustained growth of the Rogers market. Combining a premier location, existing utilities, and exceptional future potential, this property represents an outstanding opportunity for residential developers in Northwest Arkansas.



www.geniscre.com

Rainbow Road

AERIAL PHOTOS

2920 S RAINBOW ROAD, ROGERS, AR

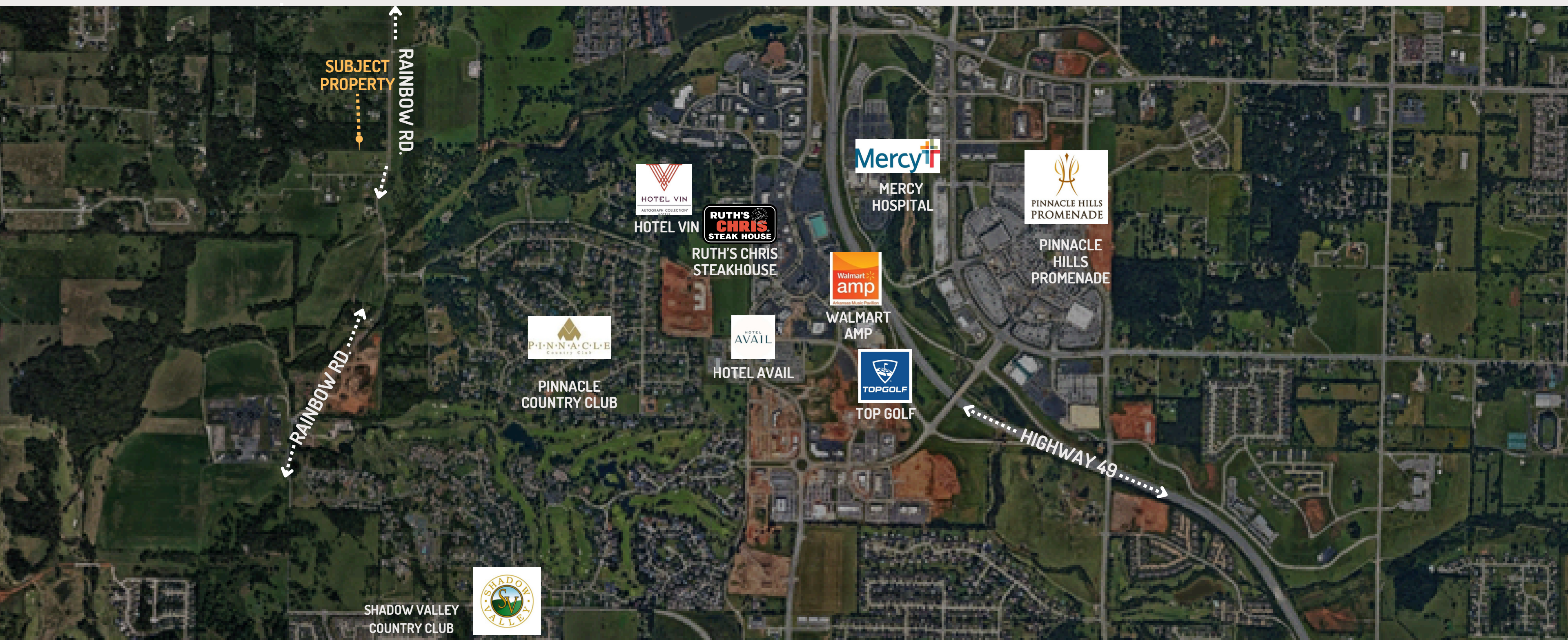


www.geniscre.com

LOCAL VIEW

2920 S RAINBOW ROAD, ROGERS, AR

Rainbow Road





GRADY MATHEWS, CCIM
PRINCIPAL BROKER | OWNER

+ 479-200-1112
GRADY@GENESISCRE.COM



Rainbow Road



DISCLOSURE: Genesis Commercial Real Estate has been engaged by the owner of the Property to market it for sale or lease. Information concerning the Property has been obtained from sources other than Genesis Commercial Real Estate and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any references to age, square footage, income, expenses and any other Property specific information are approximate. Any opinions, assumptions, estimates, or financial information contained herein are projections only and are provided for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Buyers should conduct their own independent investigation and inspection of the Property in evaluating a possible purchase. The information contained herein is subject to change.