



GROUND LEASE OR BUILD TO SUIT

Asking Rate:

**\$185,000**

Per Year

**Contact us:**

**Alan W. Cole, ccim**

Principal & Executive VP | AR  
+1 479 644 5849  
alan.cole@ar.colliers.com

**Justin Bentley, ccim, sior**

Principal | AR  
+1 501 519 7174  
justin.bentley@ar.colliers.com

**Mason Wood**

Brokerage Associate | AR  
+1 479 409 0409  
mason.wood@ar.colliers.com



4204 S. Pinnacle Hills Parkway  
Suite 102  
Rogers, AR 72758  
P: +1 479 636 9000  
F: +1 479 254 3799  
colliers.com

# 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!



## 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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