

INDUSTRIAL LAND FOR SALE

E CLOVERDALE RD, ROGERS, AR



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

SALE OVERVIEW

AVAILABLE: ±6.72 ACRES

ASKING PRICE: **\$584,640**

PRICE PER ACRE: \$87,000

ZONING: I-2

PARCEL: 02-00666-000

SITE HIGHLIGHTS

LOCATED JUST 4.7 MILES FROM I-49, THIS ±6.72-ACRE I-2 ZONED PARCEL IS LISTED AT **\$584,640** (\$87,000 PER ACRE). THE SITE HAS WATER AVAILABLE ON CLOVERDALE RD AND IS SURROUNDED BY T2, I-2, AND HC ZONING USES.

TRAFFIC COUNTS

N ARKANSAS ST: 19,000 VPD

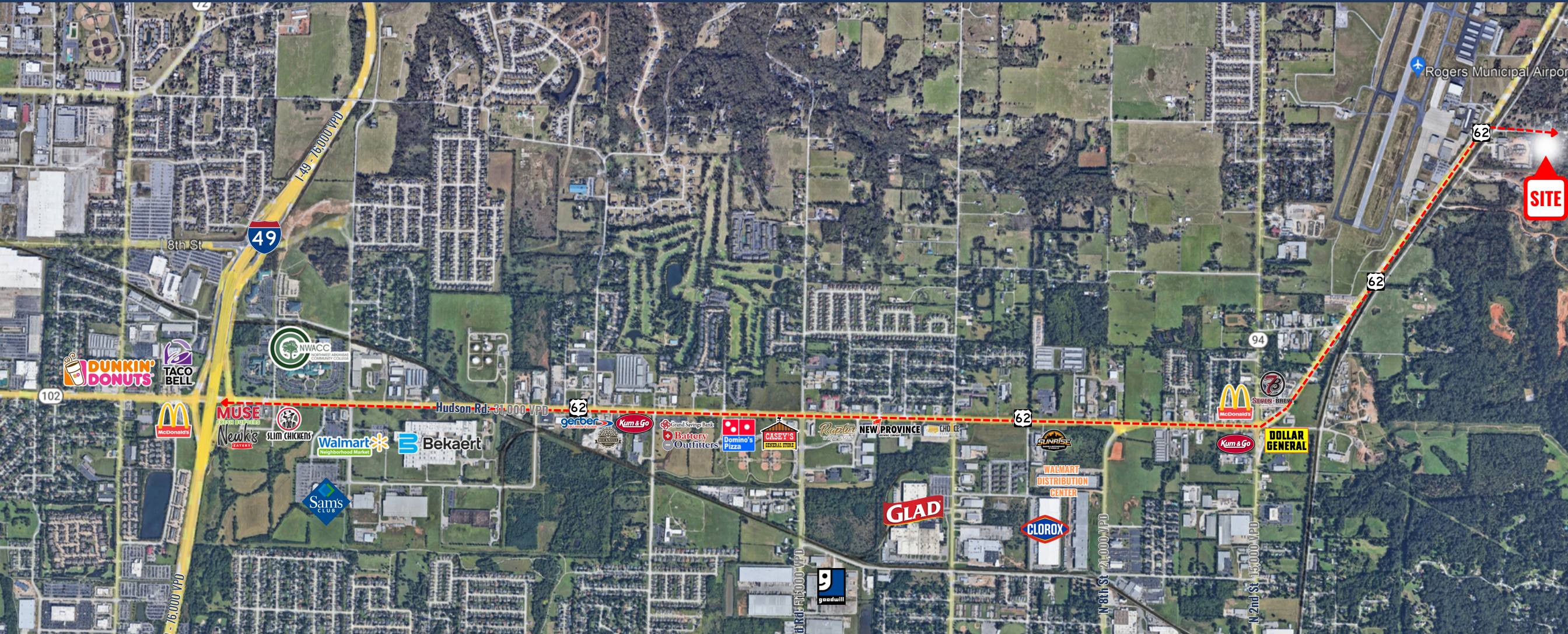
S HUDSON RD: 25,000 VPD





E CLOVERDALE RD, ROGERS, AR 72756

SITE PHOTO



INTERSTATE-49

4.7 MILES 10 MIN

HWY 62

0.1 MILES 0 MIN

HWY 71-B

3.3 MILES 7 MIN

WALMART HOME OFFICE CAMPUS

6.6 MILES 16 MIN



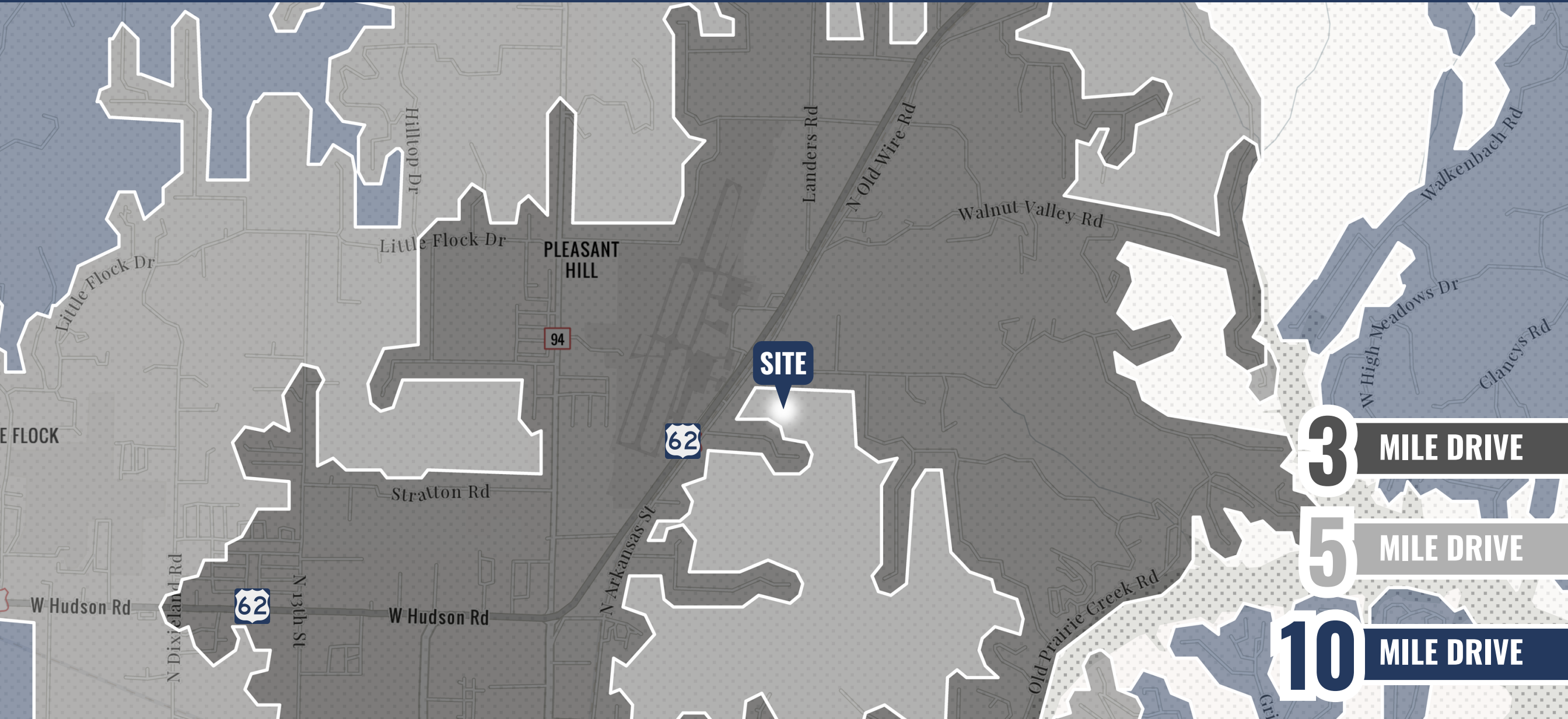
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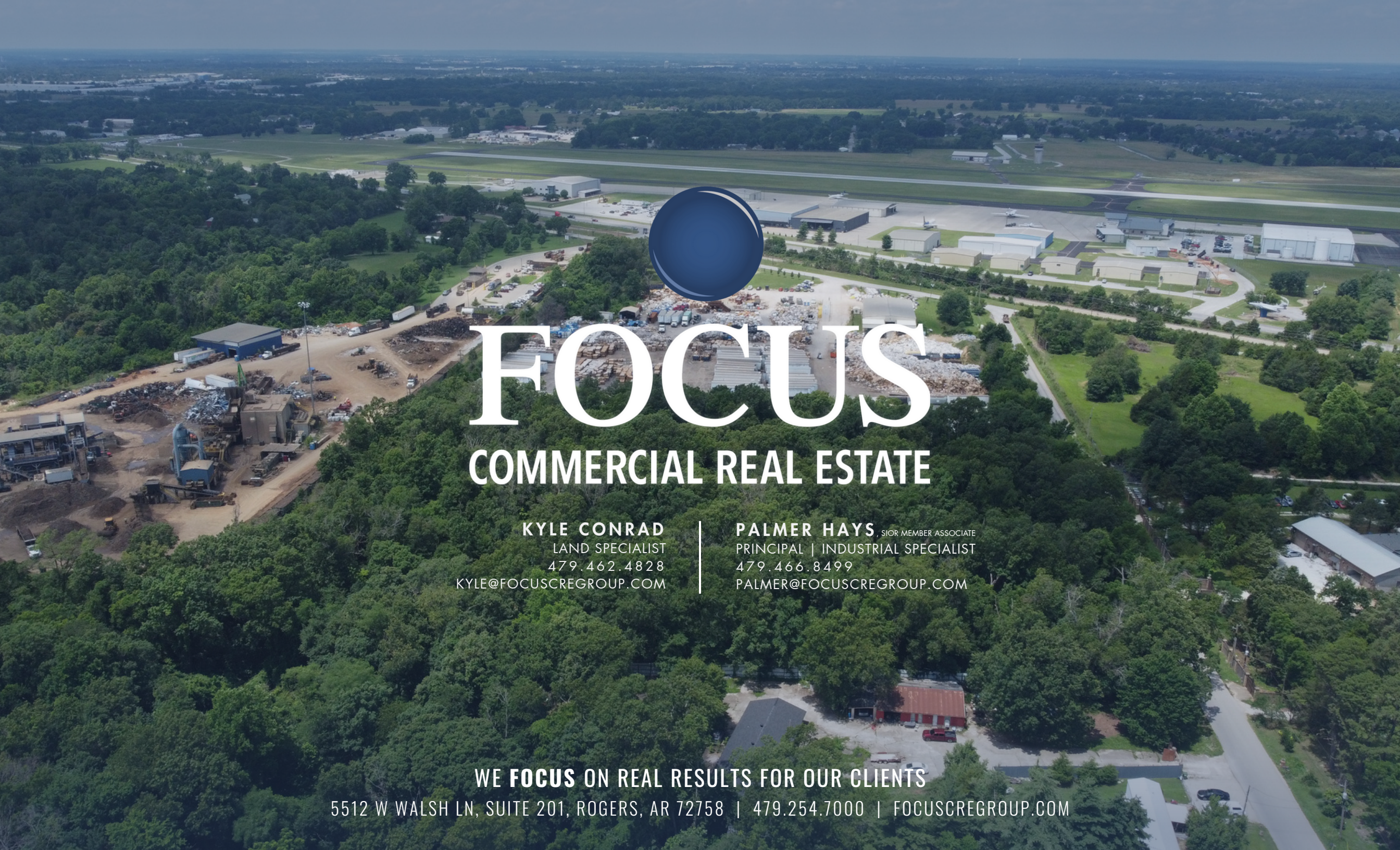
LEGEND

- RAILROAD SPUR
- WATER
- SEWER



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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