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±14.28 ACRES FOR SALE

1 Bekaert Drive, Rogers, AR



Bekaert

W Bekaert Dr

Proposed Street

±572' of frontage

Proposed Tract 2
±5.41 Acres

Proposed Tract 1
±8.87 Acres

±1958' of frontage

Land Under Contract
Future Retail

W Hudson Rd
33,000 VPD



Bekaert Dr
8,000 VPD

Proposed Street

CONTACT US TODAY
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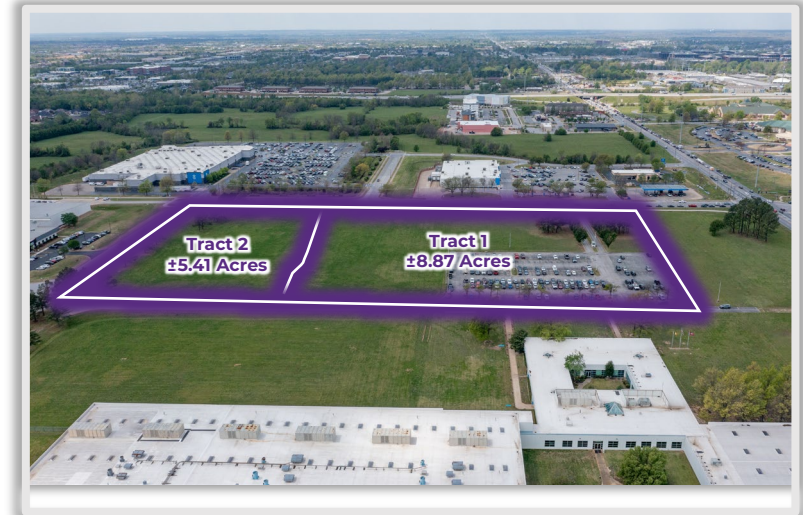
Property Understanding

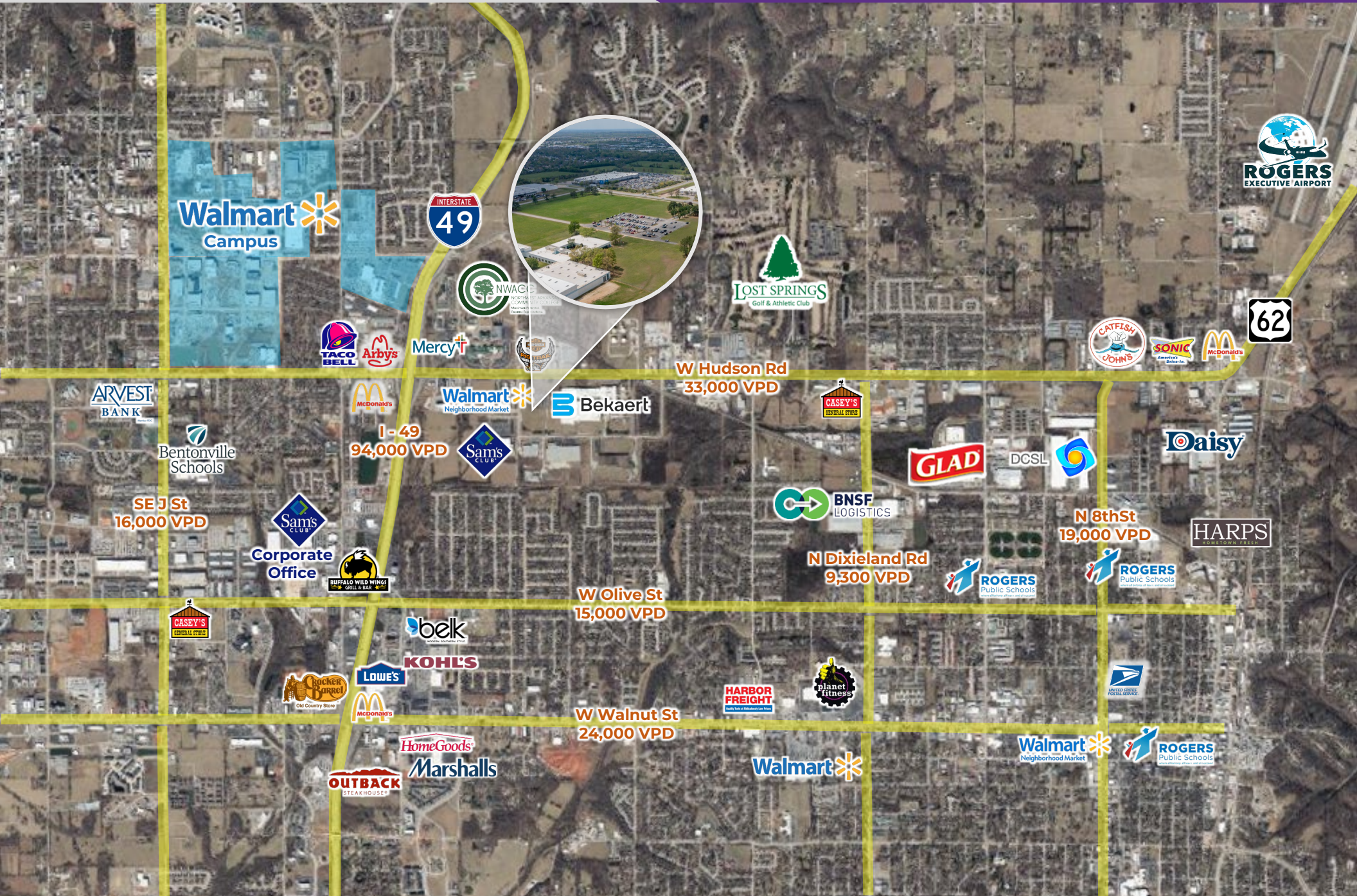
OVERVIEW

Offering	For Sale
Price	<ul style="list-style-type: none"> ○ Tract 1 – \$16.00/SF ○ Tract 2 – \$13.00/SF
Address	1 Bekaert Drive, Rogers, AR 72756
Property Type	Land
Lot Size	±14.28 Acres
Proposed Tracts	<ul style="list-style-type: none"> ○ Tract 1 – ±8.87 Acres ○ Tract 2 – ±5.41 Acres
Zoning	HC (Highway Commercial)
Approved Uses	Retail, hospitality, entertainment venue, restaurant, flex, and mixed-use

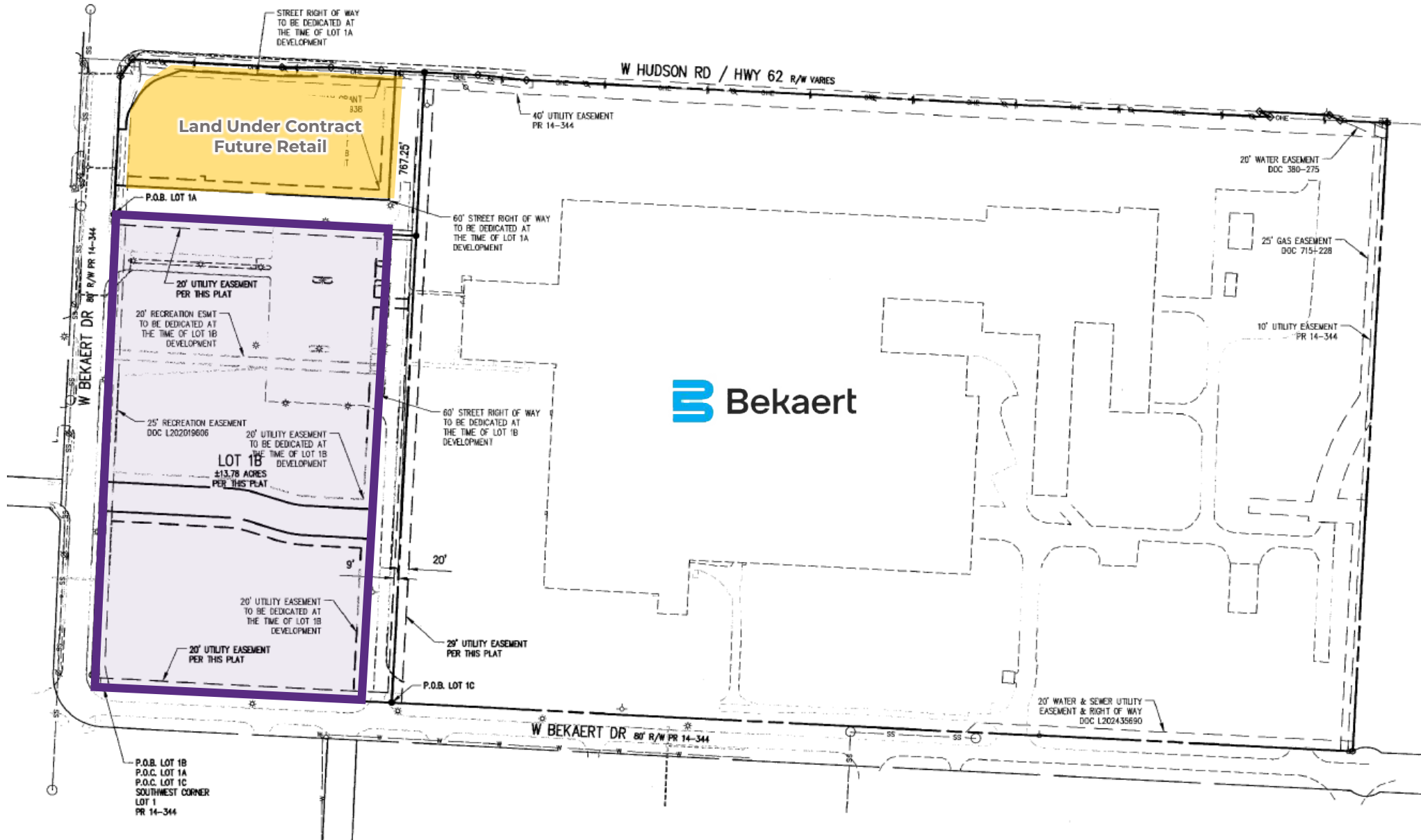
PROPERTY HIGHLIGHTS

- Prime location near the signalized intersection of W Hudson Rd & Bekaert Dr, adjacent to Sam's Club, featuring ±958 feet of frontage on Bekaert Dr and ±572 feet on W Bekaert Dr
- Existing parking lot will be relocated off-site by Seller
- Flexible HC zoning allows for a wide range of commercial uses, including retail, restaurant, office, hospitality, and medical
- Level terrain offers an excellent development opportunity with all utilities available at the street
- Situated just 0.5 miles from I-49, providing convenient access throughout Northwest Arkansas and Southwest Missouri

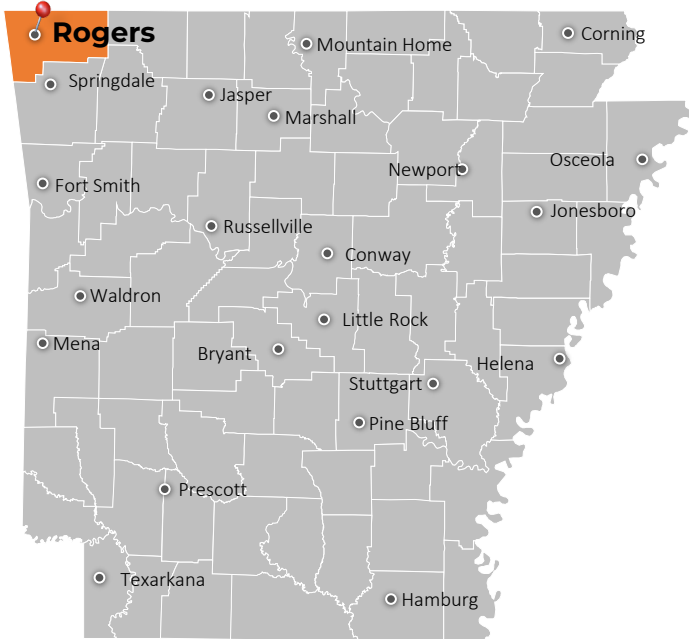








Rogers, Arkansas



Rogers is a thriving city in the heart of one of the nation's most dynamic regions, Northwest Arkansas. The city has earned numerous accolades in recent years, including recognition for innovation and civic excellence. Rogers was honored at the Arkansas Digital Government Transformation Awards for its leadership in public service technology, and its Parks & Recreation team has received multiple state-level awards. The Rogers School District is frequently recognized for academic excellence, with several schools earning top marks in the Arkansas School Recognition Program. The broader Northwest Arkansas region continues to gain national attention as well. In 2025, the Milken Institute ranked the area as the seventh-best-performing metro in the U.S., citing strong job growth in the high-tech and construction sectors.

Rogers benefits from its proximity to Fortune 500 giants, such as Walmart, Tyson Foods, and J.B. Hunt, all of which are headquartered nearby and are responsible for attracting over 1,300 suppliers and vendors to the region. Rogers is also home to several notable employers and headquarters, including Daisy Outdoor Products, a legacy brand with deep roots in the community, and Onyx Coffee Lab, a globally acclaimed specialty coffee roaster that was recently named the No. 2 coffee shop in the world and the No. 1 coffee shop in North America. The city's commercial footprint is anchored by significant retail developments such as Pinnacle Hills Promenade, a regional shopping destination that draws visitors from across the state. With a robust talent pipeline, strong public-private partnerships, and a nationally recognized quality of life, Rogers is poised for continued growth and success.

DEMOGRAPHICS*

Population

3 MILES

52,016

5 MILES

123,048

10 MILES

254,958

Households

20,378

46,188

92,667

Average Age

37.5

36.5

36.9

Average Household Income

\$113,428

\$133,310

\$142,869

Businesses


2,834

4,711

6,528

**Demographic details based on property location*

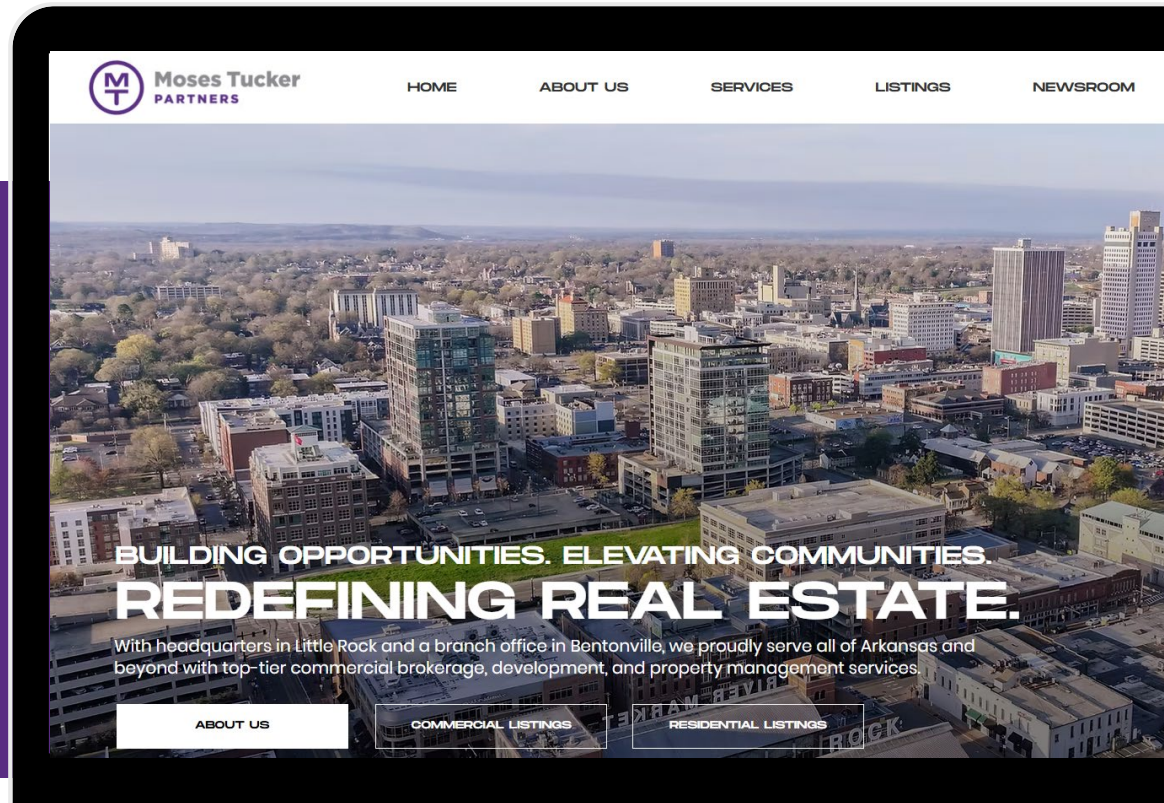
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