



# 2.18 ACRES NE HUDSON RD - ROGERS, AR

## OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$495,000  |
| Lot Size:   | 2.18 Acres |
| Price / SF: | \$5.21     |
| Zoning:     | Industrial |

## PROPERTY HIGHLIGHTS

- City Water at SW parcel boundary
- Public Sewer 400' south of parcel
- 2025 Traffic Count : 23,000 CPD
- Existing buildings hold no value

## PROPERTY OVERVIEW

Industrial acreage for sale next door to Rogers Executive Airport. 335' of frontage on Hudson. Well and Septic on site. Level corner lot with 275' of frontage along Happy Trails. 3 miles to downtown Rogers. 5 miles to I-49 and under 8 miles to the new Wal-Mart Global Campus and downtown Bentonville.



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