



9.64 Acres

S 26th Street

W Perry Road

FOR SALE

Asking Price:

\$2,550,000

Total Acreage:

9.64 Acres

Contact us:

Dan Smith

Brokerage
+1 479 318 8488
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Accelerating success.

4204 S. Pinnacle Hills Parkway
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2428 S 26th Street

Rogers, Arkansas

Property Features

- +/- 9.64 acres
- Surrounded by high-income residential neighborhoods
- Zoned "T2," Rural
- Best use is medium density residential neighborhood
- Conveniently located between Pinnacle Hills Promenade, Uptown Rogers retail and restaurants, and Pleasant Grove shopping area

Spacious tract of land for sale located near the W Perry Road and S 26th Street intersection in Rogers, Arkansas. Desirable area near Pinnacle Hill Promenade and other big-box retailers such as Walmart, Target, At Home, and Texas Roadhouse. Popular entertainment sites nearby, including the Walmart Amp and Top Golf, create a desirable location with a high traffic volume.

Must call broker to tour site

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LOCATION



+/- 9.64 Acres



Surrounded by high-income residential



High-end retail & restaurants nearby



4-minute drive from I-49

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Demographics

	1 Mile	3 Mile	5 Mile
Population (2022)	6,911	48,020	134,554
Projected Population (2027)	7,067	49,604	140,775
Average HH Income (2022)	\$97,836	\$90,871	\$79,684
Proj. Average HH Income (2027)	\$108,331	\$104,117	\$91,513
Households (2022)	3,476	21,743	53,298

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