



**FOR SALE**

Asking Price:

**\$4,299,000**

**Contact us:**

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# 1501 Rainbow Road

Rogers, Arkansas

## Property Amenities

Large tract of land south of bustling SE Walton Blvd with +/-13.35 acres. Property is near several retailers and convenient to both Rogers and Bentonville amenities with quick access to Interstate 49 and major arterial roads.

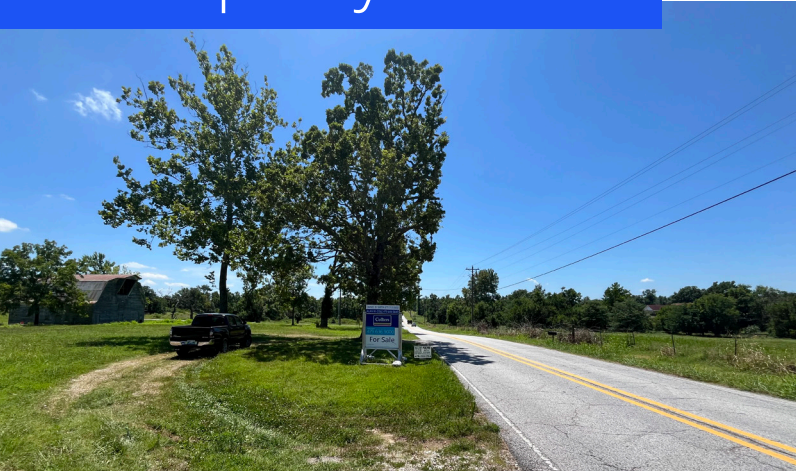
- +/- 13.35 acres
- Zoned "T5.1," Town Center Low in Rogers jurisdiction
- Zoning allows for a mix of office, mixed-use, multifamily and commercial buildings
- 500 feet of frontage on Rainbow Road
- High growth area of Rogers that is immediately adjacent to Bentonville and SE Walton Blvd
- 2.6 miles from 350-acre Walmart Home Office campus

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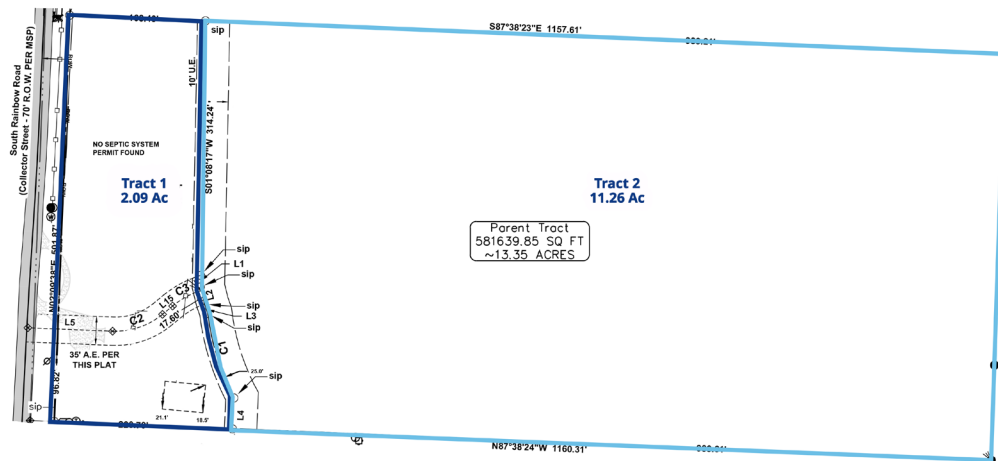


# Property Photos





## LOCATION



**\*Ability to split the parcel into two tracts**

### Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	4,358	53,744	137,166
Projected Population (2029)	5,053	60,613	151,438
Average HH Income (2024)	\$106,502	\$129,960	\$131,278
Proj. Average HH Income (2029)	\$114,315	\$144,872	\$147,116
Households (2024)	2,185	21,090	51,093

## Potential Lot Split Option



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