



FOR SALE

Asking Price:

\$4,299,000

Contact us:

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Accelerating success.

4204 S. Pinnacle Hills Parkway
Suite 102
Rogers, AR 72758
P: +1 479 636 9000
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colliers.com

1501 Rainbow Road

Rogers, Arkansas

Property Amenities

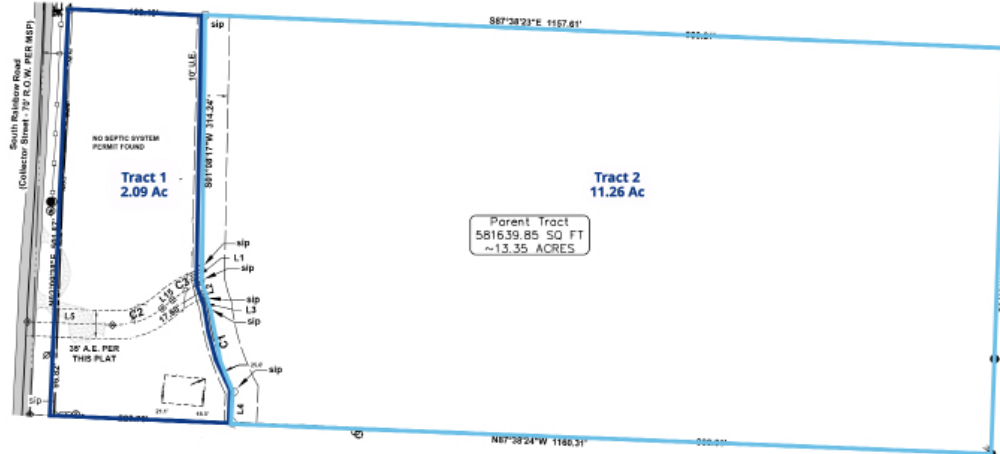
Large tract of land south of bustling SE Walton Blvd with 13.35 acres. Property is near several retailers and convenient to both Rogers and Bentonville amenities with quick access to Interstate 49 and major arterial roads. Potential and best use is for garden-style / mid-rise multifamily project or active adult community.

- Two separate parcels totaling 13.35 acres, both are zoned "T5.1," Town Center Low (2.09 acres & 11.26 acres)
- Zoned for 24 multifamily units per acre in Rogers jurisdiction with density concept plan
- Multifamily rents in the \$1.45 to \$1.50 PSF range
- High growth area of Rogers that is immediately adjacent to Bentonville and SE Walton Blvd
- 2.6 miles from the future 350-acre Walmart Home Office campus

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LOCATION



Potential Lot Split Option



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Demographics

	1 Mile	3 Mile	5 Mile
Population (2022)	3,630	50,064	130,488
Projected Population (2027)	4,055	54,219	140,454
Average HH Income (2022)	\$107,198	\$116,188	\$119,703
Proj. Average HH Income (2027)	\$116,123	\$130,922	\$134,817
Households (2022)	1,831	19,516	48,205



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