



**FOR SALE**

Asking Price:

**\$2,500,000**

**Price Drop**

**Contact us:**

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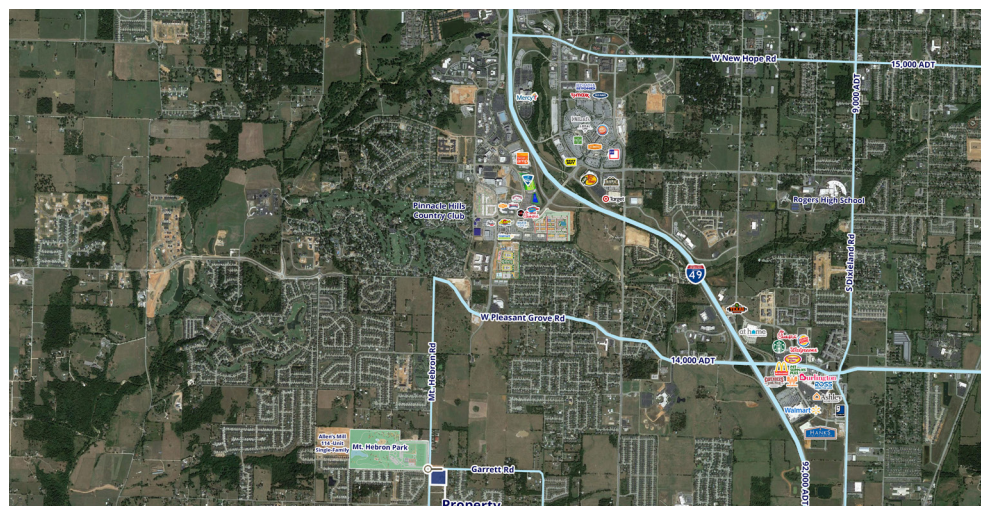
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3503 S 55th Street, Suite 200  
Rogers, AR 72758  
+1 479 636 9000  
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## 6253 Mt. Hebron Rogers, Arkansas

### Property Amenities

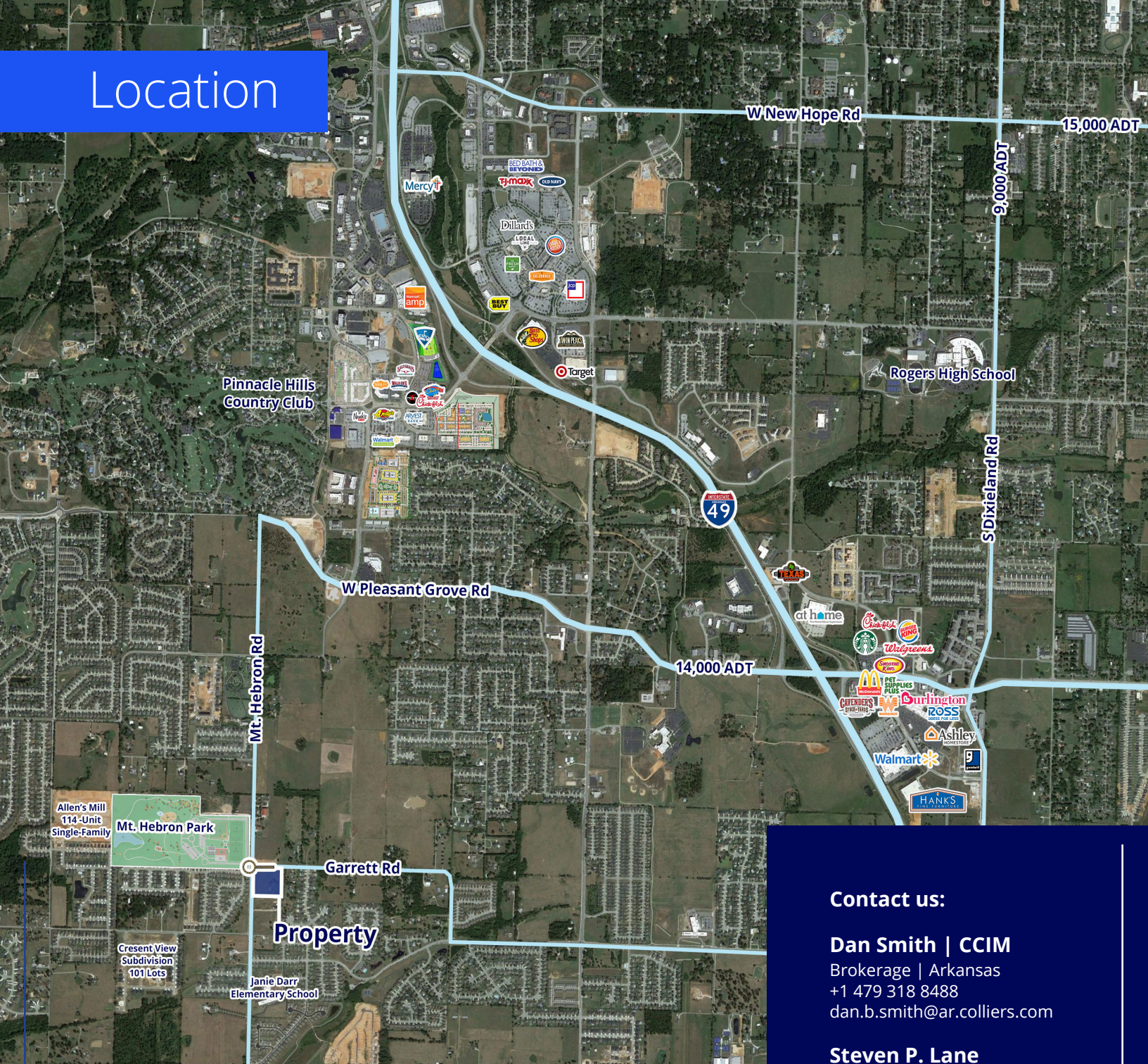
- 10.09 acres +/-
- Currently Zoned T-2 in Rogers
- Future Land Use Map designation is NC (Neighborhood Center) and F-NH (Neighborhood Fabric) which allows a mix of commercial and residential uses
- Rogers Water and Sewer on site
- Located on new roundabout
- Located in a rapidly growing Rogers submarket and close proximity to the new Mt Hebron Park
- Potential to subdivide the property



# Property Photos



# Location



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## Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	5,476	30,358	84,399
Projected Population (2029)	6,510	35,422	95,390
Average HH Income (2024)	\$174,237	\$172,503	\$137,533
Proj. Average HH Income (2029)	\$196,599	\$189,721	\$154,908
Households (2024)	1,806	10,580	29,878

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