

FOR SALE · DOWNTOWN ROGERS, AR

Blue
Crane

A historic building on a prominent corner

THE ELK LODGE BUILDING

— 121 W Walnut Street · 11,615 SF OFFERED AT \$1,800,000

THE OFFERING

A downtown landmark, ready for its next chapter.

The Elk Lodge Building offers 11,615 square feet of flexible space on one of downtown Rogers' most prominent corners, flexible retail on the ground floor and office above.

A 1912 Classical structure with original character throughout, it is ready for converted use by an owner-occupant, investor, or creative user.



AT A GLANCE

Deal terms.

SALE PRICE	\$1,800,000
BUILDING SIZE	11,615 SF
CONFIGURATION	Retail + Office, 2 Floors
SITE	0.14-Acre Corner
YEAR BUILT	1912 · Classical Style



HISTORIC TAX CREDIT ADVANTAGE

ELIGIBLE

Rehab this building, earn the credits.

A contributing property in the NRHP-listed Rogers Commercial Historic District (est. 1988), qualified rehabilitation expenses are eligible for stacked federal and Arkansas state historic tax credits.

20%	Federal Historic Rehabilitation Tax Credit on qualified rehab expenses
30%	Arkansas State Historic Rehabilitation Tax Credit, Rogers' population tier
~50%	Combined credits can offset roughly half of qualifying rehabilitation costs
5 yr	State credit is transferable / sellable, with a 5-year carryforward

QUALIFYING EXPENSES

HARD COSTS · CONSTRUCTION	SOFT COSTS · IF CAPITALIZED
Structural work & repairs	Architectural & engineering fees
Electrical systems	Site survey fees
Plumbing	Legal expenses on the project
HVAC, heating & air conditioning	Development fees
Roof work	Construction-period interest (in some cases)
Painting	
Interior finishes tied to the rehab	

Figures are illustrative only. Actual credits depend on final certified qualified rehabilitation expenditures, adjusted basis, and approval by the National Park Service and Arkansas Historic Preservation Program. Consult a tax advisor.

HISTORICITY

Architect A.O. Clarke, constructed circa 1912.

Classical Revival · Renaissance Revival

Contributing property, Rogers Commercial Historic District



Tom Morgan postcard · closest to original



Lodge dedication, 1917



1955



1960



2009

ARCHITECTURE

Classical Revival details include a symmetrical façade, the pressed metal dentilled cornice, rectangular double hung windows on the second story, and a larger massing compared to the surrounding Italianate buildings. Renaissance Revival details include the flat roof, roof line parapet, and limestone belting dividing the stories.

MATERIALITY

Red brick, a rusticated limestone base, and smooth limestone for window lintels and sills, shared with its Walnut Street companions and key features of A.O. Clarke's oeuvre.

ROGERS ELK LODGE #1223

The lodge moved into the building, previously known as the Vandover Building, in February 1917. Clarke, then exalted ruler of the Rogers order, designed the second-floor lodge home, adding a lodge room, lounge, ladies' parlors, kitchenette, toilet, and janitor's room. The dedication on April 16, 1917 drew officials including Arkansas Governor Charles Brough. The lodge disbanded on June 9, 1934.

SANBORN MAP, APRIL 1914

First recorded as a two-story building housing a furniture store. Brick construction above, a frame partition on the first story, a metal cornice, and a composition roof.



Original signage still lettered on the glass

A CENTURY ON THE CORNER

The story of the Elk Lodge Building.

1908

The corner hosts the early Lyric Theater, a moving-picture and vaudeville venue operated by C.S. Pyle.

1912

The permanent commercial building is constructed in the Classical style, historically designated the Elks Lodge Building.

Recent

A creative hub as the Rogers Experimental House and home to the Artists of Northwest Arkansas (ANA) Gallery.

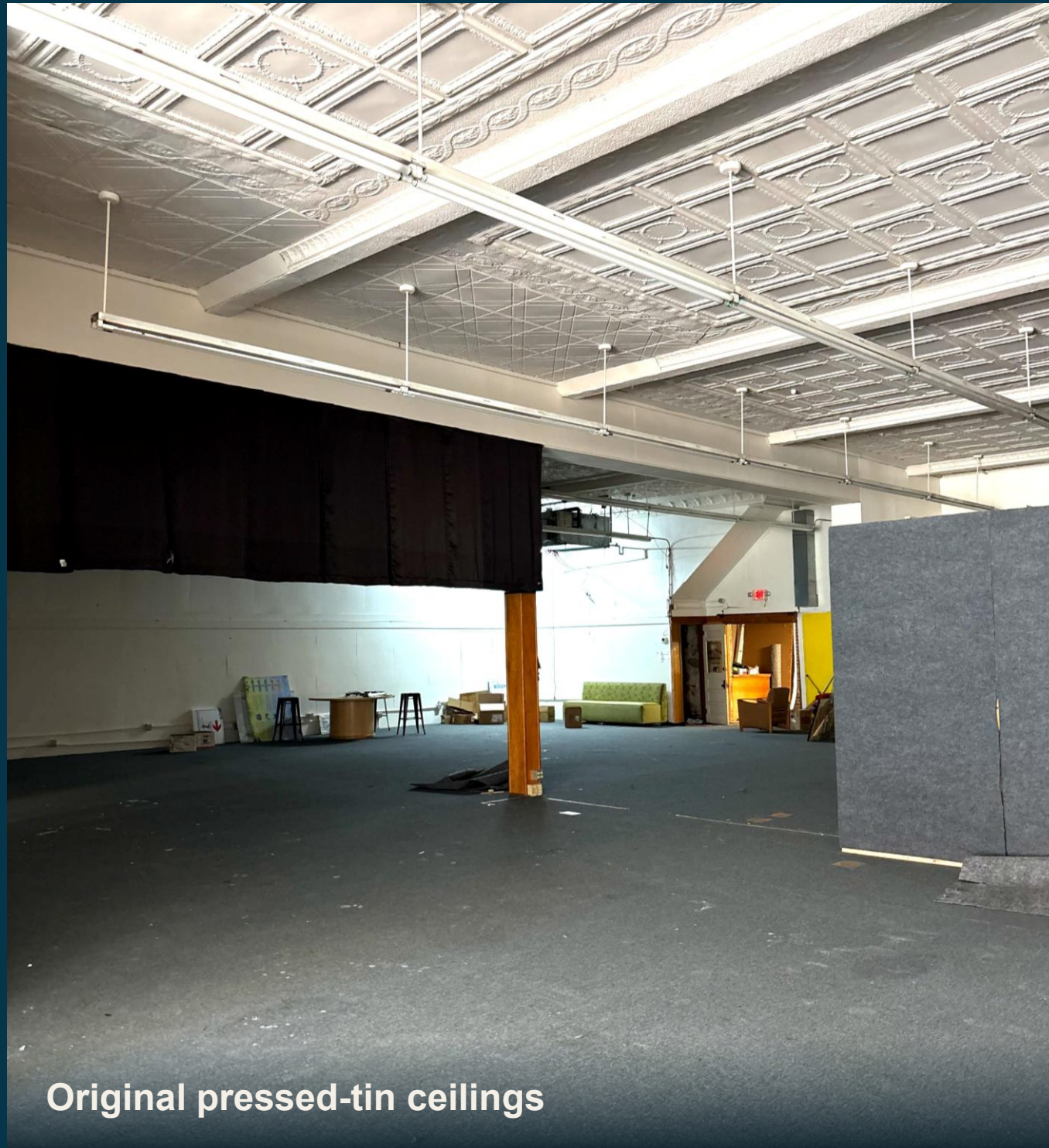
2024–25

Following the 2024 Memorial Day tornado, the ANA Gallery relocates nearby to 300 N. 2nd Street, opening the building for its next use.

FIRST FLOOR

Flexible ground-floor retail.

Pressed-tin ceilings, an open plate, and corner storefront glass onto Walnut Street.



Original pressed-tin ceilings



Broad, open floor plate



Corner storefront glass



VACANT & READY

SECOND FLOOR

Light-filled office above.

Tall windows frame the downtown square, and historic millwork and paneling carry the building's original character upstairs.

- Abundant natural light on the square
- Historic paneling & millwork intact

Open to full office build-out or conversion

THE LOCATION

The heart of downtown Rogers.

Daisy Airgun Museum

Downtown Arvest

Historic Hobbs Building

Signalized W Walnut Corner



Walkable, brick-paved downtown core



Surrounded by historic retail

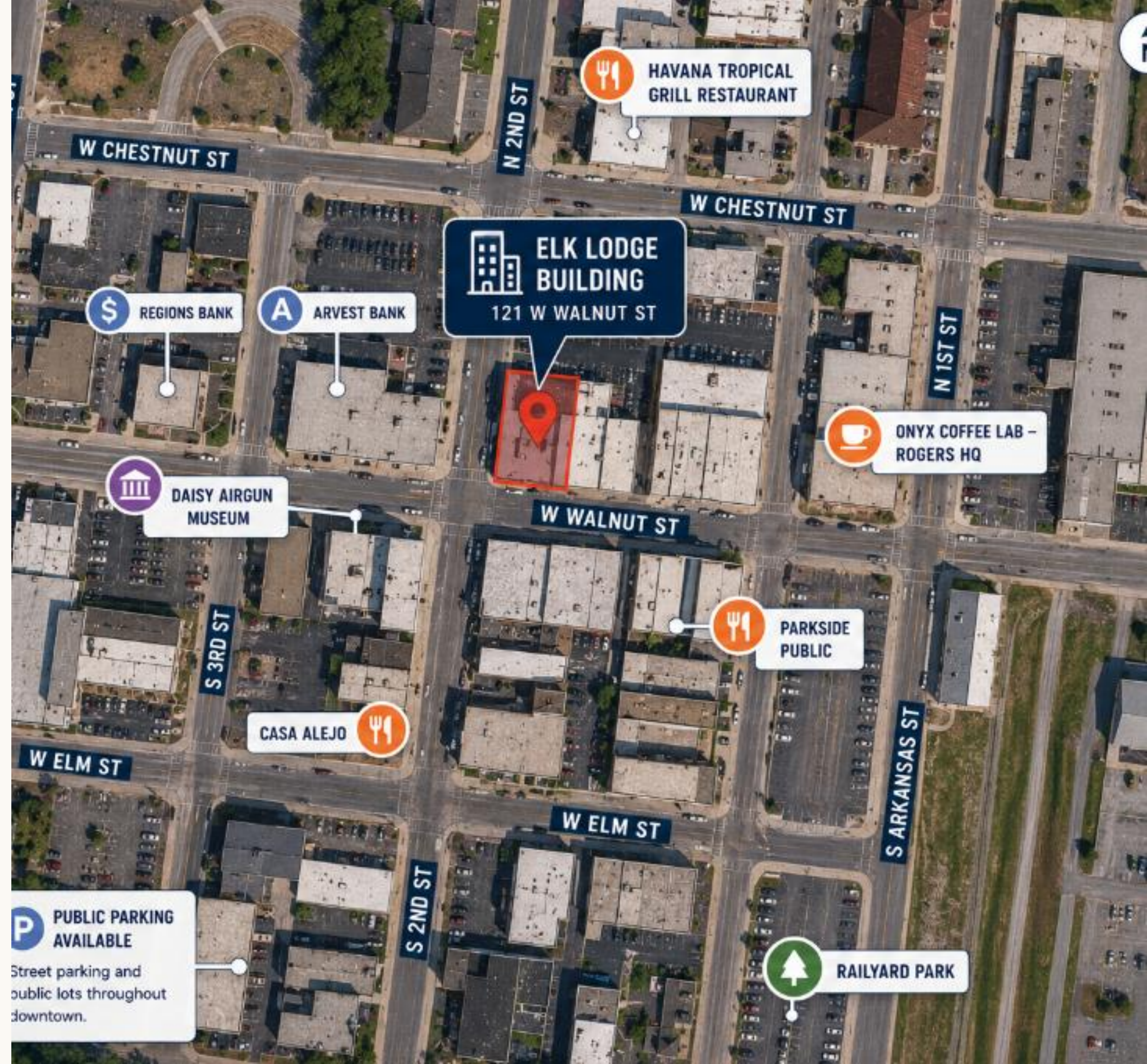
A HARD CORNER

Prominent placement at 2nd & Walnut.

The building holds a signalized hard-corner intersection in the middle of downtown Rogers, wrapped by banks, dining, coffee, and destination retail.

- Arvest & Regions Bank a block away
- Daisy Museum & Onyx Coffee HQ adjacent
- Walk to dining, Railyard Park & parking

Public parking throughout downtown





GET CONNECTED

Let's find your next building.

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