

**+/- 4.2 ACRES OF LAND FOR SALE**

# S RAINBOW RD

Rogers, AR 72758



## PROPERTY DESCRIPTION

+/- 4.2 acres of open land available on S Rainbow Rd in Rogers, AR! Situated less than 1 mile from Walton Blvd and approx. 2 miles from I-49, this property offers easy access to all that Northwest Arkansas has to offer. Zoned A-1 Agricultural District, it's an ideal location to build your dream home and/or hobby farm. Don't miss out on this exceptional opportunity!

## PROPERTY HIGHLIGHTS

- +/- 4.2 Acres
- Zoned A-1 Agriculture District
- Potential for Residential Development
- Close Proximity to Essential Amenities NWA Offers

## OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	4.25 Acres

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	183	1,264
Total Population	172	499	3,560
Average HH Income	\$273,582	\$278,522	\$247,291

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## TIMOTHY SALMONSEN

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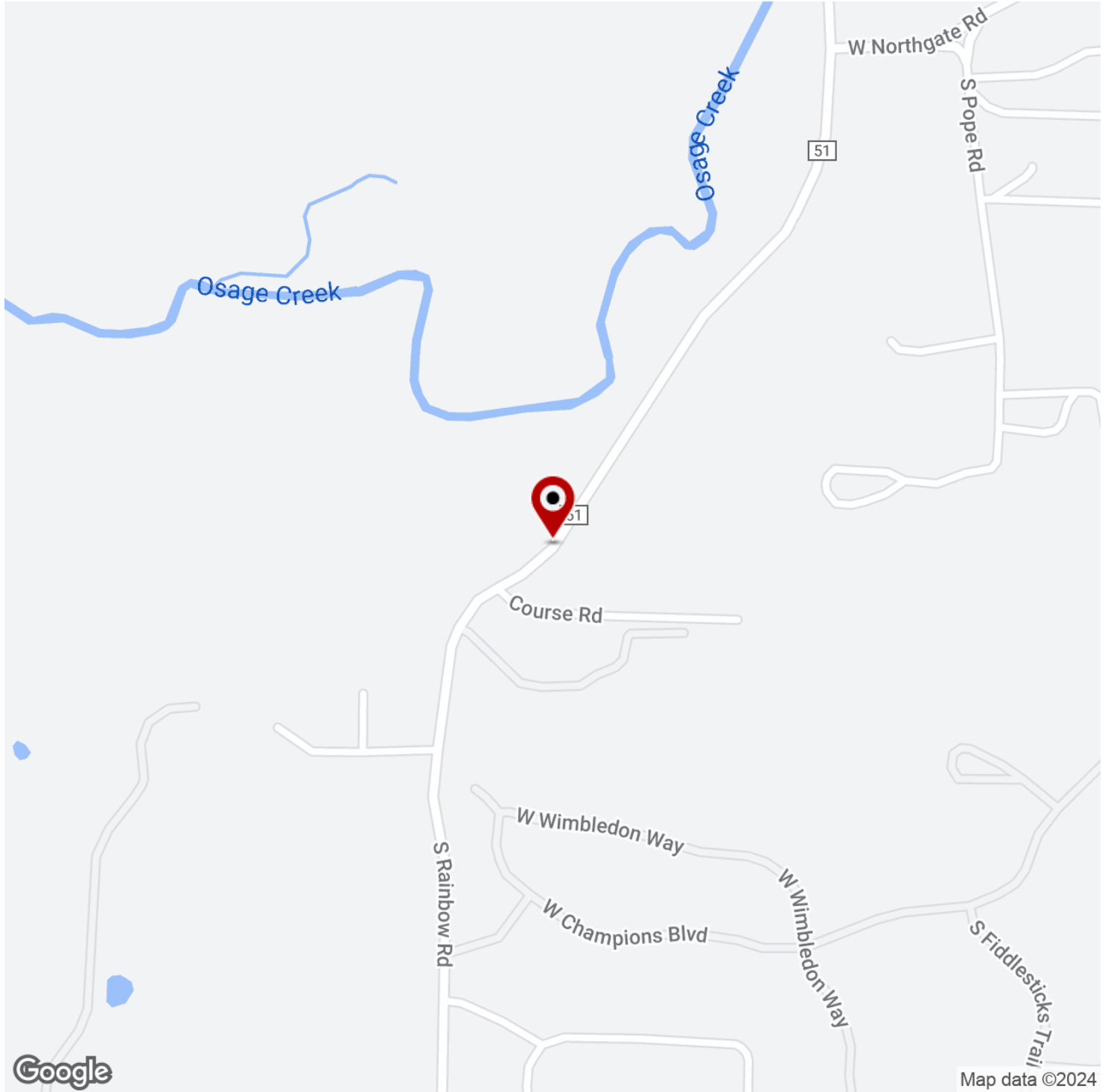
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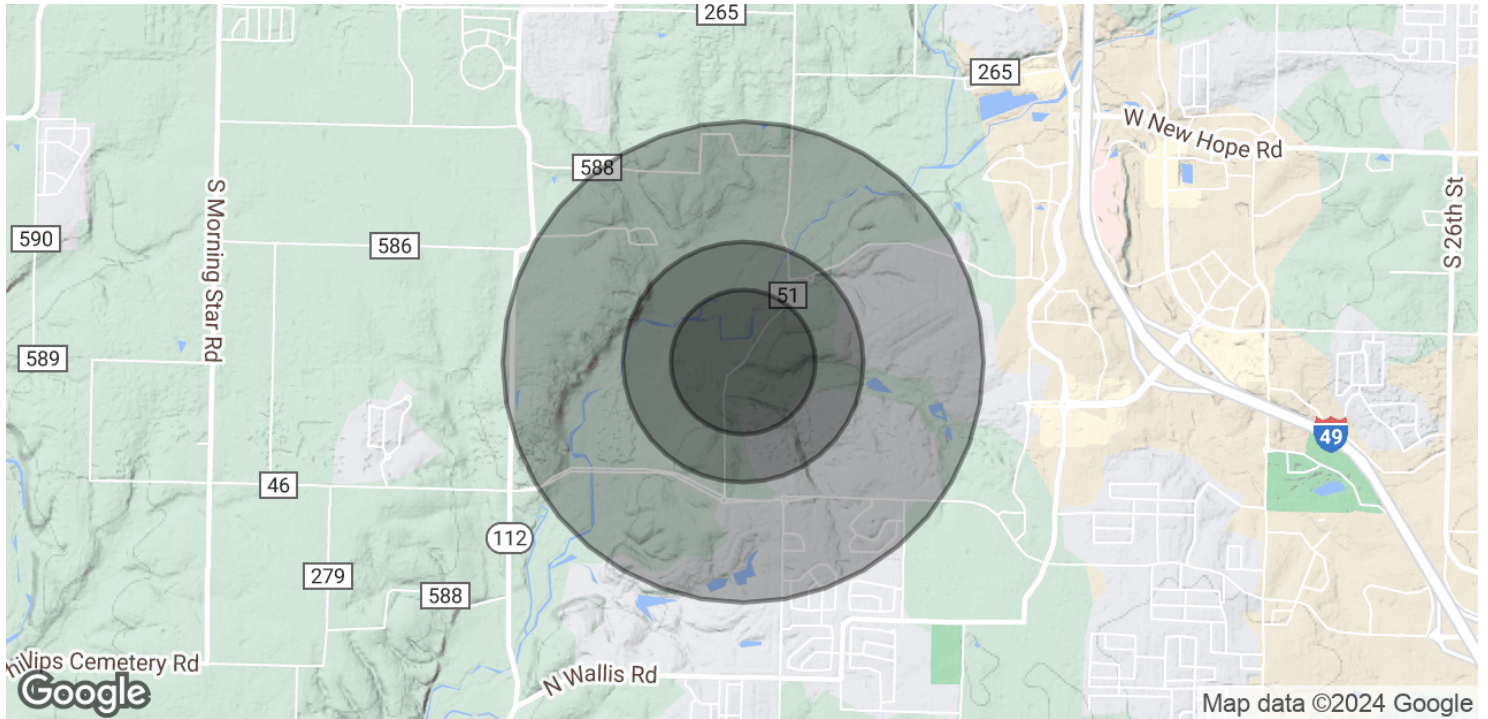
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	172	499	3,560
Average Age	38	38	36
Average Age (Male)	37	38	36
Average Age (Female)	38	38	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	64	183	1,264
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$273,582	\$278,522	\$247,291
Average House Value	\$810,536	\$814,241	\$693,137

Demographics data derived from AlphaMap

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