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MULTIFAMILY PROPERTY FOR SALE

510 N 8th Street, Rogers, Arkansas

LOCATED IN AN OPPORTUNITY ZONE



N 8th St
18,000 VPD

CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

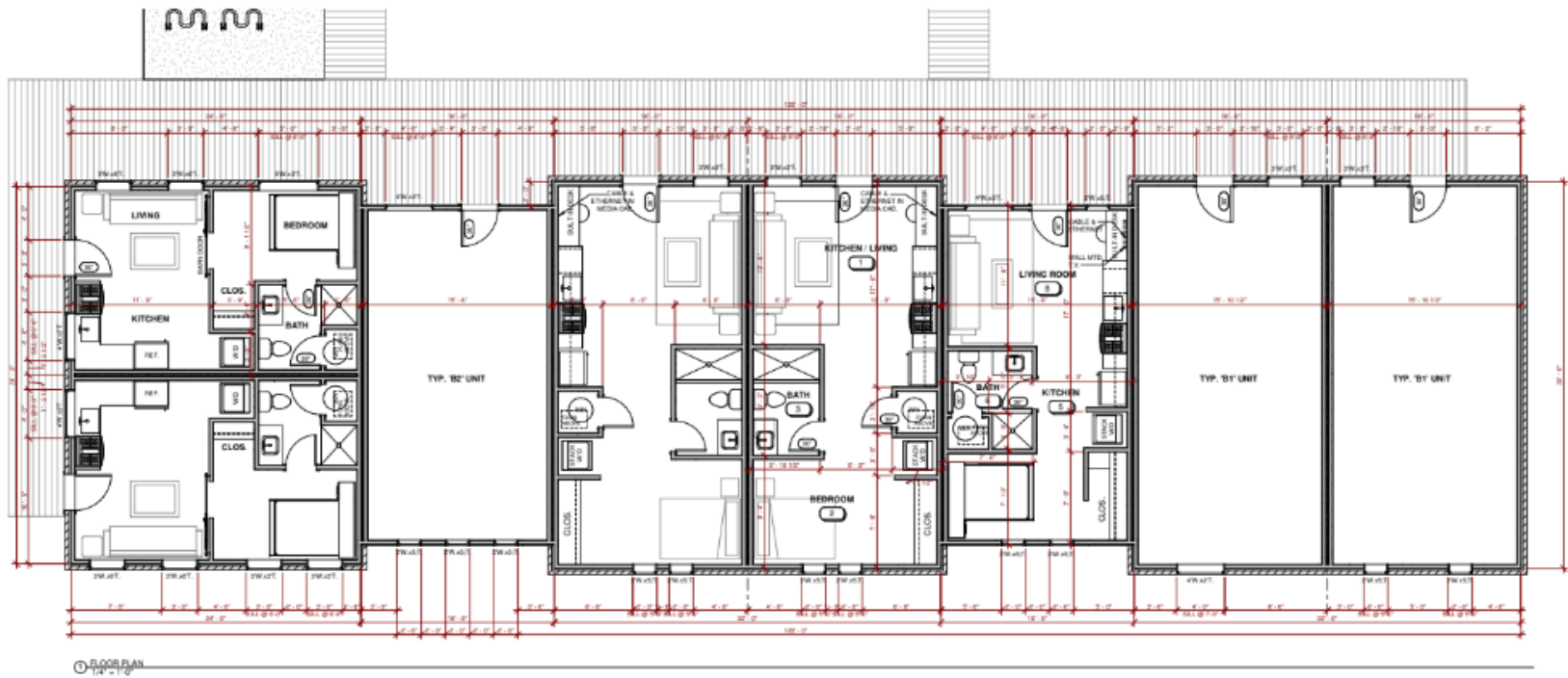
OVERVIEW

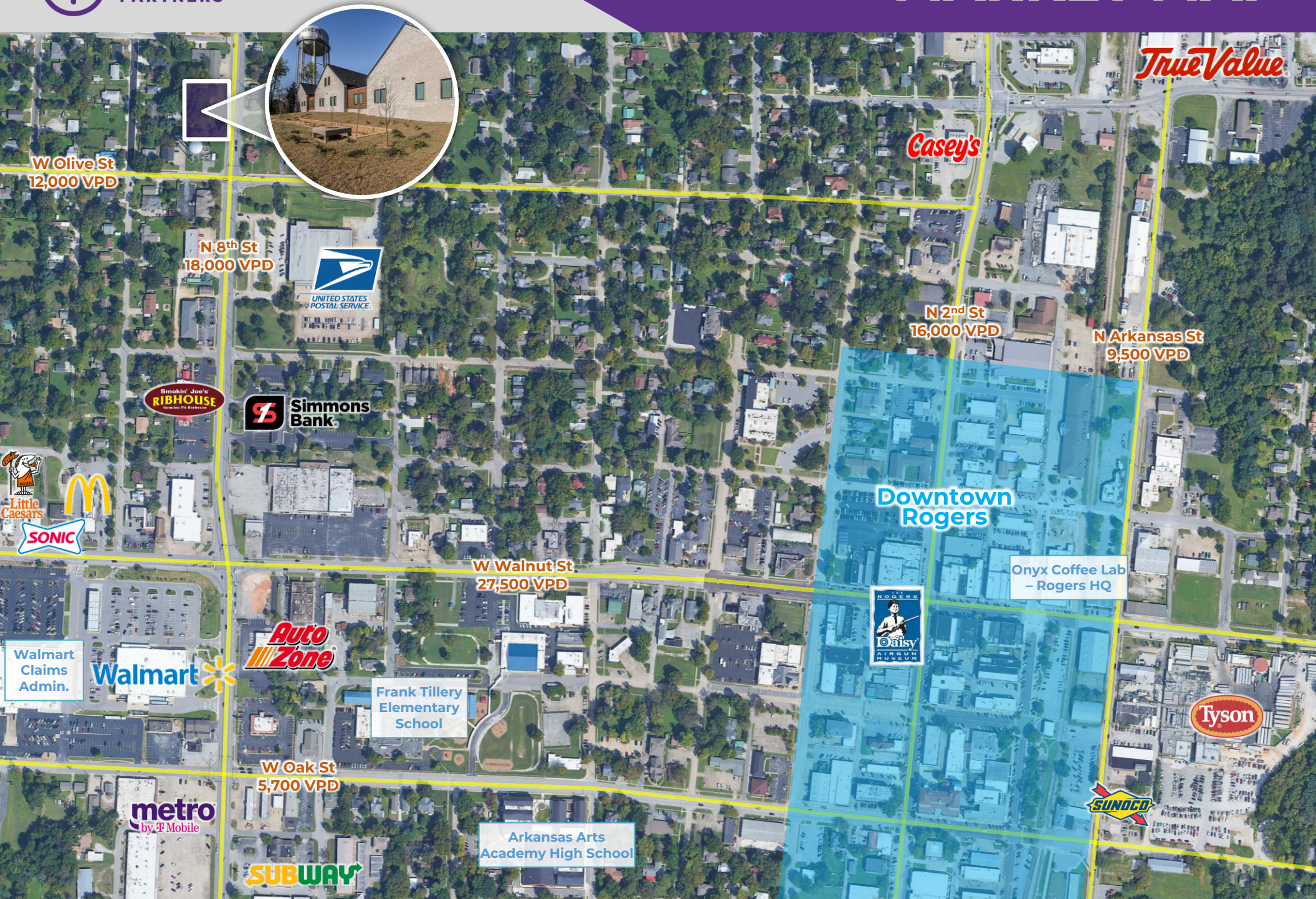
Offering	For Sale
Price	\$2,499,000
Address	510 N 8 th St, Rogers, AR 72756 *Opportunity Zone
Sale Type	Investment
Property Type	Multifamily
Building Size	5,056 SF
Unit Total	11
Building Class	A
Year Built	2023

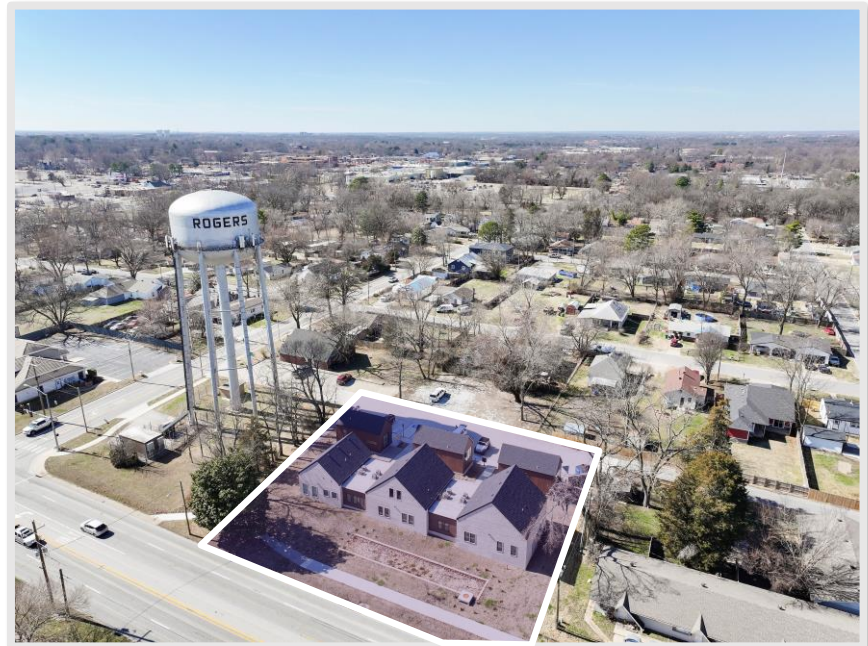
PROPERTY HIGHLIGHTS

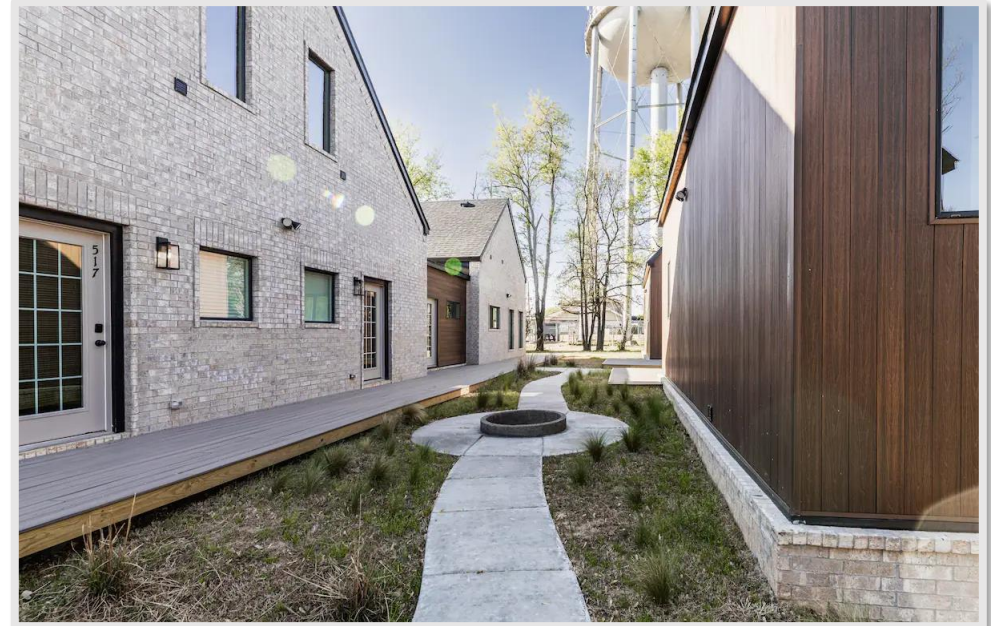
- **Newly built** Scandinavian-style multifamily property near the old Rogers water tower, within walking distance of downtown Rogers – located in an **Opportunity Zone**
- Property features 11 fully furnished townhomes (Avg. 500 SF), a fire pit and space for other amenities
- Three-minute bike ride to the Razorback Greenway Trail System; 7-mile drive to Walmart HQ in Bentonville
- Parking ratio: 2.57/1,000 SF













Rogers, Arkansas



Rogers is a city in Benton County, Arkansas, with a population of 55,964. Located in the Ozarks, it is part of the Northwest Arkansas region, one of the fastest-growing metro areas in the country. The city is conveniently located 34 miles from Eureka Springs and about 67 miles from the Buffalo National River. Rogers was the location of the first Walmart store, whose corporate headquarters is located in neighboring Bentonville.

In historic downtown Rogers, brick-paved streets lead to old-fashioned storefronts filled with unique furniture, antiques and gifts, cafes, jewelry, and business offices. The Daisy Airgun Museum, home to the world's largest collection of antique airguns, and the Rogers Historical Museum are also located here. More contemporary and cosmopolitan shopping abounds near Interstate 49 at Scottsdale Center, Pinnacle Hills Promenade and at Village on the Creeks. Rogers also offers high-quality hotels and restaurants, a packed event calendar and plenty of opportunities for outdoor recreation in the nearby Ozarks.

DEMOGRAPHICS*

Population

3 MILES

51,642

5 MILES

92,014

10 MILES

245,784

Households

18,396

34,055

87,565

Average Age

37.0

36.9

36.1

Average Household Income

\$84,451

\$101,087

\$119,508

Businesses

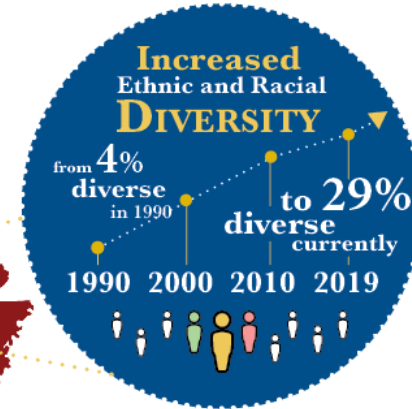
1,566

3,529

6,521

**Demographic details based on property location*

Northwest Arkansas : ONE OF THE FASTEST-GROWING REGIONAL ECONOMIES IN THE NATION



ENTREPRENEURIAL RESOURCES:



#1 Walmart
#80 Tyson Foods
#354 J.B. Hunt Transport Services

Northwest Arkansas is one of the nation's ten **RISING, SMALLER TECH HUBS** as noted by urban researcher Richard Florida.

Population: **534,905**
The United States' **107th Largest Metropolitan Statistical Area**



Educational Excellence

Nine NWA high schools rank among the **top 10 percent** in the nation.
Haas Hall Academy is the nation's **7th best** public high school.

The University of Arkansas is a **tier one research university**, classified by the Carnegie Foundation as having the **highest level of research activity**, which places the U of A among the **top 2.7%** of universities nationally.




CRYSTAL BRIDGES MUSEUM OF AMERICAN ART


The nation's first major American Art museum to open in more than a decade, **Crystal Bridges Museum of American Art** attracted **4.7 million visitors** in eight years.

The Walton Family Charitable Support Foundation gave a **\$120 million gift** to the University of Arkansas. It was the **largest gift ever** given to a U.S. university to **support or establish a school of art.**



\$34 million: capital campaign funds raised for TheatreSquared, professional theatre company's new home.

A fast-rising **bike destination**, Northwest Arkansas includes **250 miles** of natural surface trails for mountain biking and **150 miles** of paved paths, connected by the **Razorback Regional Greenway**.




U.S. News & World Report ranked NWA as the 10th best metro area to live in America in its 2023 "Best Places to Live" [list](#).



The Milken Institute, a nonprofit think tank, placed NWA as No. 9 on its annual best-performing cities [list](#) in 2023.



NWA is the 15th-fastest-growing area in the U.S. and is on pace to [hit](#) nearly 1 million residents by 2045.

Graphic courtesy of [Northwest Arkansas Council](#)

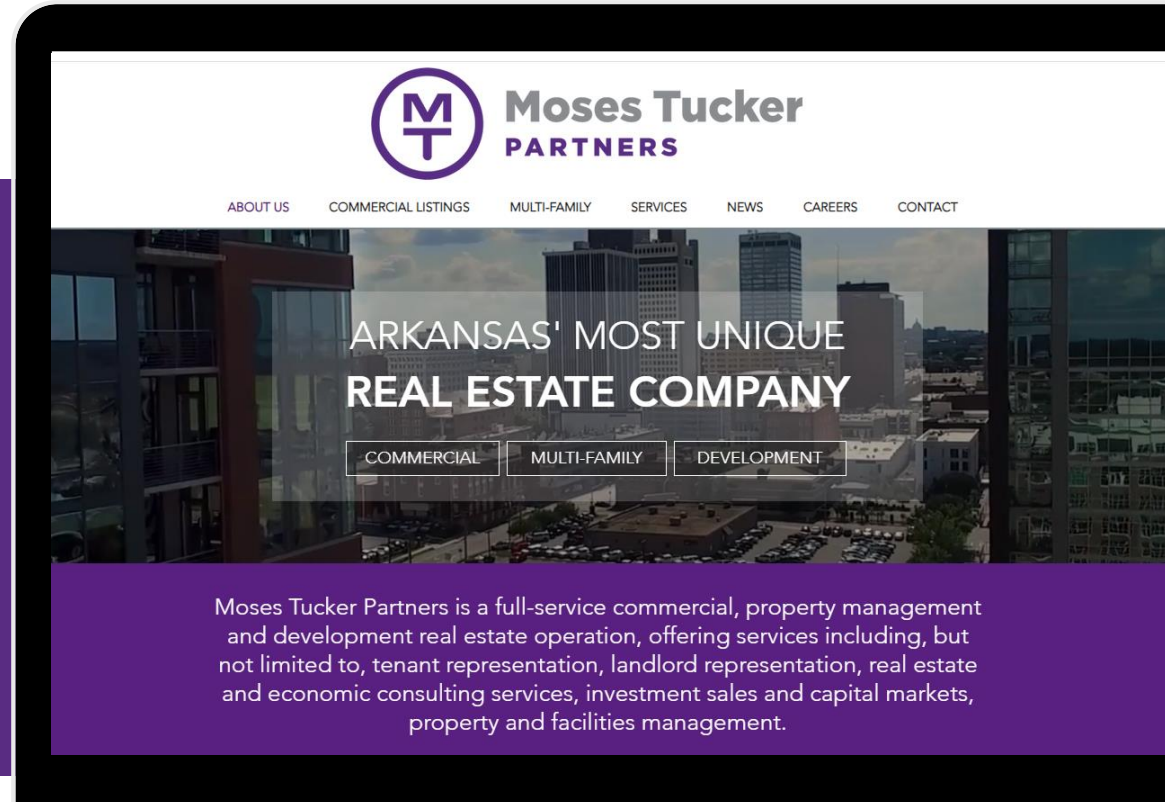
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