

**+/- 39 ACRES OF LAND FOR SALE**

# 2935 N ARKANSAS ST

Rogers, AR 72756



## PROPERTY DESCRIPTION

Great level and open tract of land in Rogers across from Rogers Airport and close to TRG Recycling. Land use for this area is industrial. Great price and not too far from water/sewer if needed. Great place to build and run your business! Owner willing to divide.

## PROPERTY HIGHLIGHTS

- +/- 39 Acres
- Open and Level
- Across from Rogers Airport
- Willing to Divide

## OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	39 Acres

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	826	21,714	57,371
Total Population	2,302	58,358	153,657
Average HH Income	\$49,108	\$56,081	\$68,595

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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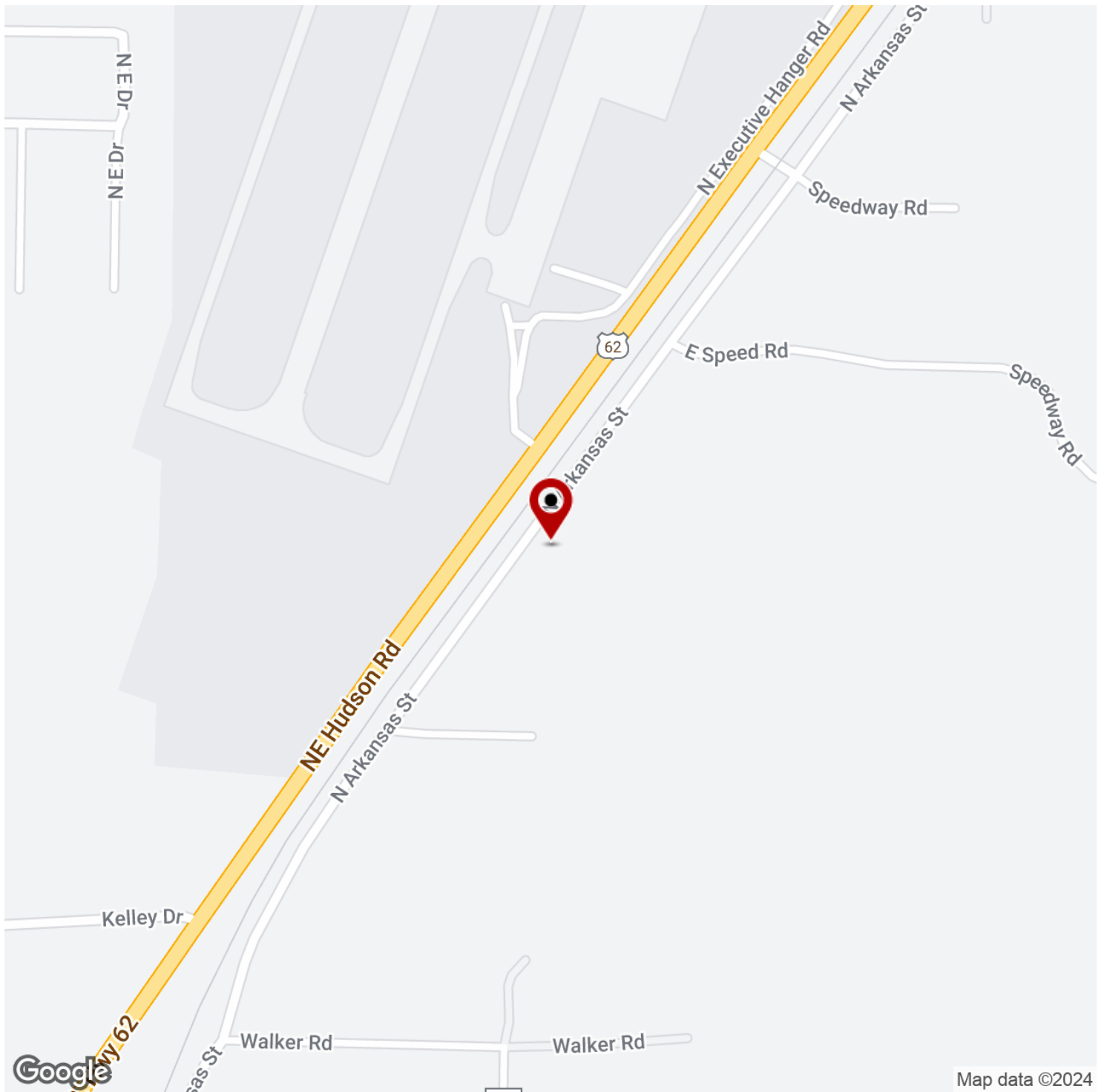
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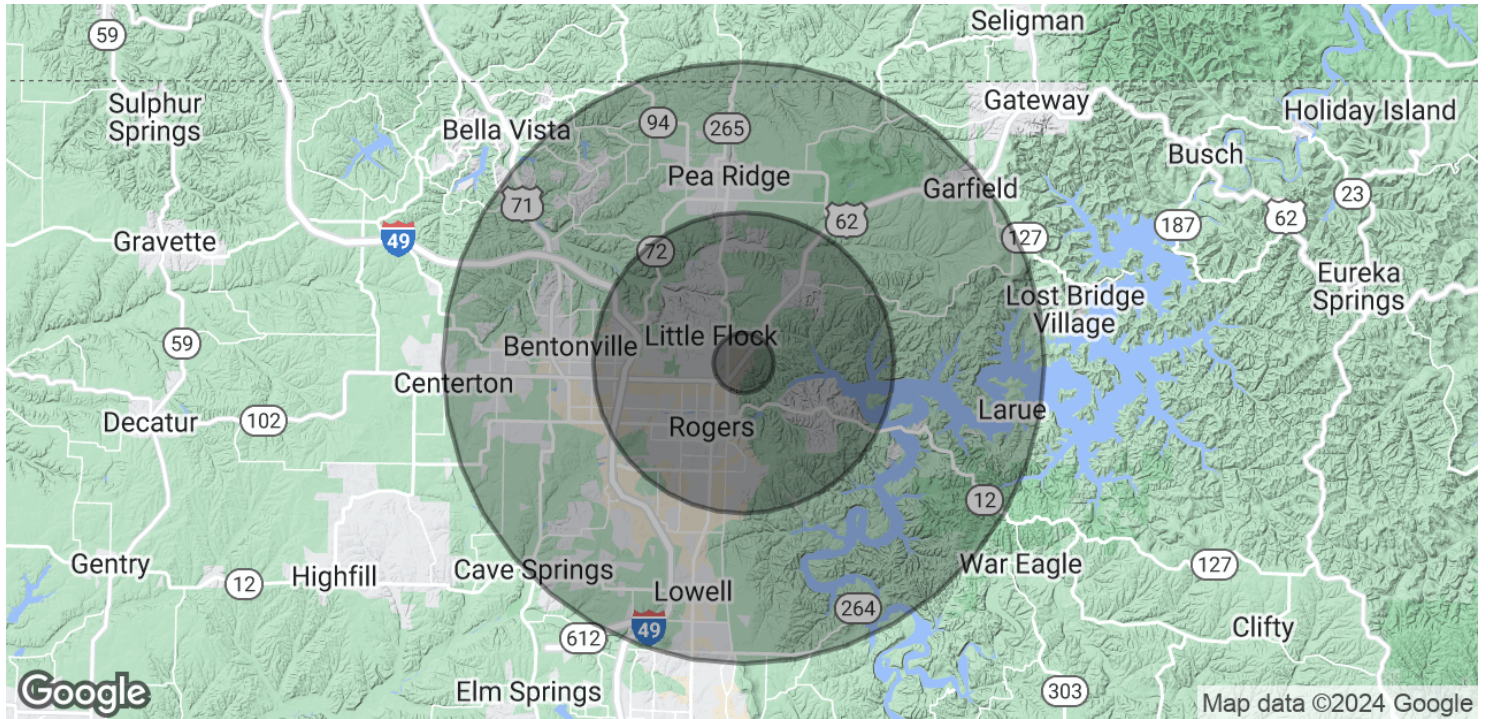
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,302	58,358	153,657
Average Age	32.2	33.6	34.2
Average Age (Male)	28.8	31.5	32.9
Average Age (Female)	36.7	35.2	35.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	826	21,714	57,371
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$49,108	\$56,081	\$68,595
Average House Value	\$156,244	\$168,130	\$209,874

\* Demographic data derived from 2020 ACS - US Census

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