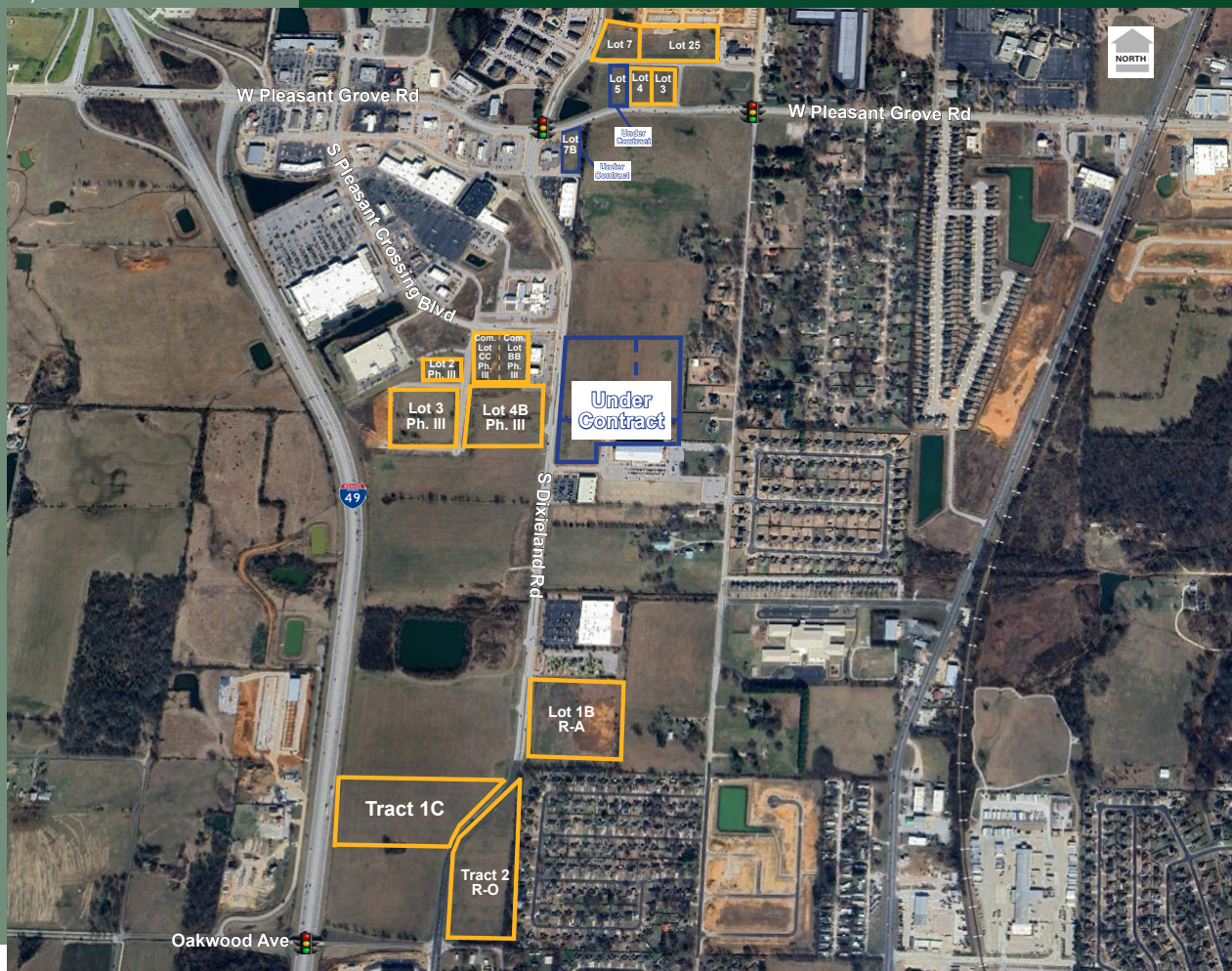


FOR SALE

PROPERTY LOCATION
W. PLEASANT GROVE RD
& S. DIXIELAND RD
ROGERS, AR

THE GROVE and PLEASANT CROSSING



AVAILABLE:

- Prime Commercial Sites For Sale, Build-to-Suit, Reverse Build-to-Suit, or Ground Lease
- Visibility Along I49, W. Pleasant Grove RD or S. Dixieland RD
- Utilities at All Sites
- Traffic Counts on I49: 79,000 VPD; W. Pleasant Grove RD: 28,000 VPD

DEMOGRAPHIC INFORMATION:

5 MILE RADIUS

KEY FACTS

2023 Population:

95,942

Median Age:

35.3

Average Household Income:

\$101,541

HOUSING STATS

2023 Households:

33,894

Median Housing Value:

\$229,781

BUSINESS

Total Businesses:

4,220

Total Employees:

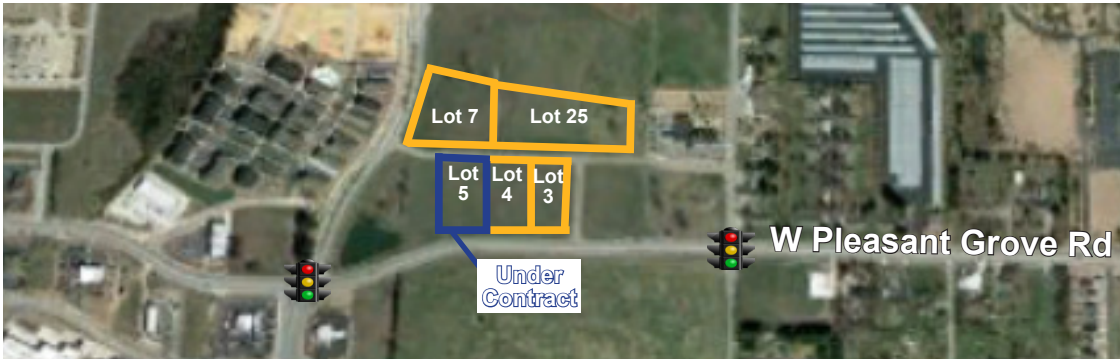
42,981

Demographic information is provided by CoStar.com as of May 2024 and are based on 2023 data.

LOCATION
INFORMATION
W. PLEASANT
GROVE RD AND
S. DIXIELAND RD



THE GROVE



The Grove			
Site	Acres	Current Zoning	Sale Price Per Square Foot
3	1.38±	C-2	CALL
4	1.49±	C-2	CALL
5	1.48±	C-2	UNDER CONTRACT

The Grove			
Site	Acres	Current Zoning	Sale Price Per Square Foot
7	1.59±	C-2	CALL
25	5.38±	C-2	CALL

PLEASANT CROSSING



Pleasant Crossing

Site	Acres	Current Zoning	Sale Price Per Square Foot
<u>WEST SIDE OF S. DIXIELAND ROAD</u>			
Lot BB Ph. III	2.0±	C-2	CALL
Lot CC Ph. III	2.0±	C-2	CALL
2 Ph. III	1.95±	C-2	CALL
3 Ph. III	5.34±	C-2	CALL
4B Ph. III	7.51±	C-2	CALL
Tract 1C	13.59±	C-2	CALL

Pleasant Crossing

Site	Acres	Current Zoning	Sale Price Per Square Foot
<u>EAST SIDE OF S. DIXIELAND RD</u>			
7B	1.64±	C-2	UNDER CONTRACT
South Part of Tract 2	14.39±	C-2 and R-O	UNDER CONTRACT
Tract 6	4.8±	C-2 and R-O	UNDER CONTRACT
Tract 1B	10.27±	R-A	CALL
Tract 2	8.28±	R-O	CALL