

# ESCULAPIA HOLLOW RD

Rogers, AR 72756



## VIDEO

### PROPERTY DESCRIPTION

Perfect opportunity to build your dream home on this +/-1.5 to 23.87-acres of wooded residential lots, located just 5 miles from the Beaver Lake Boat Ramp and Lakeshore. Tucked away in a secluded, peaceful setting, this property offers a quiet rural lifestyle with convenient access to town. Electric is already available on-site, while a water well and septic system will be needed. With County Zoning, the current site plan is preliminary and can be tailored to suit your needs in both size and shape, offering flexibility for your ideal build. Esculapia Hollow Rd is currently a dirt road, however, it is set to be paved this summer. Ideally situated approx. 3.5 miles from Lake Atlanta, 4 miles from Downtown Rogers, and 6 miles from Horseshoe Bend Marina, this lot provides the best of both worlds - tranquil living with easy access to outdoor recreation, shopping, dining, and more. Don't miss out on this prime piece of Northwest Arkansas real estate!

### PROPERTY HIGHLIGHTS

- +/- 1.5 to 23.87 wooded acres available for residential development
- Just 5 miles from Beaver Lake Boat Ramp and Lakeshore
- Electric on-site; water well and septic system will be needed
- County zoning allows flexibility and tailored use

### OFFERING SUMMARY

Sale Price:	\$83,500 - \$1,584,000
Lot Size:	23.87 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	331	6,656	18,820
Total Population	917	19,925	53,455
Average HH Income	\$96,479	\$87,711	\$88,176

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**+/- 1.5 TO 23.87 ACRES RESIDENTIAL LAND FOR SALE**



# ESCULAPIA HOLLOW RD LOT 1

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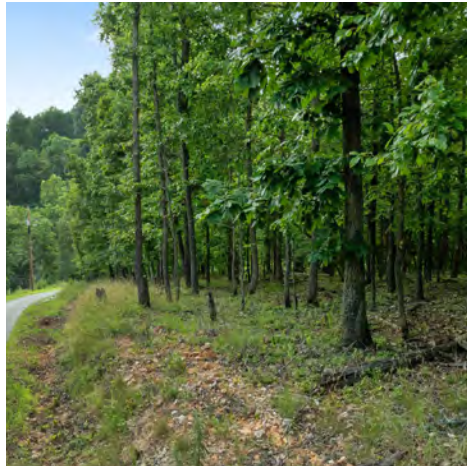
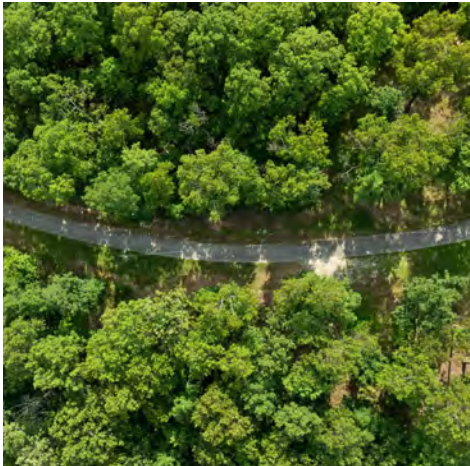


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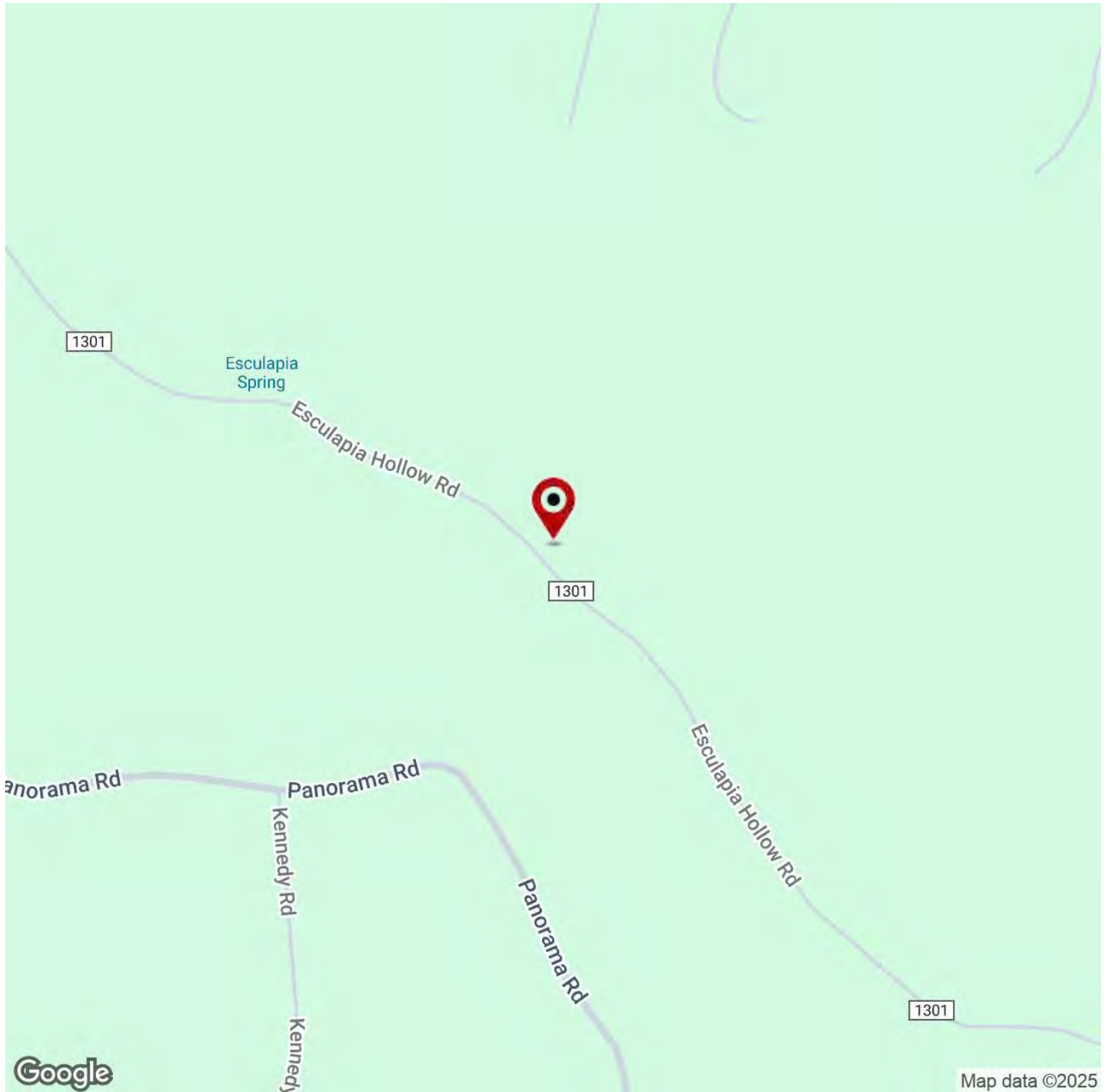


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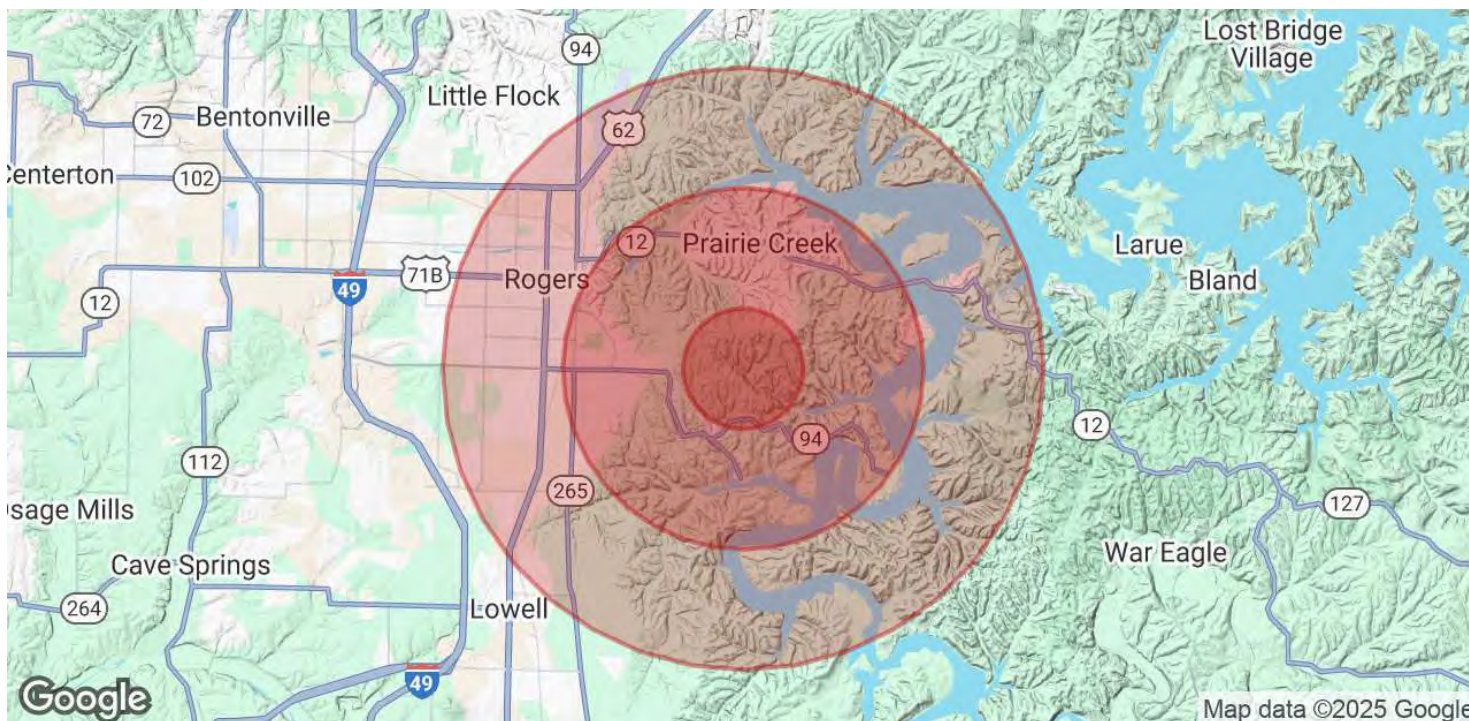


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	917	19,925	53,455
Average Age	41	37	38
Average Age (Male)	41	37	37
Average Age (Female)	42	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	331	6,656	18,820
# of Persons per HH	2.8	3	2.8
Average HH Income	\$96,479	\$87,711	\$88,176
Average House Value	\$343,734	\$280,178	\$284,711

Demographics data derived from AlphaMap

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