

S 26TH STREET & I-49, ROGERS, ARKANSAS

±13.93 ACRES FOR SALE

KYLE CONRAD
BROKERAGE ASSOCIATE
479.462.4828
KYLE@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

RAMSAY BALL
EXECUTIVE BROKER
479.640.6405
RAMSAY@FOCUSCREGROUP.COM



EXECUTIVE SUMMARY

Prime development opportunity in one of Northwest Arkansas's fastest-growing corridors. This ± 13.93 -acre site, offered at \$5,900,000 (\$423,546 per acre | \$9.72 per SF), is ideally located at the intersection of S 26th Street and Interstate 49 in Rogers—adjacent to A.G. Russell Knives with 80,000 vehicles per day on I-49. The property features T5.1 zoning, which allows for a wide mix of uses including commercial, office, and higher-density residential—promoting walkable, mixed-use development consistent with Rogers' long-term urban vision. Positioned less than one mile from Interstate-49 and just one exit (2.0 miles) from the Pinnacle Hills area, the site is surrounded by a rapidly expanding network of new residential communities, retail centers, restaurants, and service amenities. With exceptional accessibility and visibility, this site presents an outstanding opportunity for developers and investors seeking a dynamic location within the heart of Rogers' growth corridor.

S 26TH STREET & I-49, ROGERS

PROPERTY HIGHLIGHTS

± 13.93 ACRES
AVAILABLE

\$5,900,000.00
ASKING PRICE

\$423,546.00
PER ACRE

\$9.72
PER SQUARE FOOT

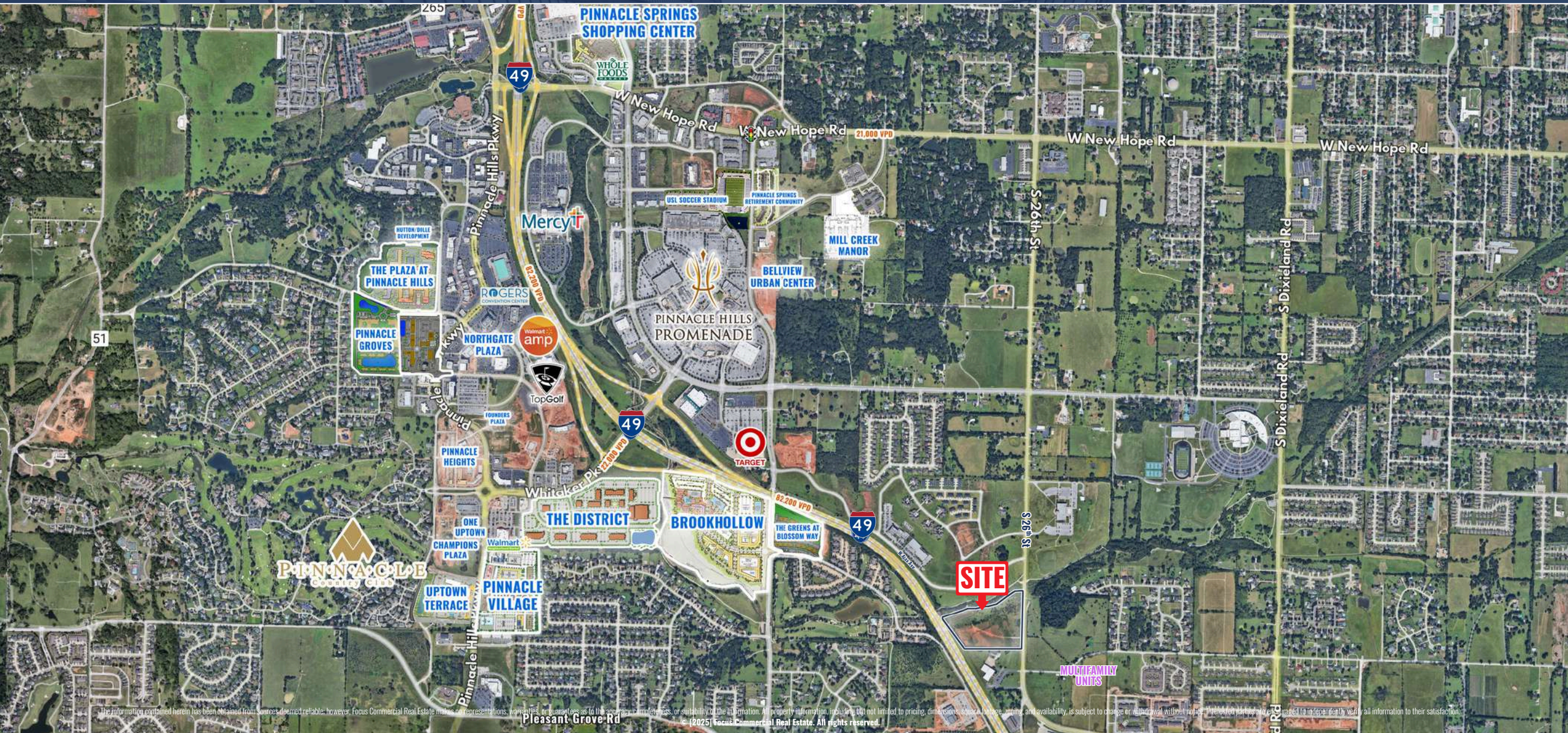
T5.1
ZONING

WATER AT STREET.
SEWER AT ADJACENT PARCEL WITHIN 100 FEET.
UTILITIES

ADJACENT TO AG RUSSELL KNIVES

[🔗 3D AERIAL VIEW 🔗](#)

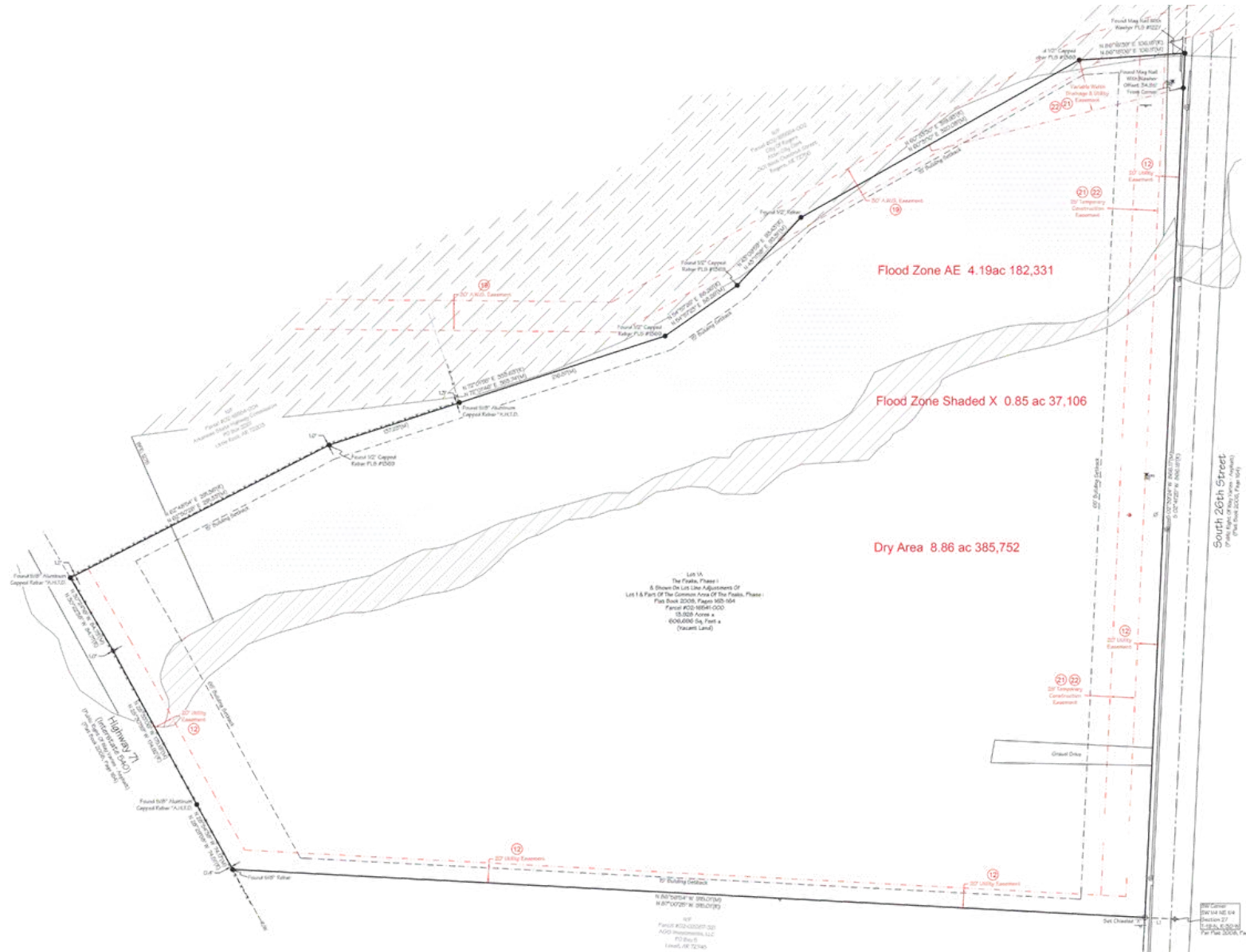
MAP AERIAL VIEW



S 26TH STREET & I-49, ROGERS

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SURVEY



The information contained herein has been obtained from sources deemed reliable; however, Focus Commercial Real Estate makes no representations, warranties, or guarantees as to the accuracy, completeness, or suitability of the information. All property information, including but not limited to pricing, dimensions, square footage, zoning, and availability, is subject to change or withdrawal without notice. Interested parties are encouraged to independently verify all information to their satisfaction.

© (2025) Focus Commercial Real Estate. All rights reserved.

S 26TH STREET & I-49, ROGERS

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL VIEW



The information contained herein has been obtained from sources deemed reliable; however, Focus Commercial Real Estate makes no representations, warranties, or guarantees as to the accuracy, completeness, or suitability of the information. All property information, including but not limited to pricing, dimensions, square footage, zoning, and availability, is subject to change or withdrawal without notice. Interested parties are encouraged to independently verify all information to their satisfaction.
© [2025] Focus Commercial Real Estate. All rights reserved.

S 26TH STREET & I-49, ROGERS

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

AERIAL VIEW



S 26TH STREET & I-49, ROGERS

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

LOCATION CONVENIENCE

Rogers: A Thriving Hub

Rogers is one of the fastest-growing cities in the state, blending rapid development with small-town charm. The city is booming with new residential, commercial, and mixed-use projects, especially in the vibrant Pinnacle Hills area—home to high-end shopping, dining, and entertainment like the Walmart AMP and Pinnacle Hills Promenade. Meanwhile, Downtown Rogers is thriving with revitalized historic buildings, local shops, breweries, and a lively arts and food scene. With its dynamic growth, strong community, and strategic location in Northwest Arkansas, Rogers is quickly becoming a top destination to live, work, and explore.



5
MILES



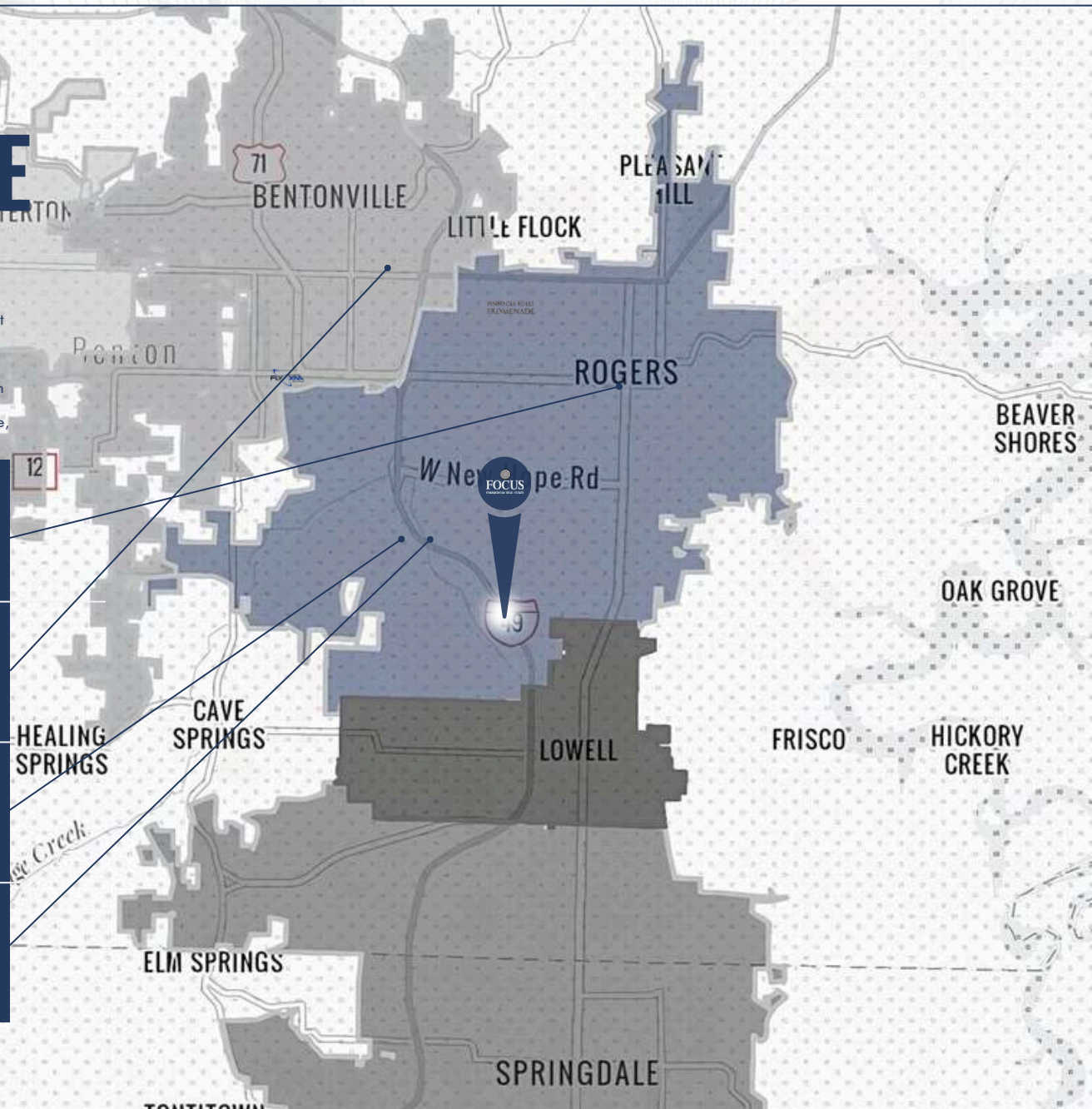
8.3
MILES



1.8
MILES



1.5
MILES



FOCUS
COMMERCIAL REAL ESTATE

**MARKET
OVERVIEW**

S 26TH STREET & I-49, ROGERS



Walmart built a new 350-acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.



Crystal Bridges Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



J.B. Hunt is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



Tyson Foods has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.

REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

WHY NORTHWEST ARKANSAS?

A Higher Potential

Regional growth in Northwest Arkansas has never been more vibrant, enriching and enjoyable – and it keeps getting better. Even with the robust growth, town roots remain firmly in the soil that have given families, friends and neighbors reasons to call this area home.

Business here is good, too, being home to multiple Fortune 500 companies, a world-class university, museums, performing arts centers, sport venues and access to outdoor activities. There is a bustling retail environment with shopping centers of all sizes, amazing downtown districts, trail systems, and outdoor spaces and restaurants across the area to satisfy most every appetite.

6th

Fastest Growing
Metros in America

**VISUAL
CAPITALIST**

26^B

Gross MetroProduct
Northwest Arkansas

bea
Bureau of Economic Analysis
U.S. DEPARTMENT OF COMMERCE

26th

Gross MetroProduct
Northwest Arkansas

**U.S. BUREAU
OF LABOR
STATISTICS**

TOP 10

Real EstateMarket
in 2023 and into the future

**NATIONAL
ASSOCIATION OF
REALTORS®**

3rd

Hottest U.S. Job Market Metro
Areas Under 1 Million Pop.

**THE WALL STREET JOURNAL
WSJ**

8th

Best Performing Large
City in the U.S.

**MILKEN
INSTITUTE**

484

Total Miles of Outdoor
Recreation Trails

U.S. News
WORLD REPORT

2nd

Best Metro Area for
Minority Entrepreneurs

FAST COMPANY

TOP 10

Best Place to Live
in the U.S.

U.S. News
WORLD REPORT

DEMOGRAPHIC SUMMARY

26TH ST & I-49, ROGERS
3-MILES

KEY FACTS

50,724

Population



18,356

Households

34.4

Median Age

\$84,269

Median Disposable Income

EDUCATION

8.9%

No High School Diploma



26.6%

High School Graduate



21.2%

Some College/
Associate's Degree



43.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$105,376

Median Household Income



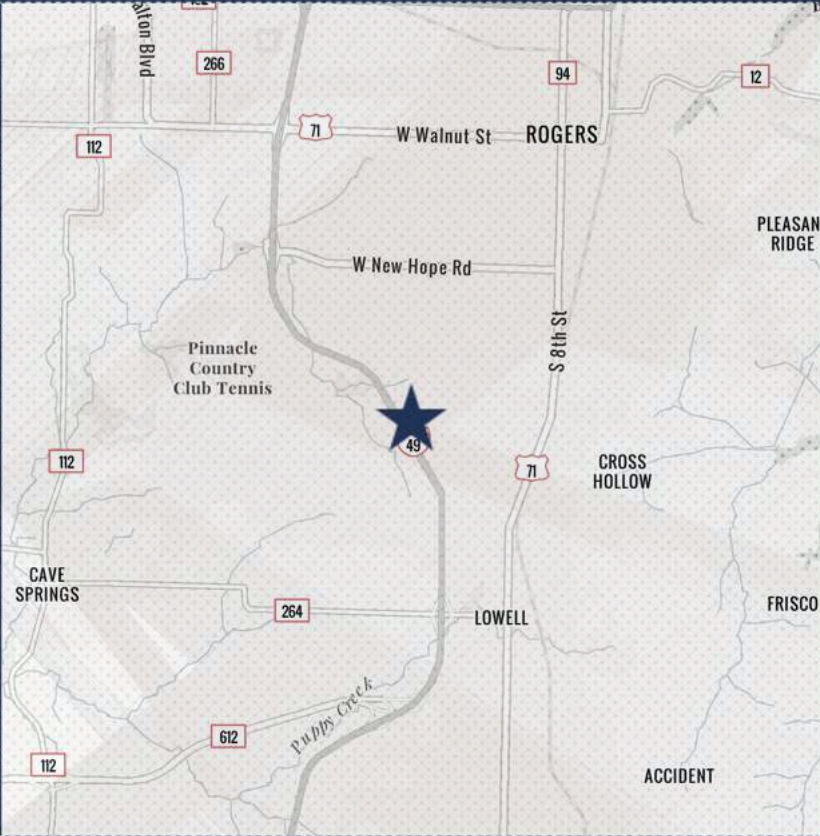
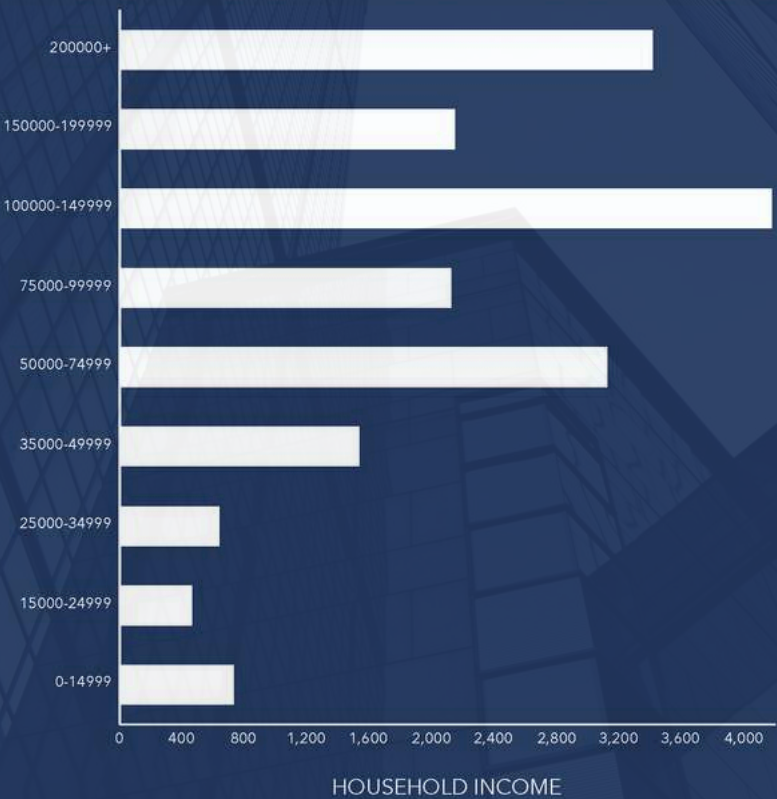
\$49,569

Per Capita Income



\$269,134

Median Net Worth



EMPLOYMENT



White Collar

63.7%



Blue Collar

24.0%



Services

14.7%

2.5%

Unemployment Rate

CONTACT US



KYLE CONRAD
BROKERAGE ASSOCIATE
479.462.4828
KYLE@FOCUSCREGROUP.COM

Kyle began his career in commercial real estate brokerage in 2022, bringing a strong background in construction and project management. Before transitioning into brokerage, he served as a Project Manager for a private real estate development firm, contributing to projects such as historic renovations, adaptive re-use developments, tenant infill, and new construction across multiple markets. He also managed large-scale demolition projects throughout the Sunbelt region, giving him valuable insight into every phase of the real estate lifecycle and development process.



RAMSAY BALL
EXECUTIVE BROKER
479.640.6405
RAMSAY@FOCUSCREGROUP.COM

Ramsay Ball is a Executive Broker at Focus Commercial Real Estate, specializing in lead generation and managing complex transactions. With over 40 years of experience, he began his career in 1983 at Barnes, Quinn, Flake, and Anderson in Little Rock. After relocating to Northwest Arkansas in 2003, he founded what became the Colliers International office in Bentonville and later established Cignus Real Estate. Beyond brokerage, Ramsay is a founding manager of Cannon Capital and HighGround Hospitality, investing in early-stage companies and outdoor adventure projects, and serves on multiple boards and investment funds.





FOCUS

COMMERCIAL REAL ESTATE

WE **FOCUS** ON REAL RESULTS FOR OUR CLIENTS

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.254.7000 | [FOCUSCREGROUP.COM](https://focuscregroup.com)

The information contained herein has been obtained from sources deemed reliable; however, Focus Commercial Real Estate makes no representations, warranties, or guarantees as to the accuracy, completeness, or suitability of the information. All property information, including but not limited to pricing, dimensions, square footage, zoning, and availability, is subject to change or withdrawal without notice. Interested parties are encouraged to independently verify all information to their satisfaction.
© [2025] Focus Commercial Real Estate. All rights reserved.