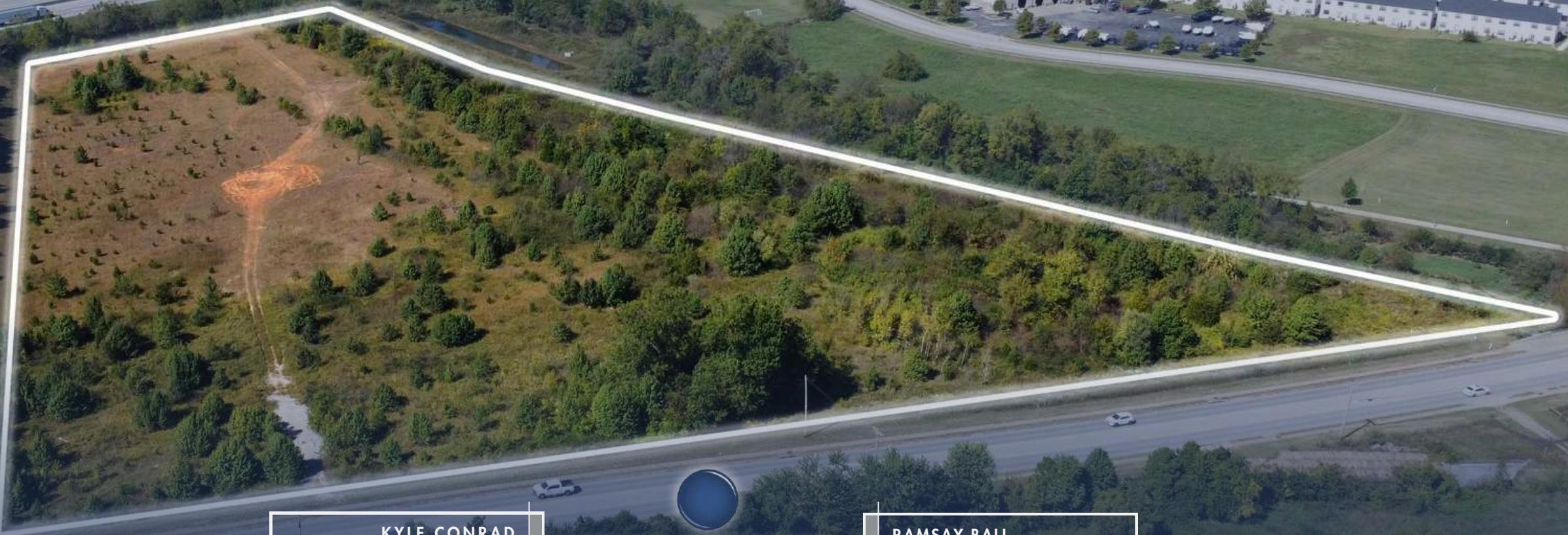


S 26TH STREET & I-49, ROGERS, ARKANSAS

±13.93 ACRES FOR SALE



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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

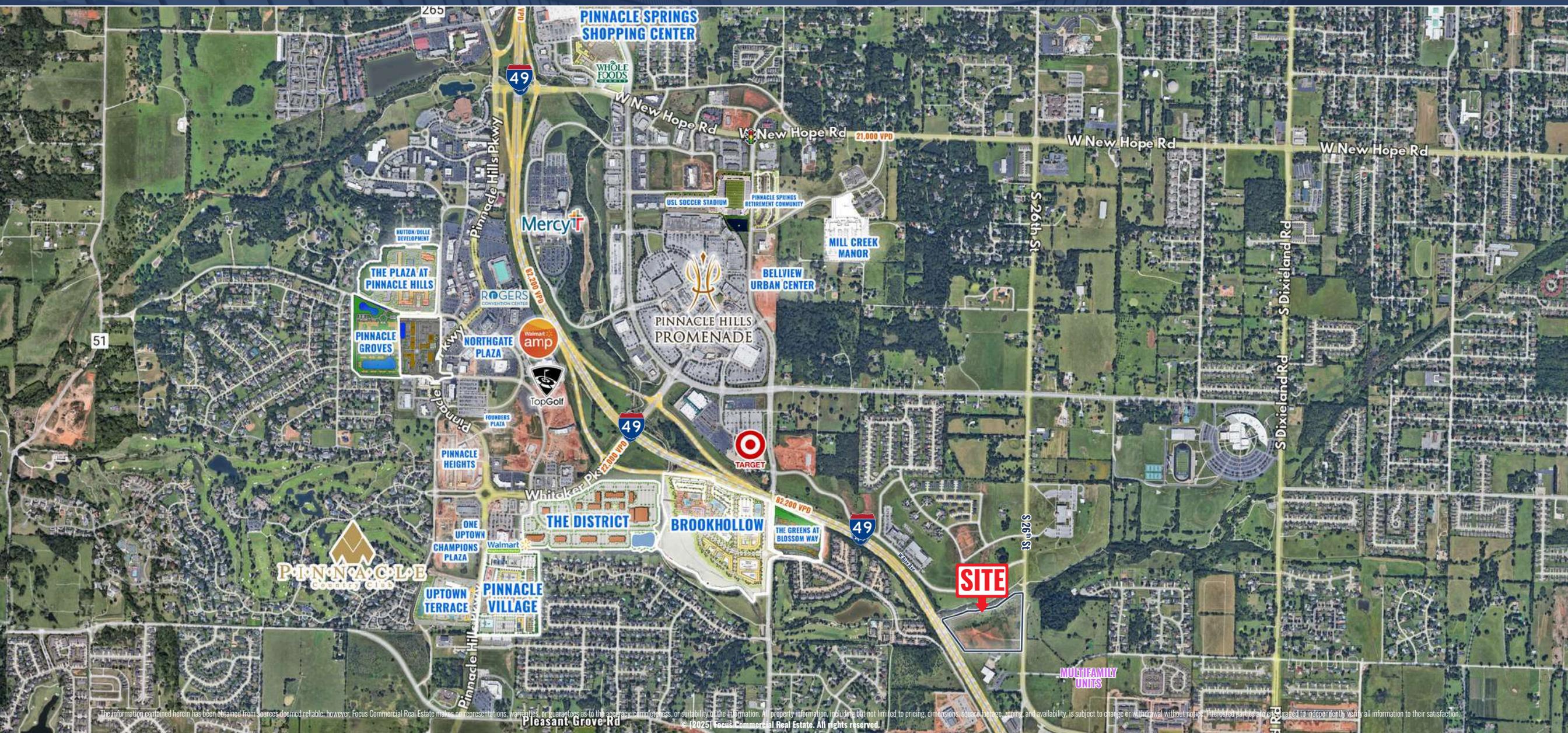
T5.1
ZONING

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

ADJACENT TO AG RUSSELL KNIVES

 **3D AERIAL VIEW** 

MAP AERIAL VIEW



SURVEY



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S 26TH STREET & I-49, ROGERS

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AERIAL VIEW



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AERIAL VIEW



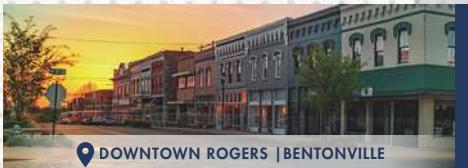
S 26TH STREET & I-49, ROGERS

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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.



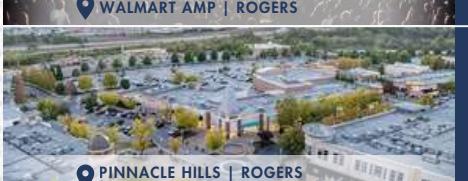
DOWNTOWN ROGERS | BENTONVILLE



WALMART CAMPUS | BENTONVILLE



WALMART AMP | ROGERS



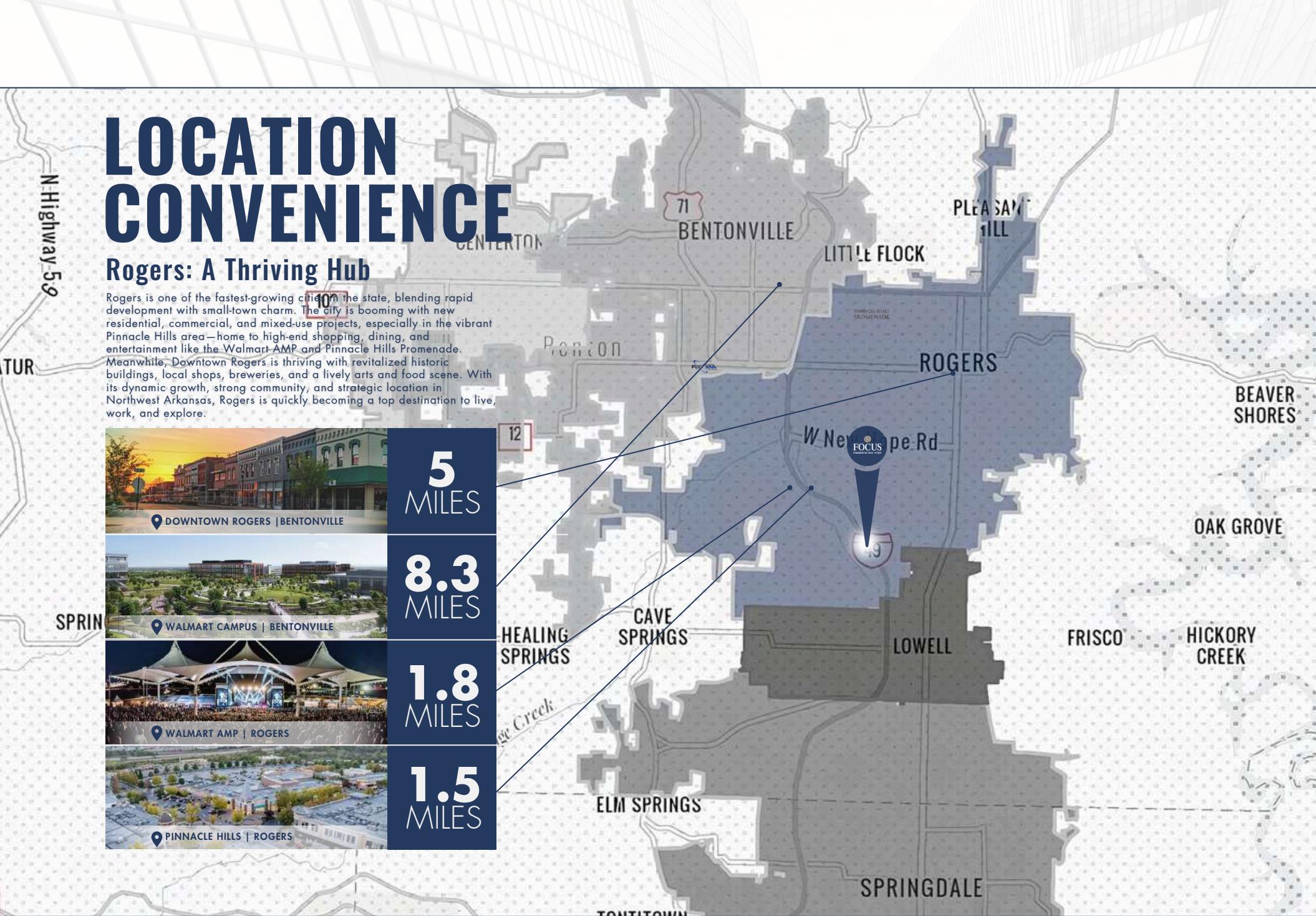
PINNACLE HILLS | ROGERS

5 MILES

8.3 MILES

1.8 MILES

1.5 MILES



MARKET OVERVIEW

S 26TH STREET & I-49, ROGERS



6th

Fastest Growing
Metros in America

**VISUAL
CAPITALIST**

TOP 10

Real Estate Market
in 2023 and into the future

 **NATIONAL
ASSOCIATION OF
REALTORS®**

484

Total Miles of Outdoor
Recreation Trails



26^B

Gross Metro Product
Northwest Arkansas


Bureau of Economic Analysis
U.S. DEPARTMENT OF COMMERCE

3rd

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

 **WSJ**

2nd

Best Metro Area for
Minority Entrepreneurs

FAST COMPANY

26th

Gross Metro Product
Northwest Arkansas


U.S. BUREAU
OF LABOR
STATISTICS

8th

Best Performing Large
City in the U.S.

 **MILKEN
INSTITUTE**

TOP 10

Best Place to Live
in the U.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.

**MARKET
OVERVIEW**

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



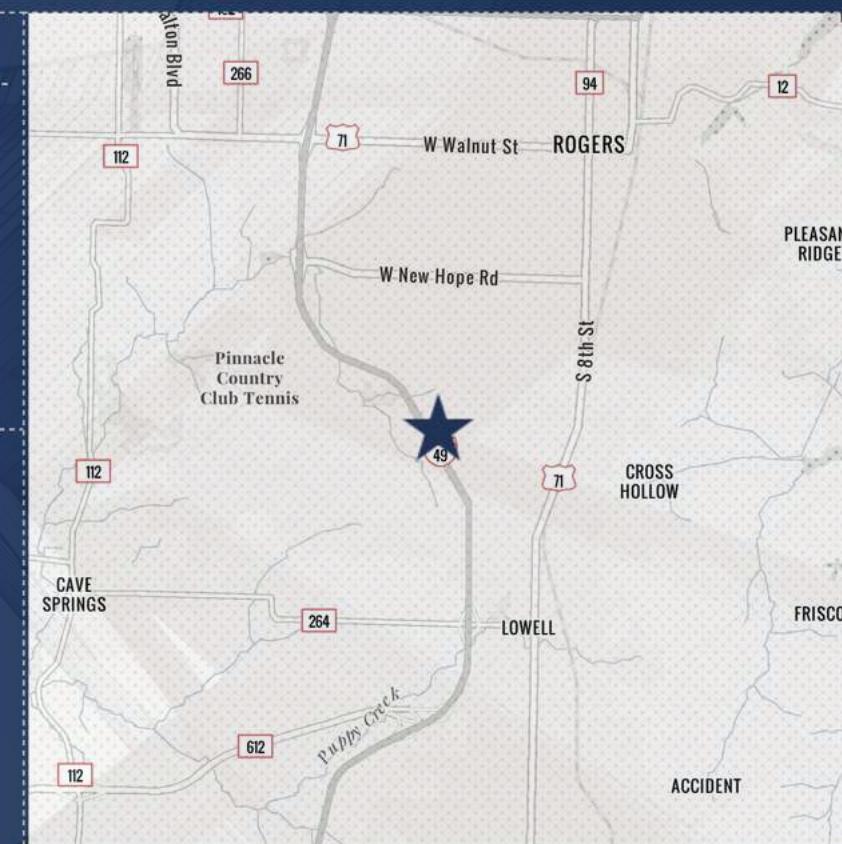
21.2%

Some College/Associate's Degree



43.3%

Bachelor's/Grad/Prof Degree



EMPLOYMENT



2.5%

Unemployment Rate

CONTACT US



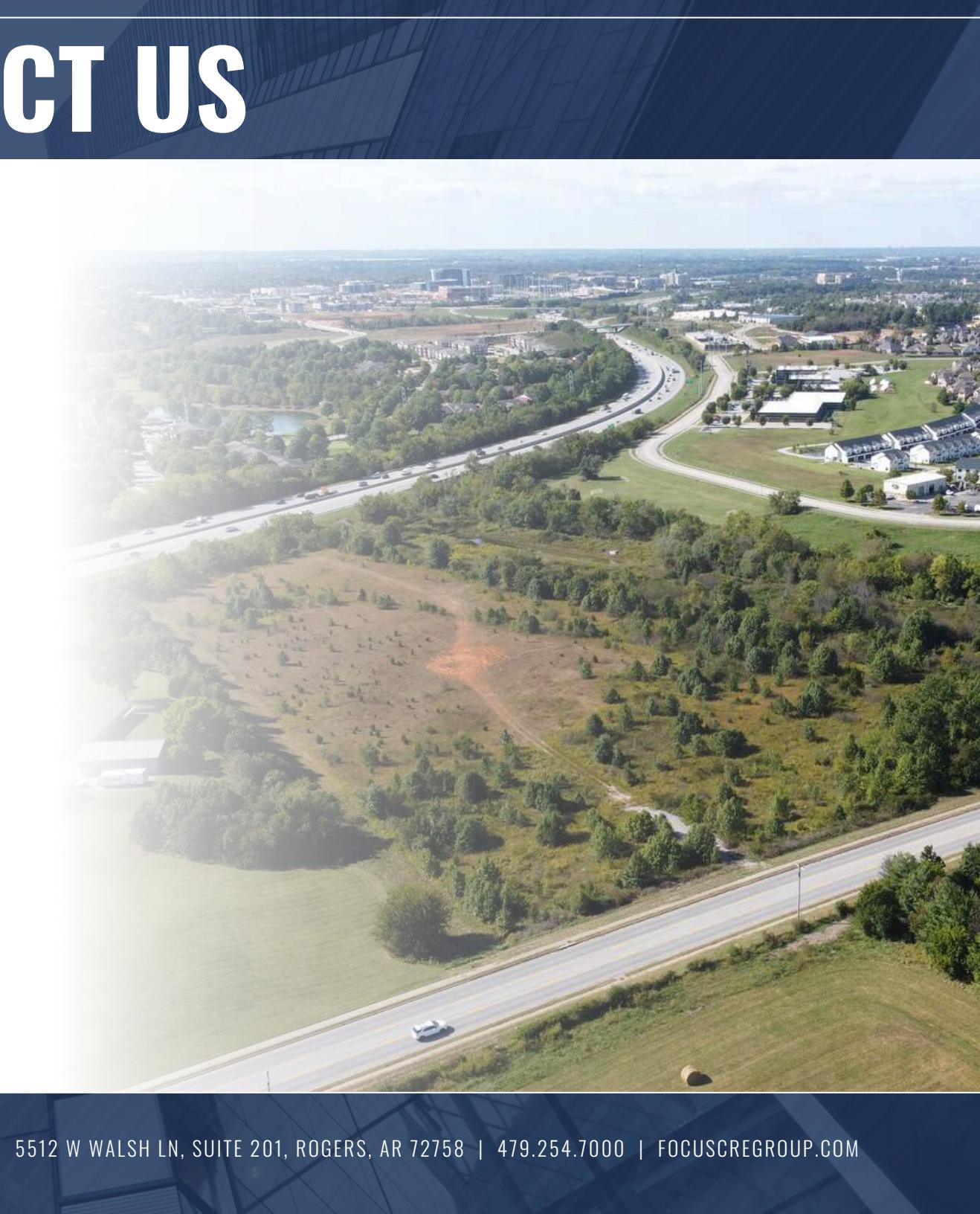
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Kyle began his career in commercial real estate brokerage in 2022, bringing a strong background in construction and project management. Before transitioning into brokerage, he served as a Project Manager for a private real estate development firm, 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.



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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

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