



Colliers

8.52 acres

FOR SALE - \$4,950,000

335 S Dodson Road | Rogers, Arkansas

# Premier Mixed-Use Development Opportunity

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# Executive Summary

Located on the Rogers/Bentonville border along South Dodson Road, this +/- 8.52-acre mixed-use development site represents one of the most significant remaining large-scale opportunities in Northwest Arkansas' most dynamic and rapidly evolving corridor.

The property is .8 miles to Interstate 49 access with immediate proximity to the Razorback Regional Greenway and trail network, and a location 1.6 miles from Walmart's global home office. Bordering the prestigious Pinnacle Hills corridor, the site captures established market credibility while offering the upside of an emerging boundary location.

Northwest Arkansas continues to experience accelerating growth driven by corporate investment, an expanding professional workforce, and national recognition as a premier place to live, work, and recreate. With limited large-scale land remaining in this submarket, the opportunity to control approximately +/- 8.52 acres is increasingly rare.



# Property Overview

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Strategically positioned on the Rogers/Bentonville border along South Dodson Road near I-49, this +/- 8.52-acre development opportunity presents a rare chance to deliver a high-quality residential and mixed-use community — featuring apartments, townhomes, multi-unit homes, and ground-floor commercial — within one of Northwest Arkansas' most rapidly growing and lifestyle-driven corridors, steps from the Razorback Regional Greenway, minutes from Walmart's global home office, and adjacent to the prestigious Pinnacle Hills district.

**Location:**

335 South Dodson Rd Rogers, AR 72758

**Site Size:**

+/- 8.52 Acres of Contiguous Land

**Asking Price:**

\$4,950,000

**Permitted Uses within Rogers T5.1 Zoning:**

Apartments, Townhomes, Multi-Unit Residential, Mixed-Use Buildings with Ground-Floor Commercial, etc.

**Interstate Access:**

Direct Proximity to Interstate 49

This property is in Rogers but is immediately adjacent to Bentonville which has higher impact fees and high barriers to entry limiting competition.



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Downtown Bentonville  
2.8 Miles Northwest

**Walmart**   
Global Home Office 1.6 Miles north on SE J Street



8.52 acres

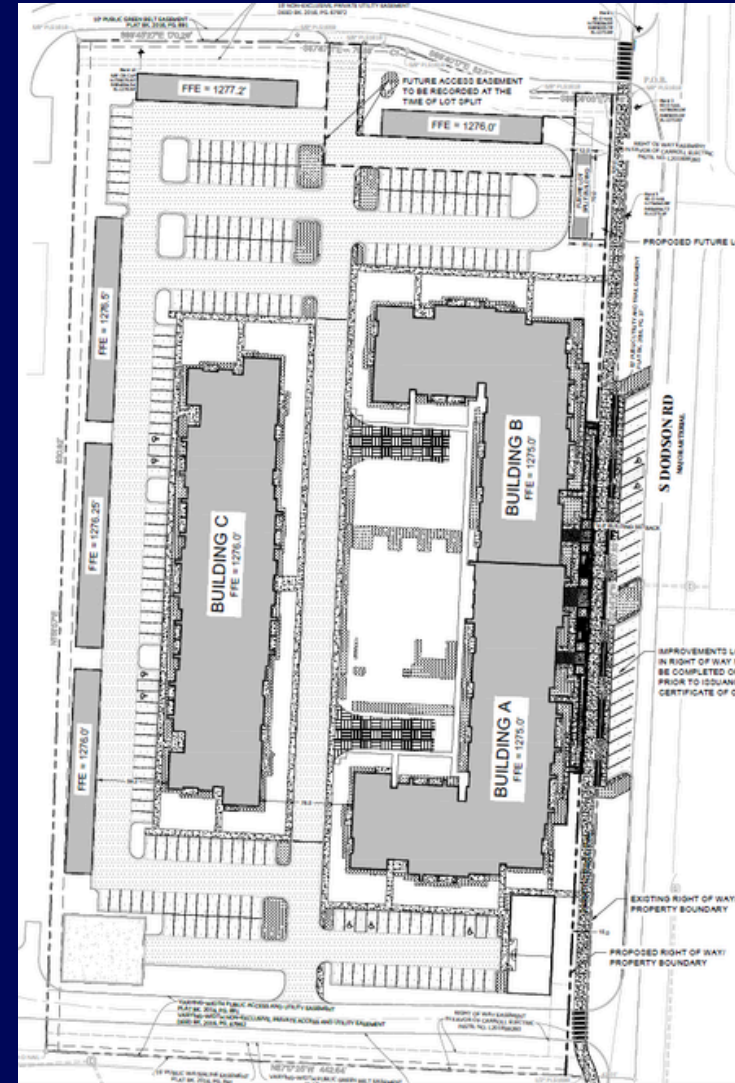
Property Photos



# Site Details



The site is currently approved for 188 multifamily units and 3300 SF of Commercial.  
If there is any interest in executing the current plan, call to discuss.



# Site Details

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**Acreage:** 8.52 Acres

**Governing Municipality:** City of Rogers, Arkansas

**Zoning Designation:** Town Center Low (TCL) — T5.1, City Low-Intensity Mixed-Use, Maximum Height 6 Stories

**Permitted Uses:** Apartments, Townhomes, Multi-Unit Homes, Mixed-Use with Ground-Floor Commercial

**FEMA Floodplain:** None

**Topography:** Flat

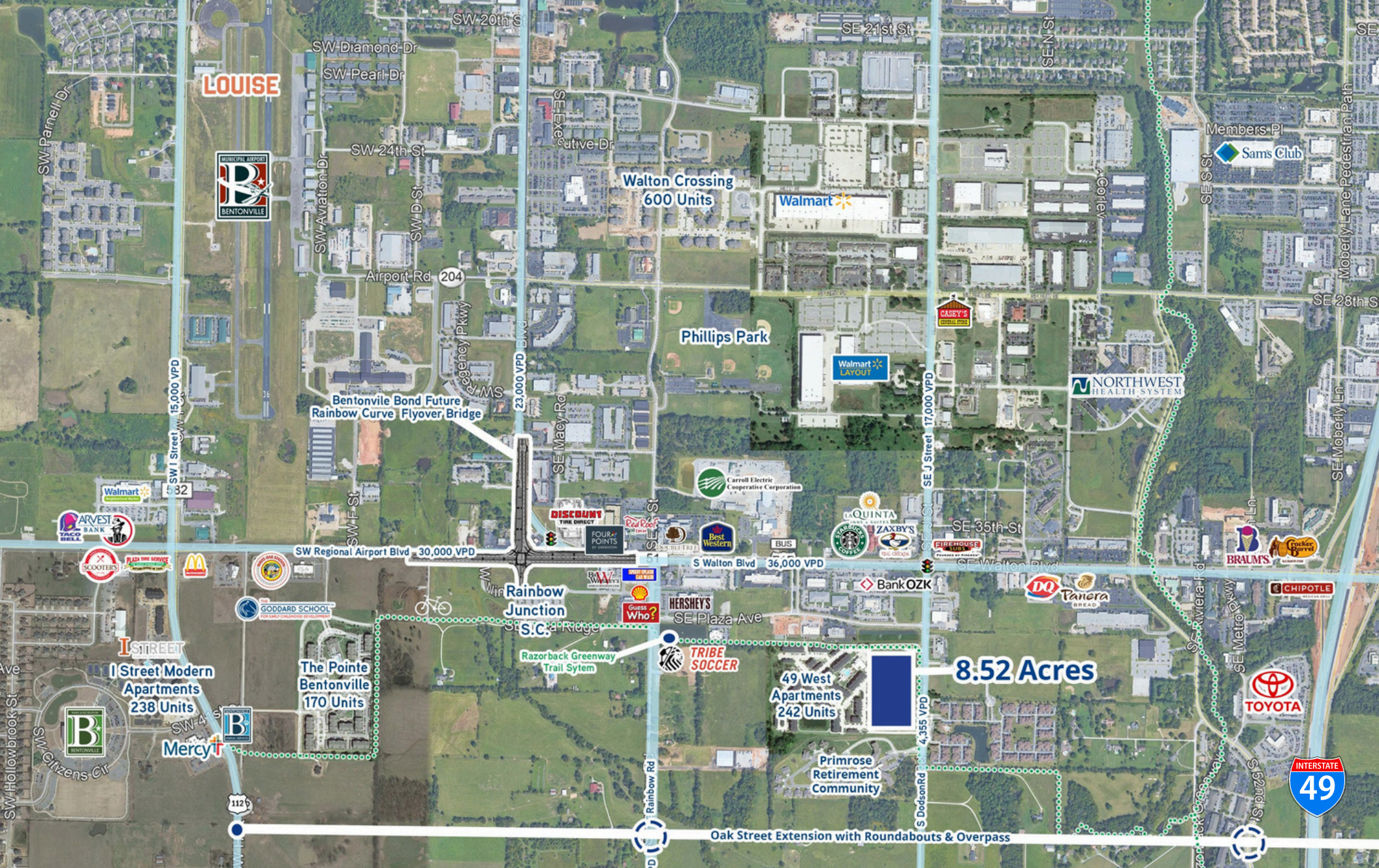
**Traffic Count:** 4,335 VPD on S Dodson Rd.

**Access:** S Dodson Road with SE Walton Blvd and I-49 in close proximity

**Utilities:** Water, Sewer, Electric, Gas

**Entitlements:** Site Development plan approved for 188 multifamily units with 3300 SF of Commercial. Plans can be included in purchase if a developer wants to execute the current plan.





# Property Map





West Oak St

South Dodson Rd

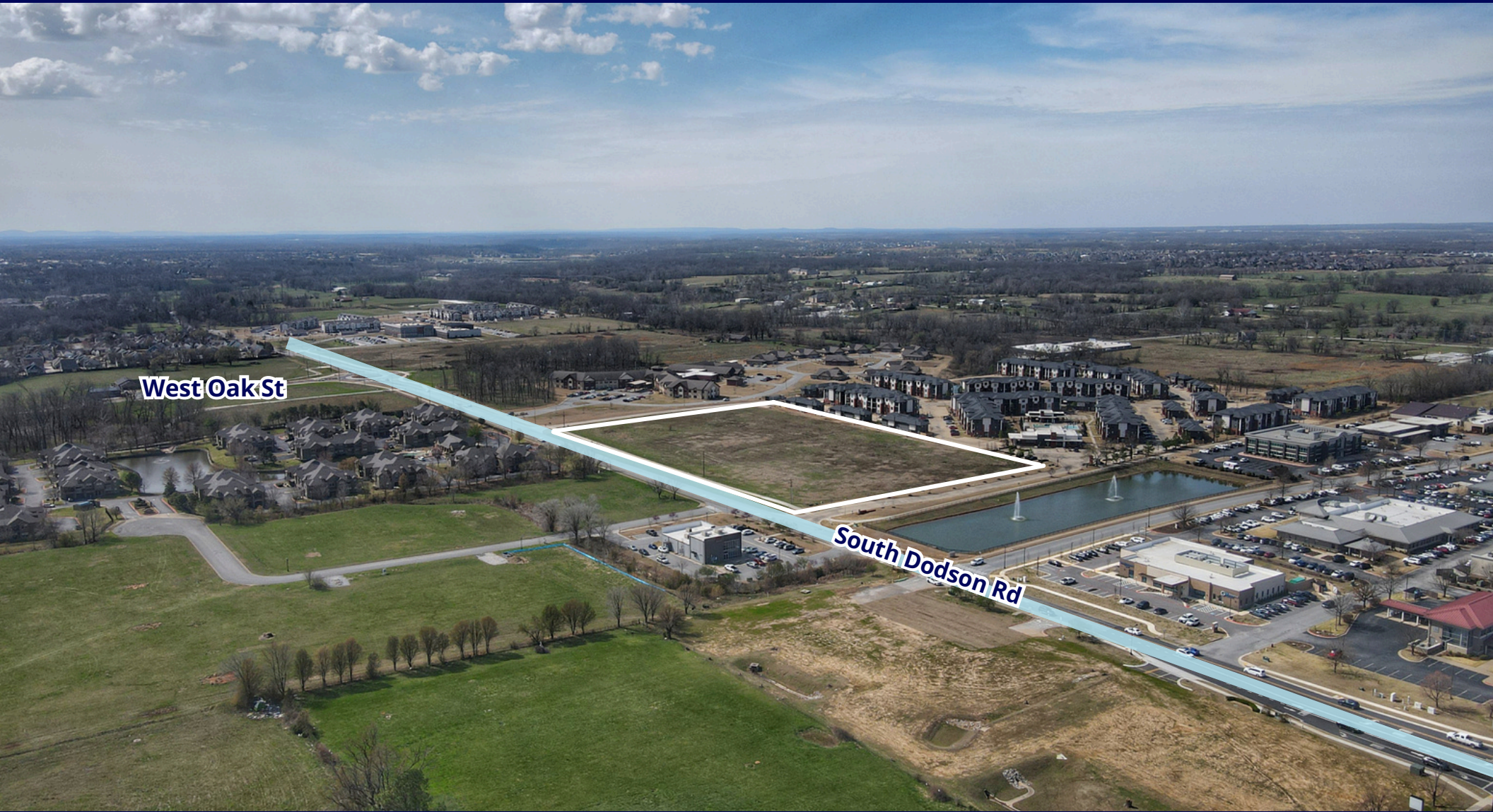
South Walton Blvd



← To I-49 3500 feet

Property Photos



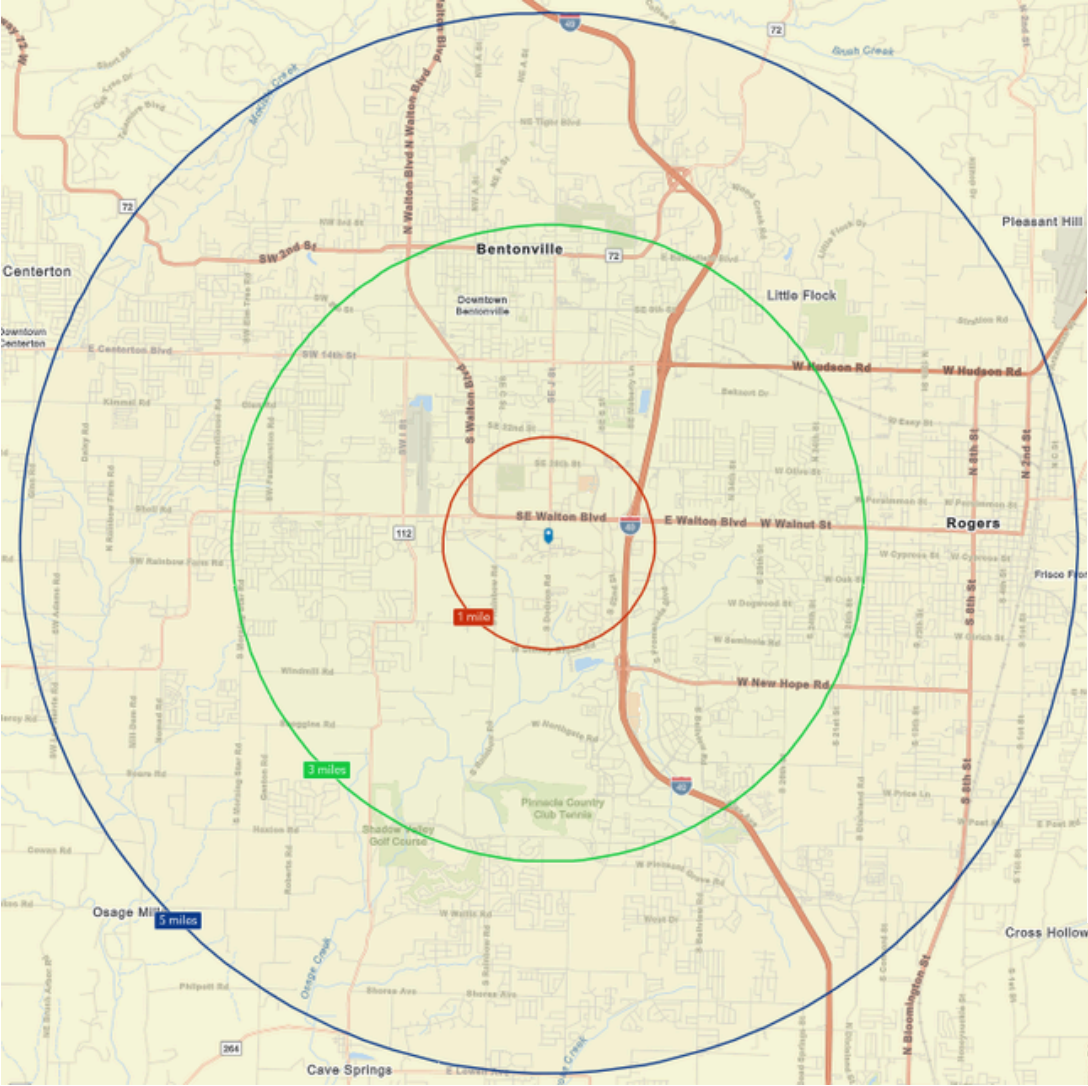


**West Oak St**

**South Dodson Rd**

Property Photos





Population	1 mile	3 miles	5 miles
2010 Population	2,215	35,430	85,588
2020 Population	2,728	48,111	120,565
2025 Population	4,204	56,002	140,322
2030 Population	4,748	61,878	154,510
2010-2020 Annual Rate	2.11%	3.11%	3.49%
2020-2025 Annual Rate	8.59%	2.94%	2.93%
2025-2030 Annual Rate	2.46%	2.02%	1.95%

Households	1 mile	3 miles	5 miles
2010 Total Households	1,099	13,583	31,532
2020 Total Households	1,358	18,761	44,533
2025 Total Households	2,174	22,675	53,392
2030 Total Households	2,491	25,504	59,746
2010-2020 Annual Rate	2.14%	3.28%	3.51%
2020-2025 Annual Rate	9.38%	3.68%	3.52%
2025-2030 Annual Rate	2.76%	2.38%	2.27%
2025 Average Household Size	1.90	2.44	2.60
Wealth Index	61	89	101

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$80,731	\$97,421	\$104,000
2030 Median Household Income	\$84,137	\$106,879	\$115,508
2025-2030 Annual Rate	0.83%	1.87%	2.12%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$107,751	\$129,458	\$136,490
2030 Average Household Income	\$112,389	\$139,468	\$147,560

# Demographics



# Market Overview: Northwest Arkansas Growth Story

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Northwest Arkansas remains one of the fastest-growing regions in the country, driven by corporate headquarters, continued population growth, and expanding lifestyle infrastructure.

## Regional Growth Drivers

Population Growth

Consistent in-migration and above-national growth trends

Corporate Anchors

- Walmart
- Tyson Foods
- J.B. Hunt

University Influence

- University of Arkansas

Household Income

Above state averages with strong white-collar employment base

## Submarket + Absorption

Pinnacle Hills Submarket

Established retail & entertainment node

High traffic counts along I-49

Limited large-scale development sites remaining

Multifamily Absorption

Strong lease-up velocity in Class A projects

Sustained renter demand near employment centers

Retail Performance

National tenant presence

Continued experiential retail expansion



# Strong Market Fundamentals

## The Bella Vista Back 40 & Razorback Greenway

Miles of breathtaking singletrack trails through the Ozark foothills featuring a variety of terrains, from flowy paths and challenging climbs to scenic overlooks and winding switchbacks, making them perfect for mountain bikers, hikers, and trail runners of all skill levels.

## Pinnacle Hills | The Downtown of Northwest Arkansas

A vibrant hub for entertainment, shopping and now, sports. Home to the Walmart AMP, an outdoor music venue hosting world-class performances and the Pinnacle Hills Promenade, upscale dining options, Rogers Convention Center and future home of the United Soccer League.

## Beaver Lake & Outdoor Recreation

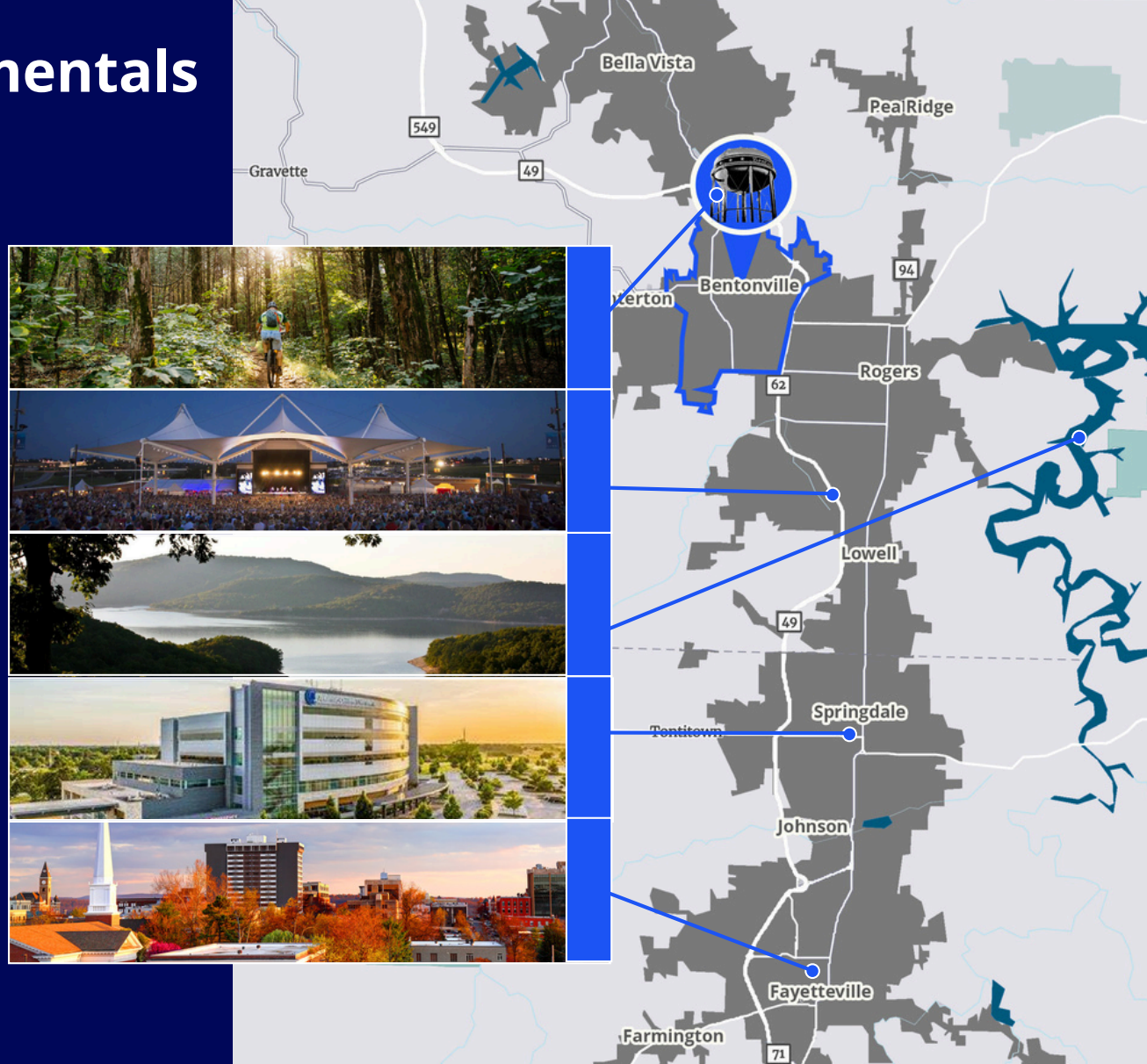
28,000 acres of pristine water surrounded by limestone bluffs. Beaver Lake is perfect for fishing, boating, swimming and paddleboarding. With miles of scenic shoreline, the endless recreations does not start and stop with camping, hiking, wildlife watching or relaxing.

## Springdale Care Corridor & Downtown Redevelopment

Home to the bustling Care Corridor, a hub of medical innovation and services featuring top-tier healthcare facilities like Arkansas Children's Northwest and the Children's Center for Health & Wellness. Complementing this modern healthcare district is the revitalized downtown area, which blends rich history with new energy.

## Fayetteville

Home to the University of Arkansas Razorbacks and Dickson Street, the epicenter of nightlife, dining and entertainment. Attractions include the Walton Arts Center, TheatreSquared and historic downtown square.



# Meet Dan | Your Land Expert

## **Daniel B. Smith**

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Dan specializes in land brokerage and multifamily properties and has been a commercial real estate broker since 2009 when he gained experience in every asset type, handling dispositions for multiple lenders during the recession.

That experience led to other projects including repositioning big box retail stores, retail site selection, single family and multifamily development projects and self-storage.

He has been leveraging the strength of the Colliers team to advise and assist land owners and developers throughout Northwest Arkansas since 2021. He is the local subject matter expert on proposed and existing infrastructure as it pertains to land for development.

His CCIM designation, Master of Real Estate Development degree, varied experience, and ability to leverage technology helps Dan add value to client development projects and investment properties.

Dan also serves on the Management Committee for the Northwest Arkansas Chapter of the Urban Land Institute and on the NWA Housing Coalition Committee.





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