

S DODSON RD, ROGERS, AR 72758

±10.85 ACRES FOR SALE



NEW Walmart Home Office

SE Walton Rd: 36K VPD

49 WEST 242 UNITS

PRIMROSE RETIREMENT COMMUNITIES

PARC AT ROGERS

250 UNIT APARTMENT PROJECT

OAK STREET EXTENSION

UNDER WAY OAK STREET EXTENSION

S Dodson Rd

S Dodson Rd



COREY FUHRMAN
BROKER
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5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

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SITE SUMMARY

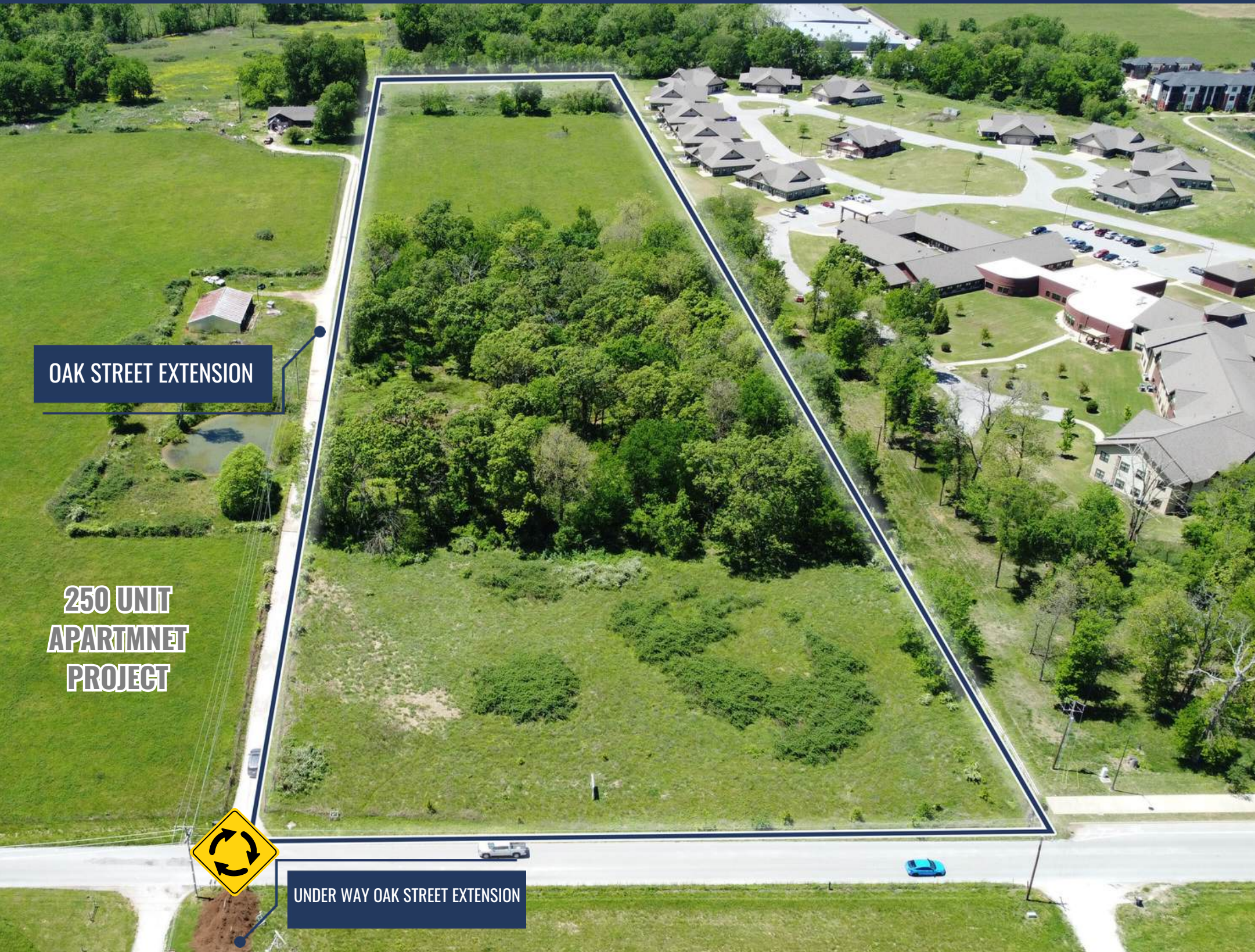
SALE PRICE	\$4,489,947
COST PER AC	\$413,820
LOT SIZE	±10.85 ACRES
PARCELS	02-00861-106 & 02-00861-105

SITE HIGHLIGHTS

- PRIME SITE FOR DEVELOPMENT
- NEW CORNER OF OAK STREET EXPANSION
- ADJACT TO 250 UNIT APARTMENT DEVELOPMENT
- NEAR THE RAZORBACK GREENWAY
- UTILITIES AVAILABLE
- 2 MILES FROM PINNACLE HILLS
- 2.3 MILES TO NEW WALMART HEADQUARTERS

ROGERS UNIFIED DEVELOPMENT CODE

THIS PROPERTY FALLS UNDER THE ROGERS UNIFIED DEVELOPMENT CODE, UPDATED IN JULY 2024, WHICH PROMOTES HIGHER DENSITY AND MIXED-USE DEVELOPMENT, BOOSTING ITS VALUE. DESIGNATED AS "U-NH" (URBAN NEIGHBORHOOD), IT BLENDS HOUSING WITH NEIGHBORHOOD SERVICES AND SERVES AS A TRANSITION BETWEEN HIGHER-INTENSITY CENTERS AND LOWER-DENSITY AREAS, PRIORITIZING SAFETY AND ACCESSIBILITY FOR ALL.



OAK STREET EXTENSION

250 UNIT
APARTMENT
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UNDER WAY OAK STREET EXTENSION



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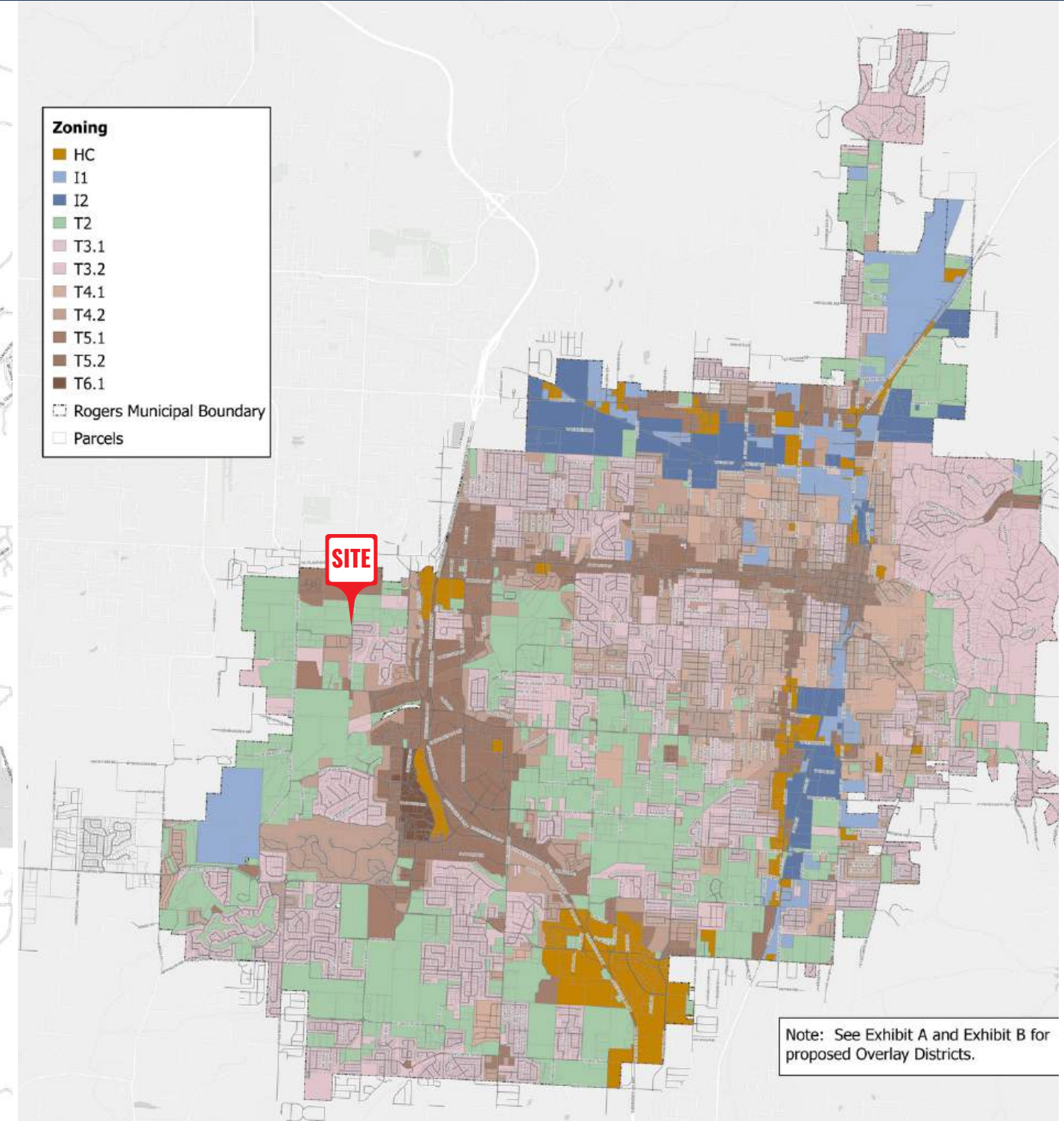
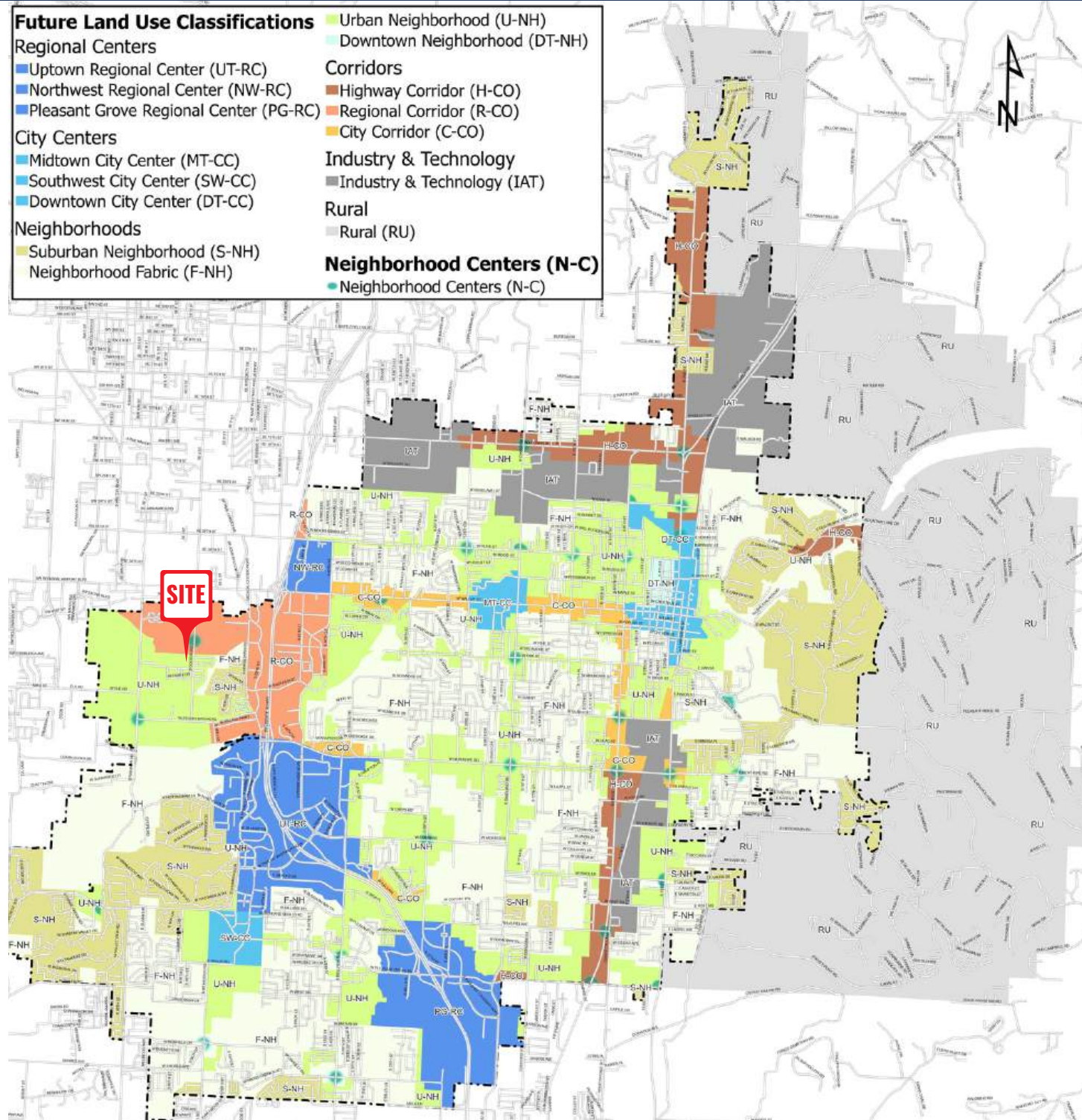
AERIAL VIEW



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- Future Land Use Classifications**
- Urban Neighborhood (U-NH)
 - Downtown Neighborhood (DT-NH)
 - Regional Centers
 - Uptown Regional Center (UT-RC)
 - Northwest Regional Center (NW-RC)
 - Pleasant Grove Regional Center (PG-RC)
 - City Centers
 - Midtown City Center (MT-CC)
 - Southwest City Center (SW-CC)
 - Downtown City Center (DT-CC)
 - Neighborhoods
 - Suburban Neighborhood (S-NH)
 - Neighborhood Fabric (F-NH)
 - Corridors
 - Highway Corridor (H-CO)
 - Regional Corridor (R-CO)
 - City Corridor (C-CO)
 - Industry & Technology
 - Industry & Technology (IAT)
 - Rural
 - Rural (RU)
 - Neighborhood Centers (N-C)
 - Neighborhood Centers (N-C)



This property falls under the Rogers Unified Development Code, updated in July 2024, which promotes higher density and mixed-use development, boosting its value. Designated as "U-NH" (Urban Neighborhood), it blends housing with neighborhood services and serves as a transition between higher-intensity centers and lower-density areas, prioritizing safety and accessibility for all.



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S DODSON RD



FOUNDERS
Classical Academy

250 UNIT
APARTMENT
PROJECT

OAK STREET EXTENSION



OAK STREET EXTENSION


PRIMROSE



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LOCATION CONVENIENCE



WALMART HEADQUARTERS | BENTONVILLE

3.5 MILES



UNIVERSITY OF AR | FAYETTEVILLE

20 MILES



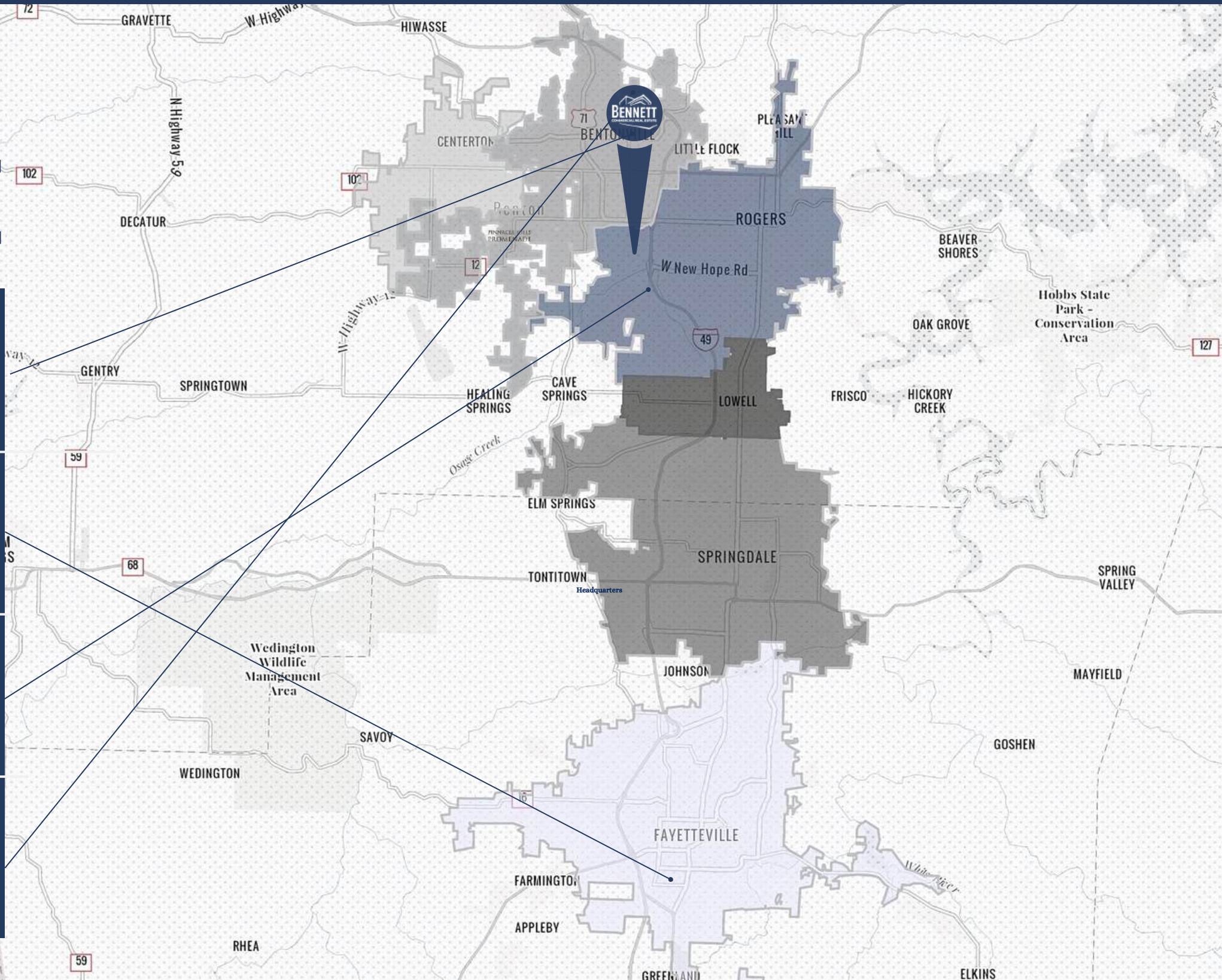
PINNACLE HILLS | ROGERS

3.0 MILES



BENTONVILLE SQUARE | BENTONVILLE

3.9 MILES



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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.

[> LEARN MORE](#)



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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.



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6th

Fastest Growing
Metros in America

VISUAL
CAPITALIST

26^B

Gross MetroProduct
Northwest Arkansas



26th

Gross MetroProduct
Northwest Arkansas



TOP 10

Real EstateMarket
in 2023 and into the future



3rd

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



8th

Best Performing Large
City in the U.S.



484

Total Miles of Outdoor
Recreation Trails



2nd

Best Metro Area for
Minority Entrepreneurs

FAST COMPANY

TOP 10

Best Place to Live
in the U.S.



COREY FUHRMAN

BROKER



Corey brings 6+ years of experience in Commercial Real Estate Brokerage and Development across Arkansas, with expertise in various transaction types, including office, retail, investment, and healthcare. In his time in the business, he has developed a specialty in healthcare. This includes Buyer/Tenant representation, Landlord/Seller Representation, Sale-leasebacks, and

Ground-up developments. Corey was raised in DeWitt, Arkansas, and later attended Arkansas State University, graduating with a B.S. in Finance in 2017.

ACHIEVEMENTS

- Diamond Award Winner for Total Transaction Volume: 2022
- Diamond Award Winner for Total Transaction Volume: 2021
- Platinum Award Winner for Total Transaction Volume : 2020
- Arkansas State University, 2017 : B.S. in Finance, Emphasis in Mgmt

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CLIENTS REPRESENTED

Arkansas Chiropractic Group	Ozark Comprehensive Dentistry	STG International
Conley Injury Clinic	Nutex Health	IVX Health
Radiant Eyecare	Jonesboro Pediatric Dentistry	Neurology Associates
MRG Exams	Autism in Motion	Alleviant Health
		Miller Commerce

SIGNIFICANT TRANSACTIONS

Tenant Rep | 3,200 SF Medical Space LEASED | Fayetteville
Landlord Rep | 4,029 SF Medical Space LEASED | Rogers
Landlord & Tenant Rep | 2,880 SF Medical Space LEASED | Fayetteville
Buyer & Seller Rep | 11,853 SF Medical Sale Leaseback SOLD | Jonesboro
Buyer Rep | 3 Acres for Medical Development | SOLD | Little Rock
Tenant Rep | 2,526 SF Medical Space LEASED | Fort Smith
Tenant Rep | 15,100 SF Medical Space LEASED | Jonesboro
Buyer & Seller Rep | 14,070 SF Medical Building SOLD | Jonesboro
Buyer & Seller Rep | 7,900 SF Medical Building SOLD | Jonesboro
Landlord & Tenant Rep | 6,500 SF Medical Build-to-suit LEASED | Conway

INVOLVEMENT

Urban Land Institute (ULI), Member
International Council of Shopping Centers (ICSC), Member
ULI Young Leaders Group (YLG), Member
NWA Emerging Leaders, Member



BENNETT

COMMERCIAL REAL ESTATE



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