

**+/- 4.2 ACRES OF LAND FOR SALE**

# S RAINBOW RD

Rogers, AR 72758



## PROPERTY DESCRIPTION

+/- 4.2 acres of open land available on S Rainbow Rd in Rogers, AR! Situated less than 1 mile from Walton Blvd and approx. 2 miles from I-49, this property offers easy access to all that Northwest Arkansas has to offer. Zoned A-1 Agricultural District, it's an ideal location to build your dream home and/or hobby farm. There is an 8" water line that runs across the front of the property and natural gas available on the property to the north. Don't miss out on this exceptional opportunity!

## PROPERTY HIGHLIGHTS

- +/- 4.2 Acres
- Zoned A-1 Agriculture District
- Potential for Residential Development
- Close Proximity to Essential Amenities NWA Offers

## OFFERING SUMMARY

Sale Price:	\$699,900
Lot Size:	4.25 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,264	13,015	40,533
Total Population	3,560	36,024	109,871
Average HH Income	\$247,291	\$180,306	\$130,957

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**TIMOTHY SALMONSEN**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

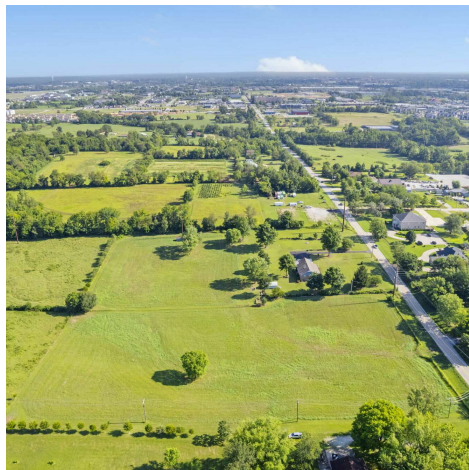
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

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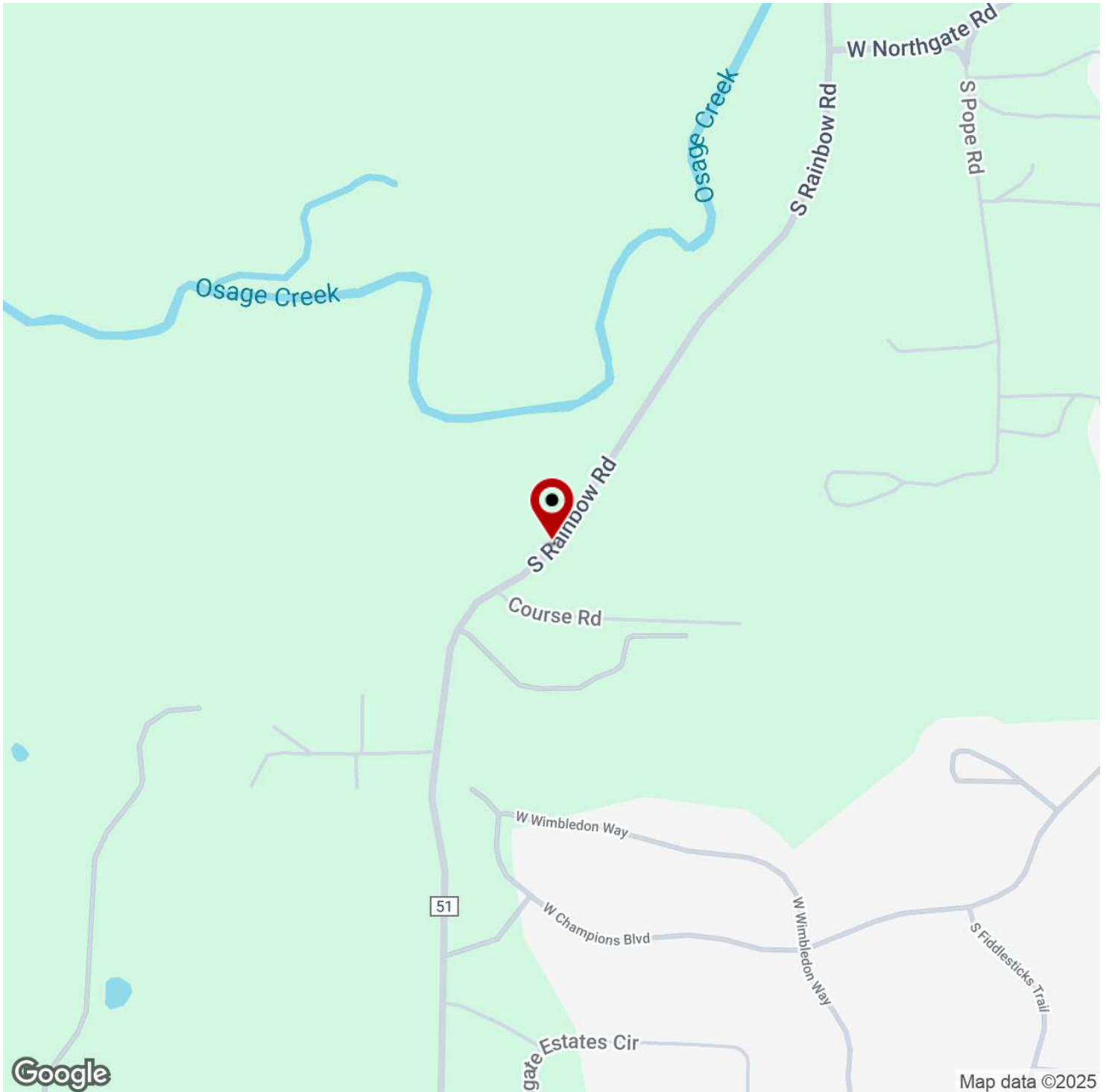
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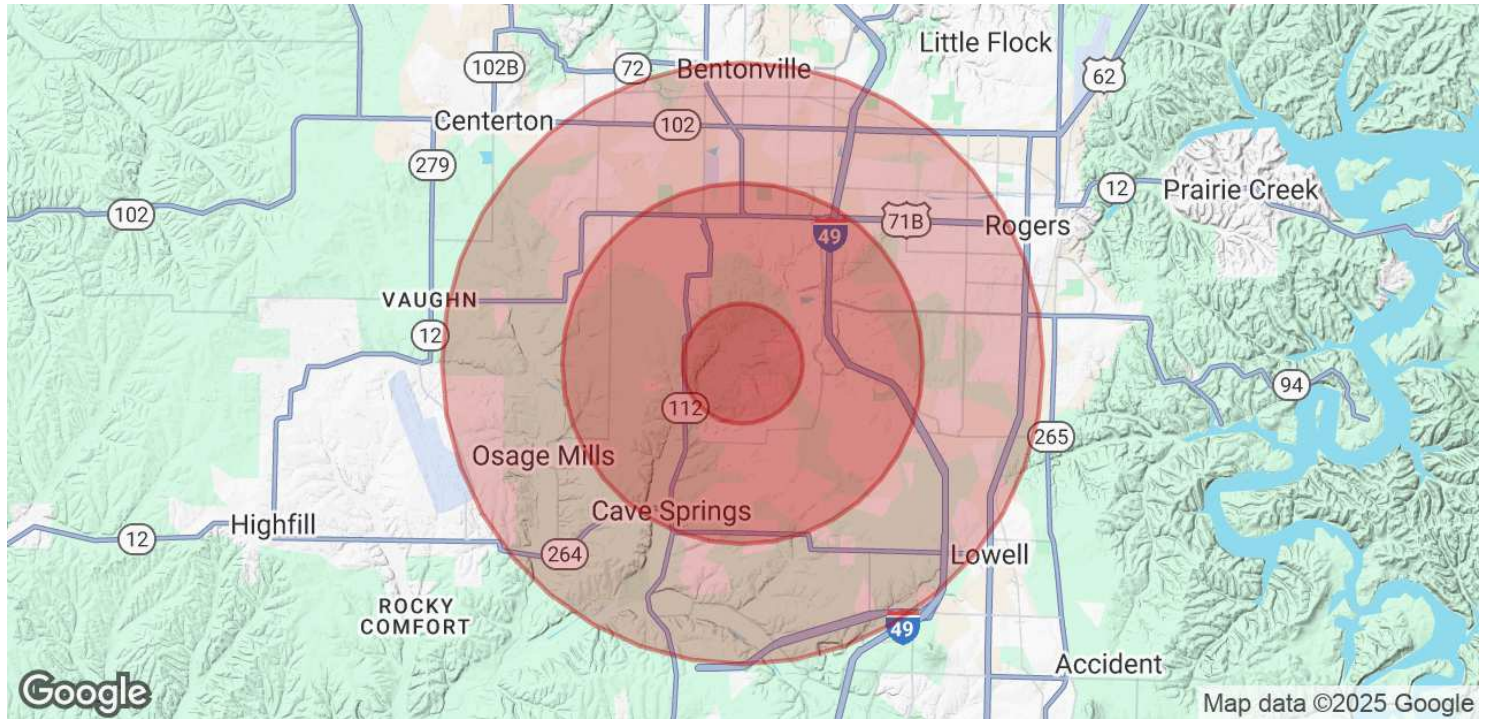
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,560	36,024	109,871
Average Age	36	35	35
Average Age (Male)	36	34	34
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,264	13,015	40,533
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$247,291	\$180,306	\$130,957
Average House Value	\$693,137	\$482,930	\$381,799

*Demographics data derived from AlphaMap*

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