

**+/- 2.36 ACRES OF PRIME REDEVELOPMENT LAND FOR SALE**

# 315 S PROMENADE BLVD

Rogers, AR 72758



## PROPERTY DESCRIPTION

+/- 2.36 acres of prime land available for redevelopment in the heart of Rogers, AR. This strategically located property is currently zoned T5.1, City Low-Intensity - a zoning classification designed for low-intensity mixed-use developments where medium-scale buildings line streets within corridor and center placetypes. All utilities are on site or in close proximity, making development more efficient. The site is ideally situated caddy-corner from a high-traffic retail center featuring Marshalls, HomeGoods, Shoe Carnival, and Beall's, and lies just 0.5 miles from I-49, providing excellent accessibility. It's also less than 5 minutes from Lowe's and approx 1.5 miles from the new Whole Foods development, enhancing the property's visibility and appeal. Surrounded by well-established multi-family communities such as The Meridian at Walnut Creek, Promenade Commons, and The Bend on Promenade. This property is perfect for office, retail, or multi-family development in one of NWA's most dynamic and accessible locations.

## PROPERTY HIGHLIGHTS

- ±2.36 acres of prime redevelopment land in the heart of Rogers, AR
- Zoned T5.1 (City Low-Intensity) – ideal for low-intensity mixed-use development
- All utilities available on site or nearby
- Less than 5 minutes from Lowe's and approx. 1.5 miles from the upcoming Whole Foods development
- Located in one of Northwest Arkansas' most dynamic and accessible growth corridors

## OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	2.36 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,243	21,671	50,389
Total Population	5,826	54,941	137,654
Average HH Income	\$99,215	\$99,334	\$121,619

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

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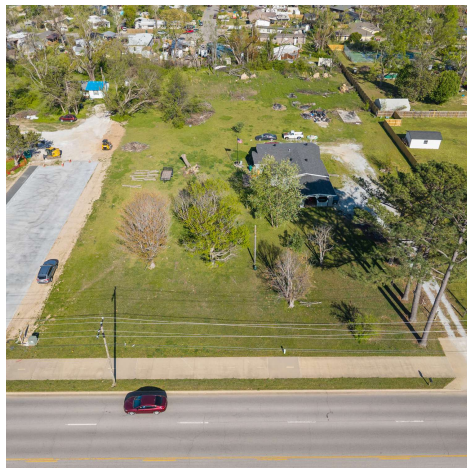
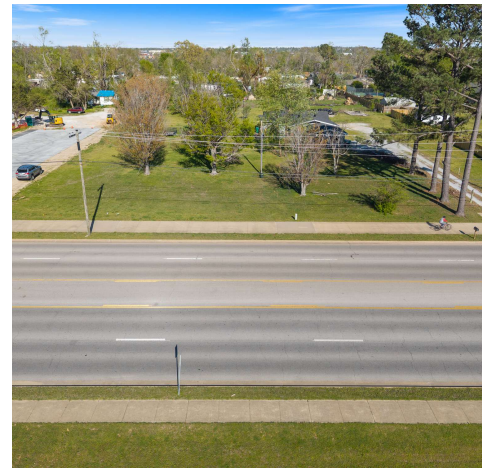
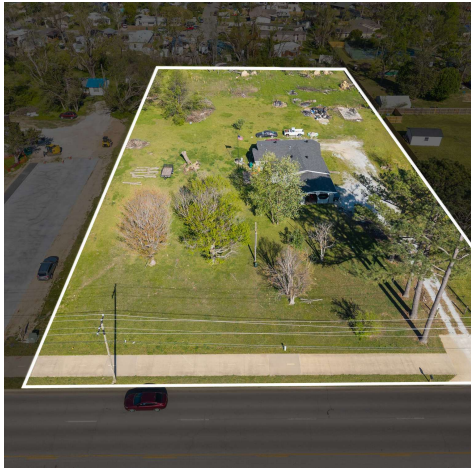
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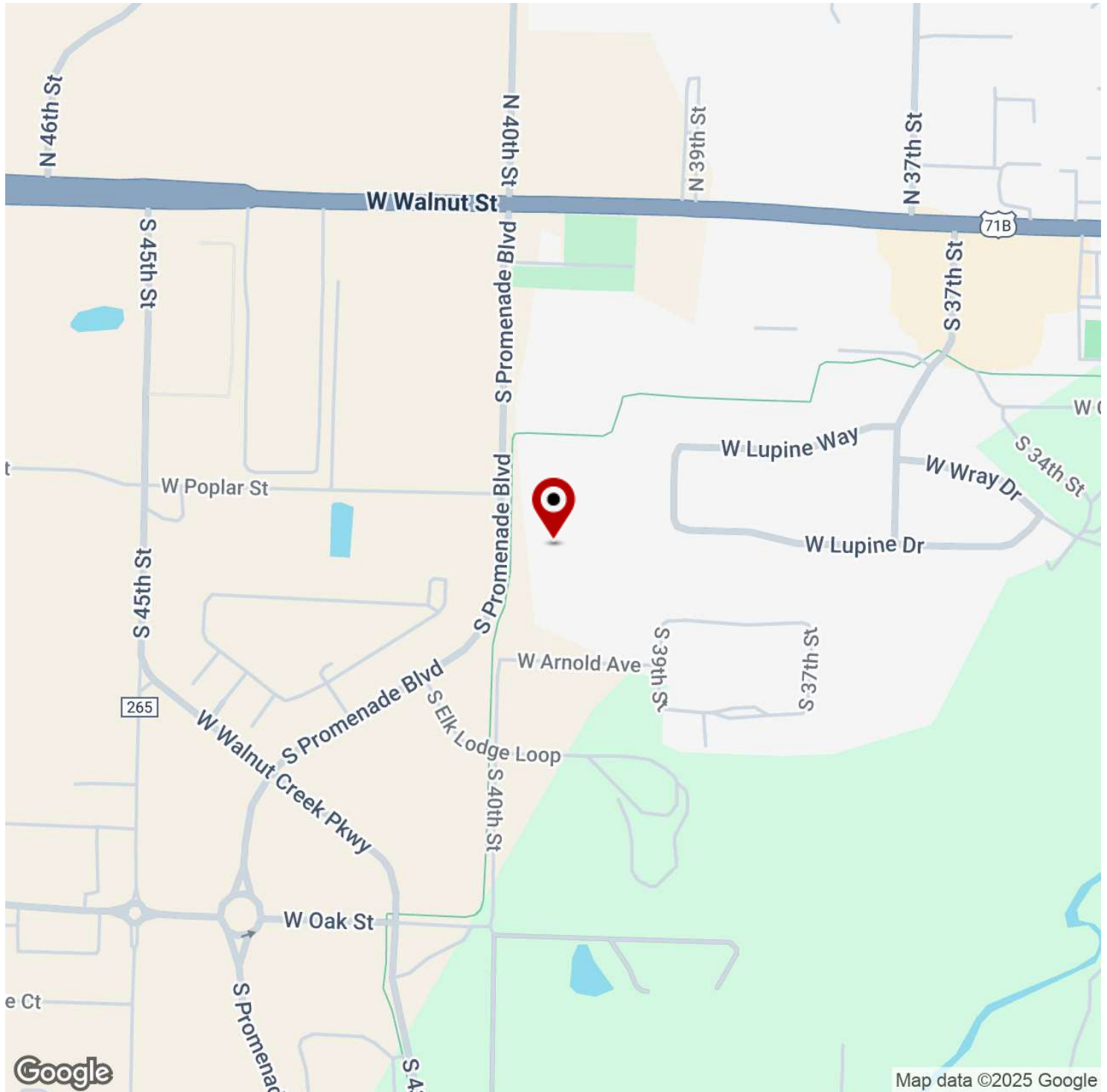


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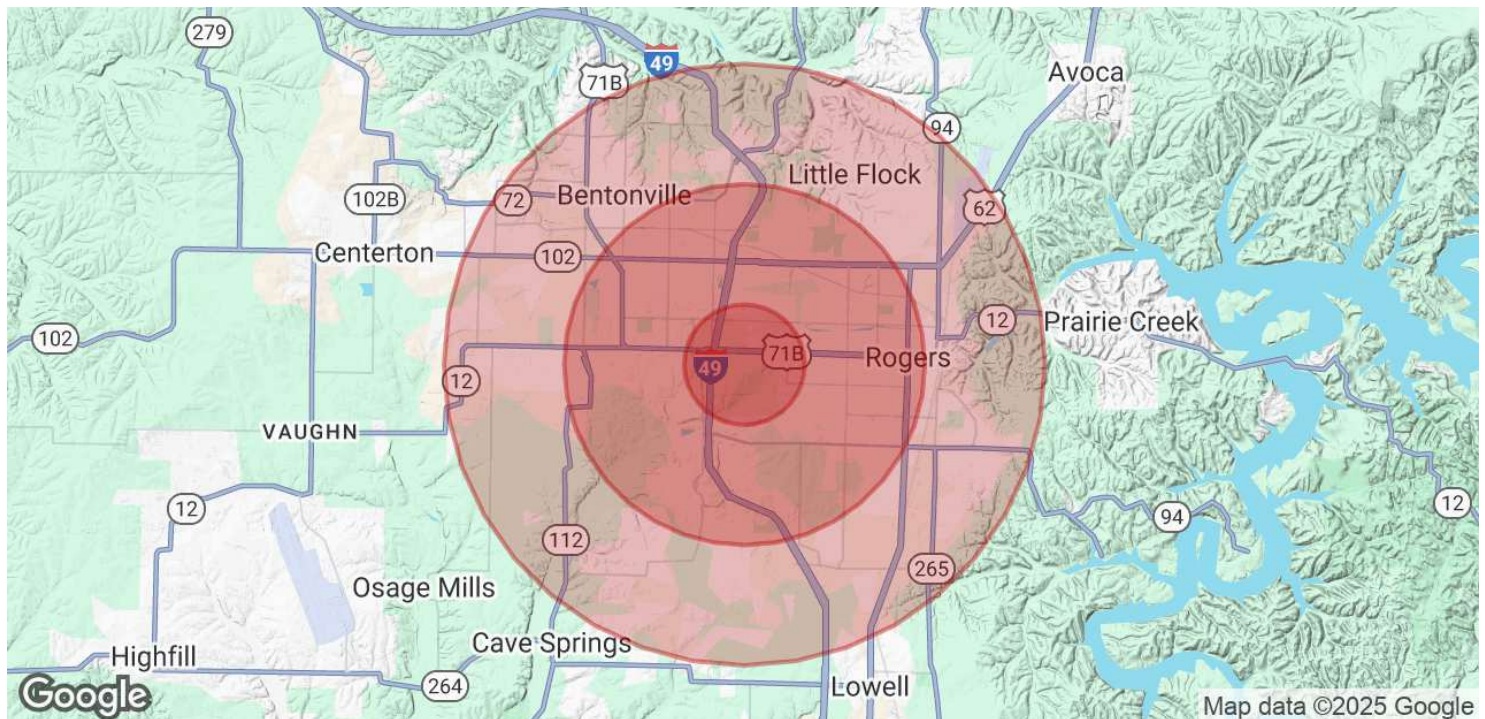
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,826	54,941	137,654
Average Age	40	37	35
Average Age (Male)	38	36	34
Average Age (Female)	41	39	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,243	21,671	50,389
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$99,215	\$99,334	\$121,619
Average House Value	\$286,020	\$319,108	\$360,744

*Demographics data derived from AlphaMap*

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