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± 9.40 ACRES OF LAND FOR SALE

S Bellview Road, Rogers, AR



S Bellview Rd
7,500 VPD

Razorback
Greenway
Trail

± 9.40 Acres



CONTACT US TODAY
479.271.6118 | mosestucker.com



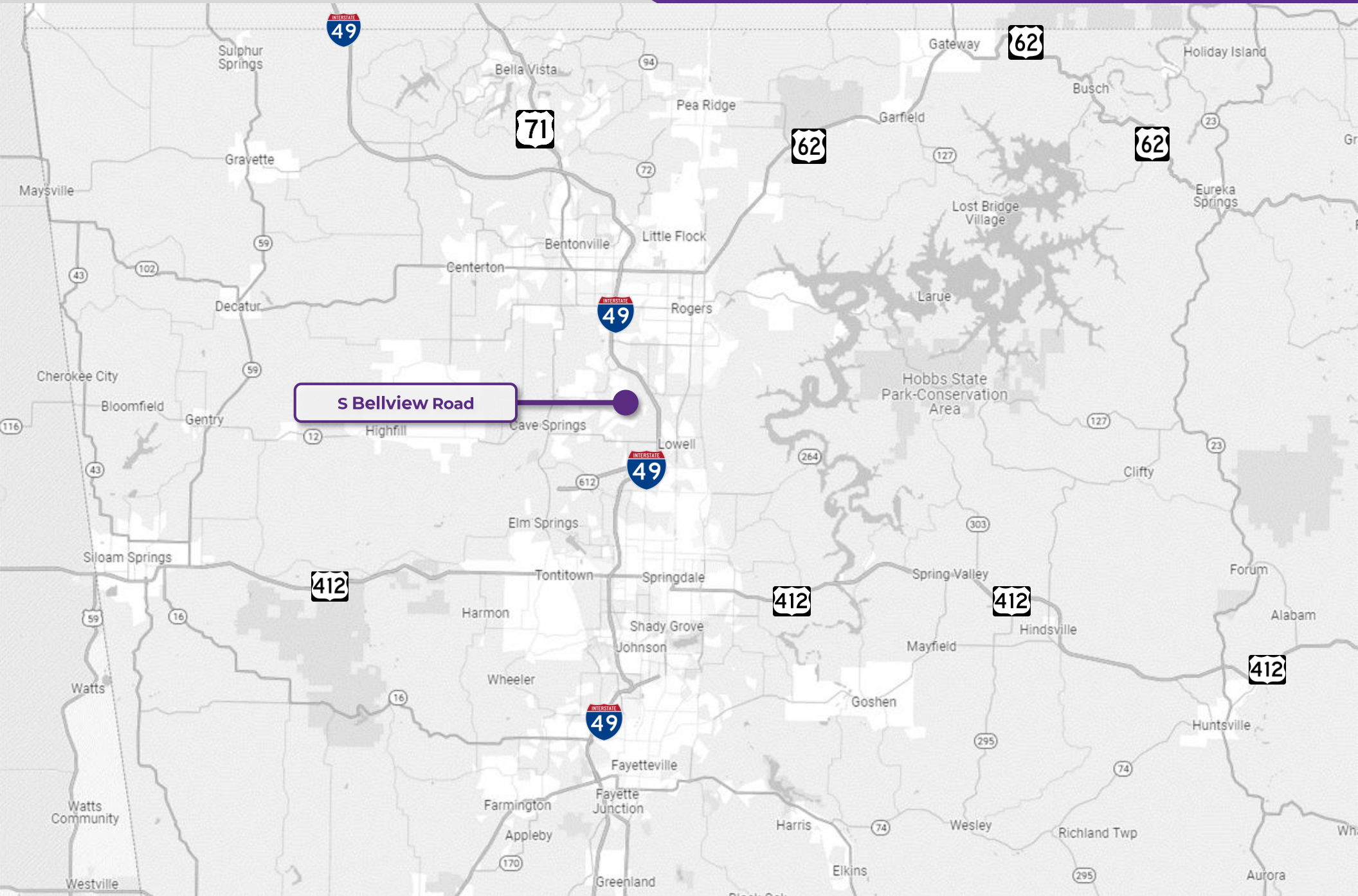
OFFERING SUMMARY

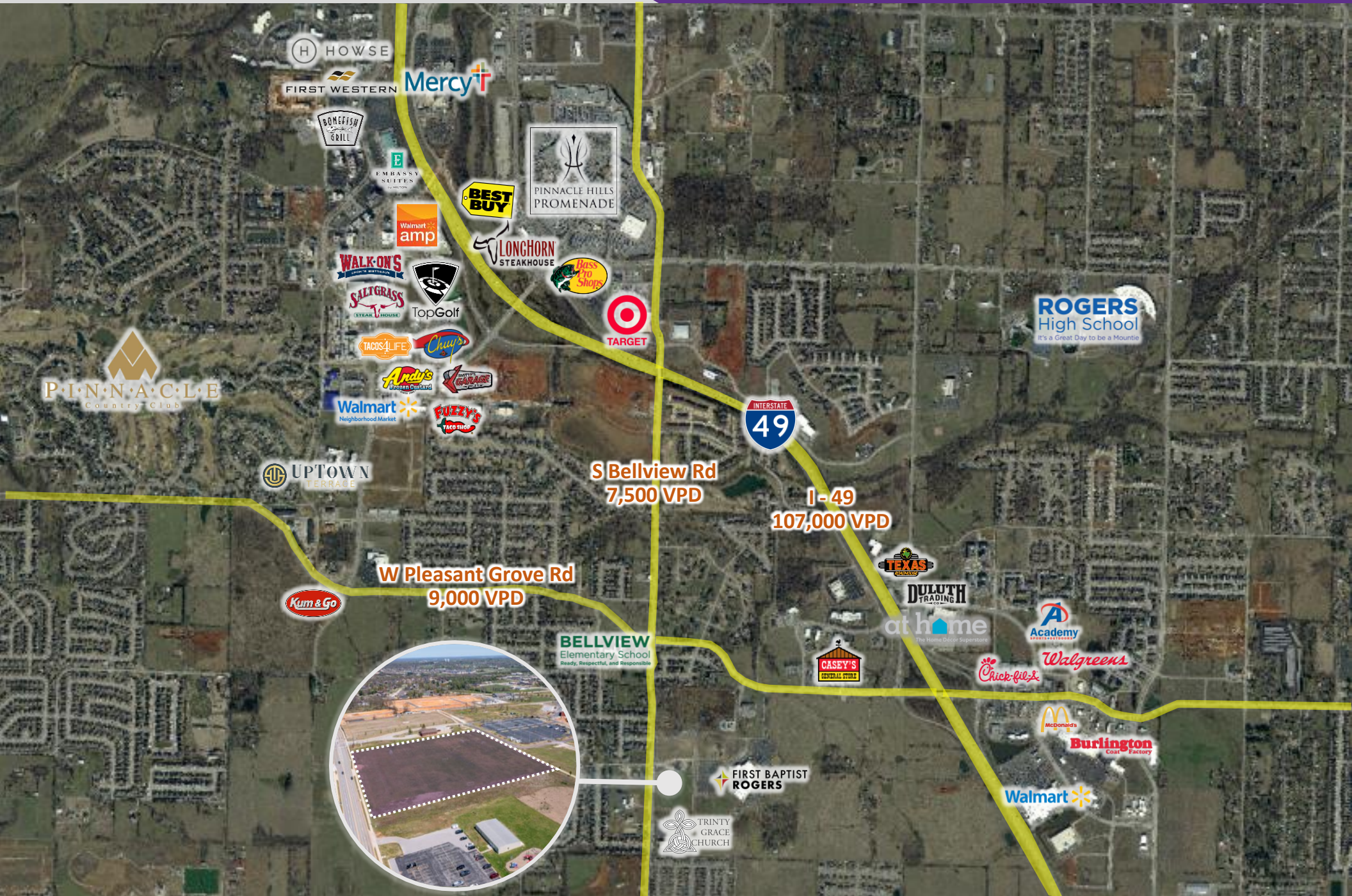
Offering	For Sale
Address	S Bellview Rd, Rogers, AR 72758
Property Type	Unimproved Land
Price	\$3,590,000
Land Size	± 9.40 Acres
Zoning	A-1

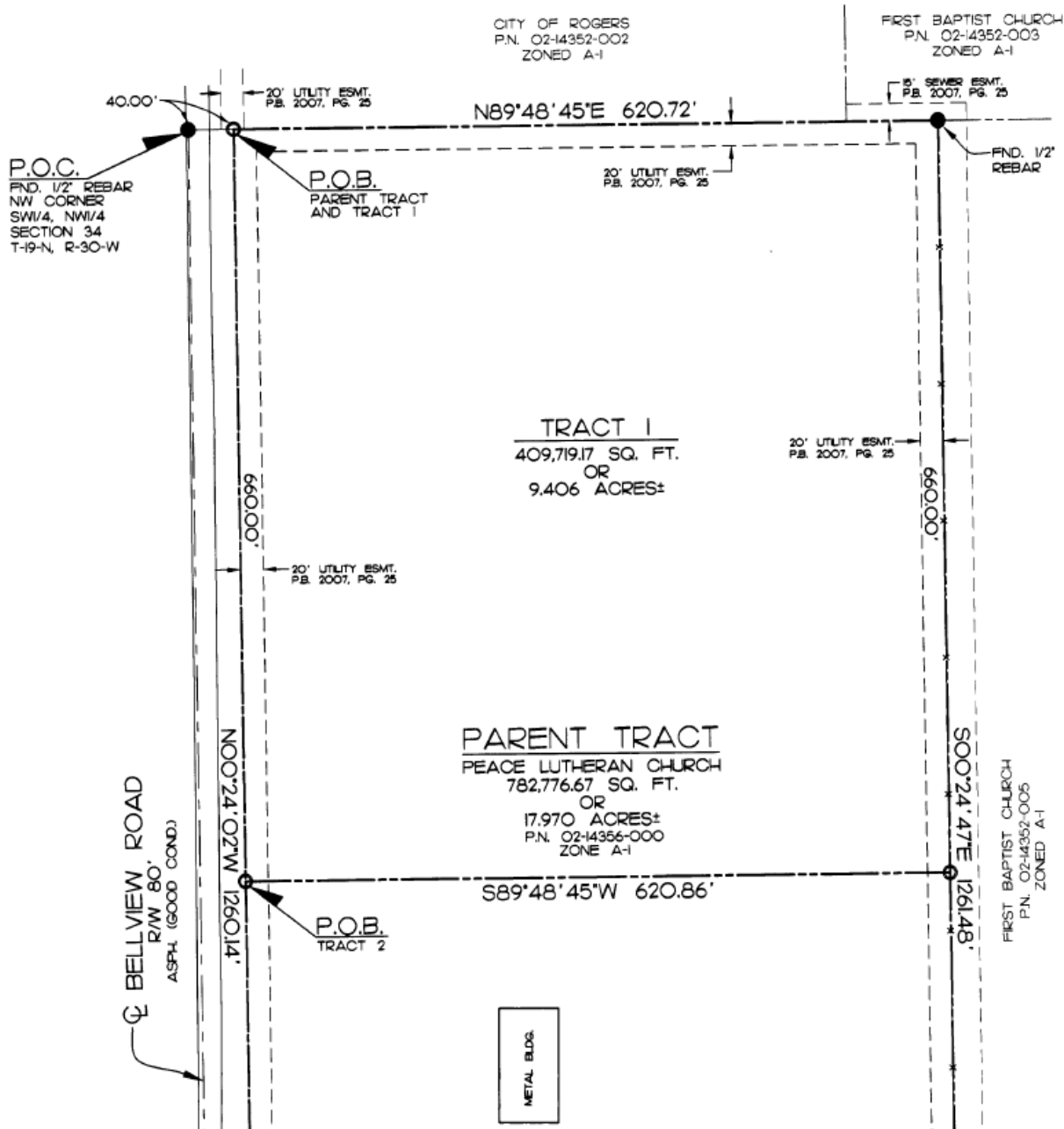
PROPERTY HIGHLIGHTS

- Prime development opportunity
- Excellent visibility with 661' of frontage on S Bellview Rd (7,500 VPD)
- Adjacent to the Razorback Greenway Trail on the east side of the property
- All utilities available at street
- 1.3 miles from I-49 (107,000 VPD)
- Located minutes away from Top Golf, Walmart Amp, numerous restaurants and retail stores









SURVEY DESCRIPTION - PARENT TRACT:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF THE SW¼ OF THE NW¼ OF SAID SECTION 34, THENCE ALONG THE NORTH LINE OF SAID SW¼ OF THE NW¼ N89°48'45"E 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF BELLVIEW ROAD, THENCE CONTINUING ALONG SAID NORTH LINE N89°48'45"E 620.72 FEET, THENCE S00°24'47"E 1261.48 FEET, THENCE S89°56'13"W 621.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BELLVIEW ROAD, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°24'02"W 1260.14 FEET TO THE POINT OF BEGINNING, CONTAINING 782,776.67 SQUARE FEET OR 17,970 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - TRACT 1:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF THE SW¼ OF THE NW¼ OF SAID SECTION 34, THENCE ALONG THE NORTH LINE OF SAID SW¼ OF THE NW¼ N89°48'45"E 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF BELLVIEW ROAD, THENCE CONTINUING ALONG SAID NORTH LINE N89°48'45"E 620.72 FEET, THENCE S00°24'47"E 660.00 FEET, THENCE S89°48'45"W 620.86 FEET TO THE EAST RIGHT-OF-WAY LINE OF BELLVIEW ROAD, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°24'02"W 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 409,719.17 SQUARE FEET OR 9.406 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - TRACT 2:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF THE SW¼ OF THE NW¼ OF SAID SECTION 34, THENCE ALONG THE NORTH LINE OF SAID SW¼ OF THE NW¼ N89°48'45"E 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BELLVIEW ROAD, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S00°24'02"E 660.00 FEET TO THE POINT OF BEGINNING, THENCE N89°48'45"E 620.86 FEET, THENCE S00°24'47"E 601.48 FEET, THENCE S89°56'13"W 621.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BELLVIEW ROAD, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°24'02"W 600.14 FEET TO THE POINT OF BEGINNING, CONTAINING 373,057.50 SQUARE FEET OR 8,564 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

ROGERS, AR



Rogers is a city in Benton County, Arkansas, with a population of 55,964. Located in the Ozarks, it is part of the Northwest Arkansas region, one of the fastest-growing metro areas in the country. The city is conveniently located 34 miles from Eureka Springs and about 67 miles from the Buffalo National River. Rogers was the location of the first Walmart store, whose corporate headquarters is located in neighboring Bentonville.


In historic downtown Rogers, brick-paved streets lead to old-fashioned storefronts filled with unique furniture, antiques and gifts, cafes, jewelry, and business offices. The Daisy Airgun Museum, home to the world's largest collection of antique airguns, and the Rogers Historical Museum are also located here. More contemporary and cosmopolitan shopping abounds near Interstate 49 at Scottsdale Center, Pinnacle Hills Promenade and at Village on the Creeks. Rogers also offers high-quality hotels and restaurants, a packed event calendar and plenty of opportunities for outdoor recreation in the nearby Ozarks.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	41,145	103,044	302,099
Households	14,866	36,591	105,756
Average Age	36.1	35.8	35.5
Average Household Income	\$145,994	\$117,707	\$112,887
Businesses	1,226	3,360	8,303

**Demographic details based on property location*

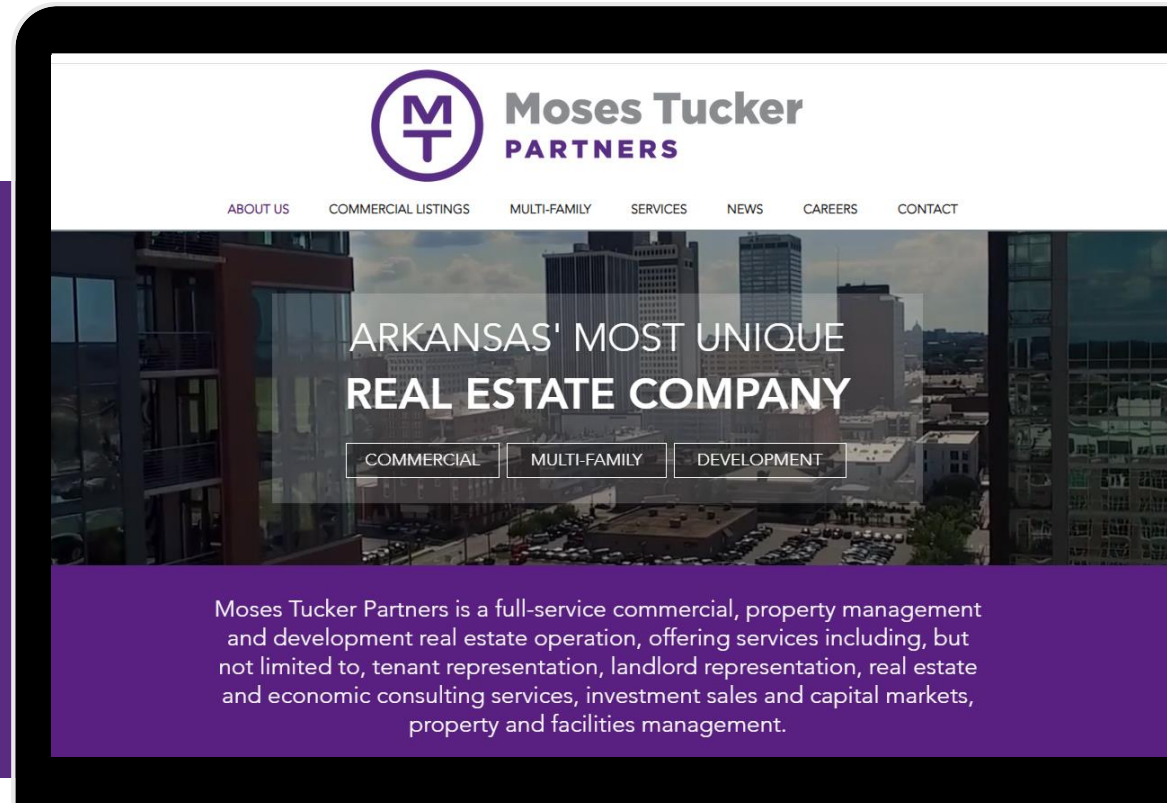
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