

\$1,400,000 (\$3.63 PSF)

Contact us:

Wade Smith, SIOR

Brokerage +1 214 924 1605 wade.smith@colliers.com

Alan W. Cole, CCIM

Principal & Executive VP +1 479 644 5849 alan.cole@colliers.com



4204 S. Pinnacle Hills Parkway Suite 102 Rogers, AR 72758 P: +1 479 636 9000 F: +1 479 254 3799 colliers.com

961 W Laurel Avenue

Rogers, Arkansas

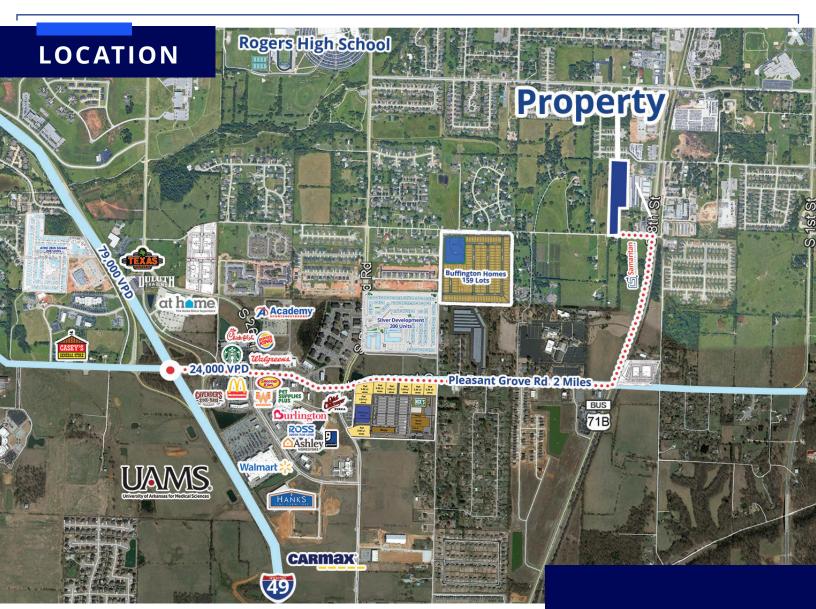
Property Amenities

- +/- 8.85 acres
- Adjacent to future Samaritan Community Center
- Easy access to Highway 71B & Interstate 49
- Zoned "I-1," Industrial
- Previously approved plans for development for flex warehouse

Large tract of land for sale near the intersection of Highway 71B and W Laurel Street in Rogers, Arkansas. Land has been entitled with previous improved plans for flex warehouse. Property is easily accessible to Interstate 49, daytime amenities, and exponential growth along Pleasant Grove Road including large scale developments for retail and housing. Great potential for flex warehouse development due to location and access to major service corridors and close proximity to J.B. Hunt Transport corporate campus. Potential for several buildings with multiple units, bay doors and yard space for future development.

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Demographics	1 Mile	3 Mile	5 Mile
Population (2023)	6,222	46,760	98,368
Projected Population (2028)	6,363	49,860	106,205
Average HH Income (2023)	\$83,378	\$105,573	\$117,217
Proj. Average HH Income (2028)	\$95,910	\$123,271	\$134,302
Households (2023)	1,903	16,340	35,226



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