

Property



FOR SALE

Asking Price:

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

Contact us:

Wade Smith, SIOR

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Accelerating success.

4204 S. Pinnacle Hills Parkway
Suite 102
Rogers, AR 72758
P: +1 479 636 9000
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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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8th Street (Highway 71B)

LOCATION



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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