

# +/- 5 ACRES OF DEVELOPABLE LAND FOR SALE

## 2721 WEST PERRY ROAD

Rogers, AR 72758



### PROPERTY DESCRIPTION

Prime +/- 5 acre development opportunity just 2 minutes from Pinnacle Hills Promenade and 3 minutes to I-49, which sees approx. 107,000 VPD! This property offers exceptional development potential, currently zoned T2-Agricultural, presenting a fantastic re-zoning opportunity for future projects. On-site, there's a spacious +/- 3,000 SF Barndominium/warehouse with +/- 2,000 SF dedicated to a garage with 2 drive-in doors and +/- 1,000 SF dedicated living space with an open concept kitchen and living room, 1 bedroom, walk-in closet, and a covered patio. Additionally, there's a +/- 1,885 SF home that offers 3beds, 2 baths, and ample living space. The property features separate septic systems for the barndominium/warehouse and house, public water for the homes, well water for landscaping, and there's sewer access 185' to the East. With 335' of road frontage on Perry Rd., this prime location is perfect for developers and investors looking for a strategic opportunity in a booming area!

### PROPERTY HIGHLIGHTS

- +/- 4.78 Acres of Level Land
- Excellent Re-Zone Opportunity
- Development Potential
- 335' Road Frontage on W Perry Rd

### OFFERING SUMMARY

Sale Price:	\$4,250,000
Lot Size:	4.78 Acres

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	469	1,522
Total Population	343	1,049	3,443
Average HH Income	\$109,682	\$114,408	\$136,966

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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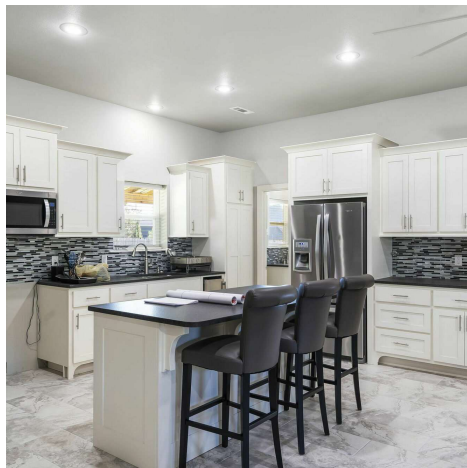
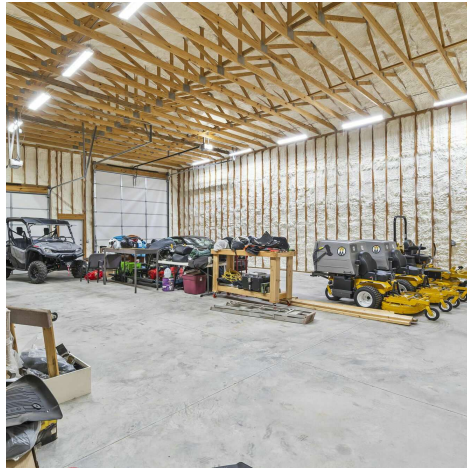
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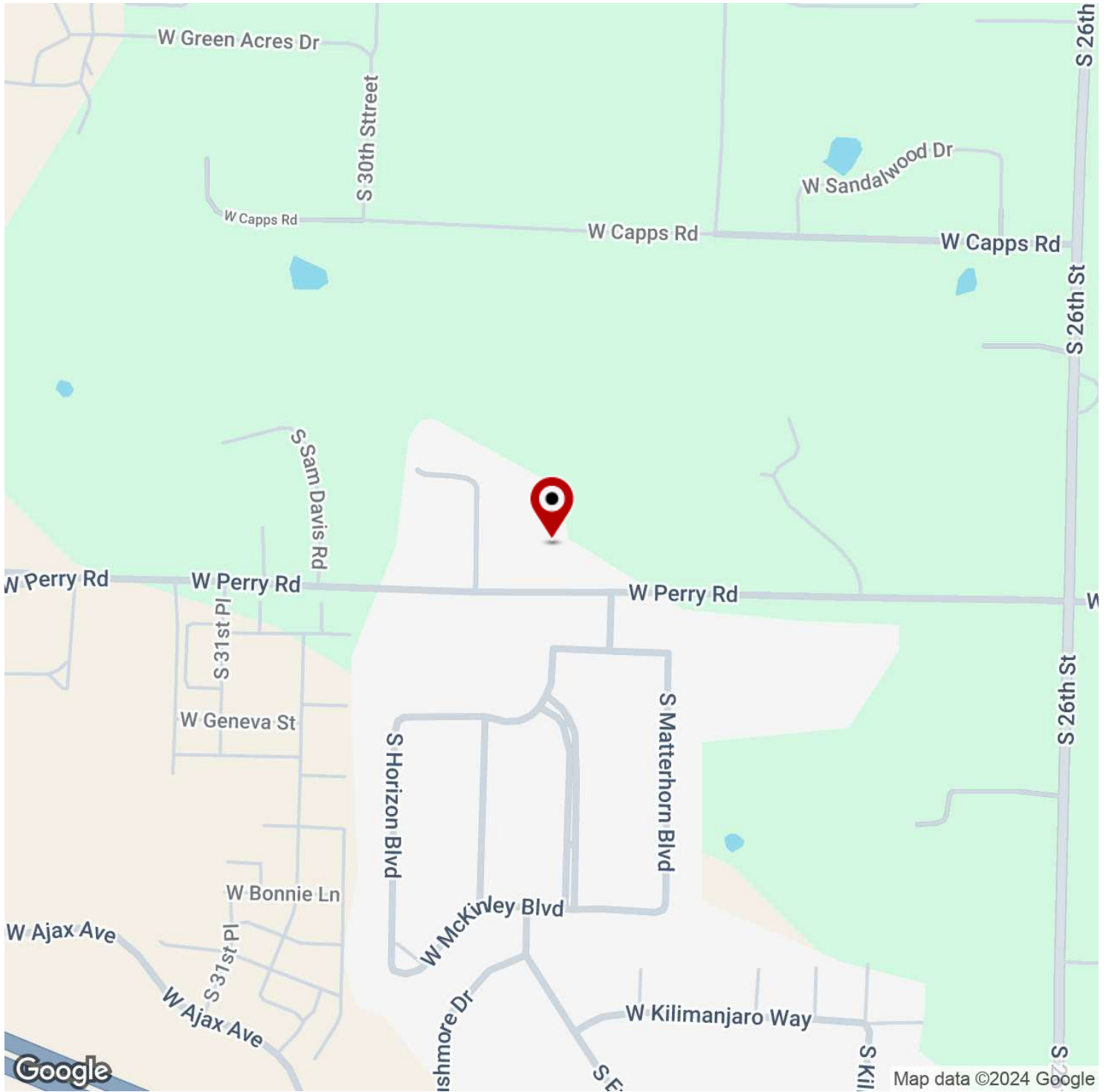
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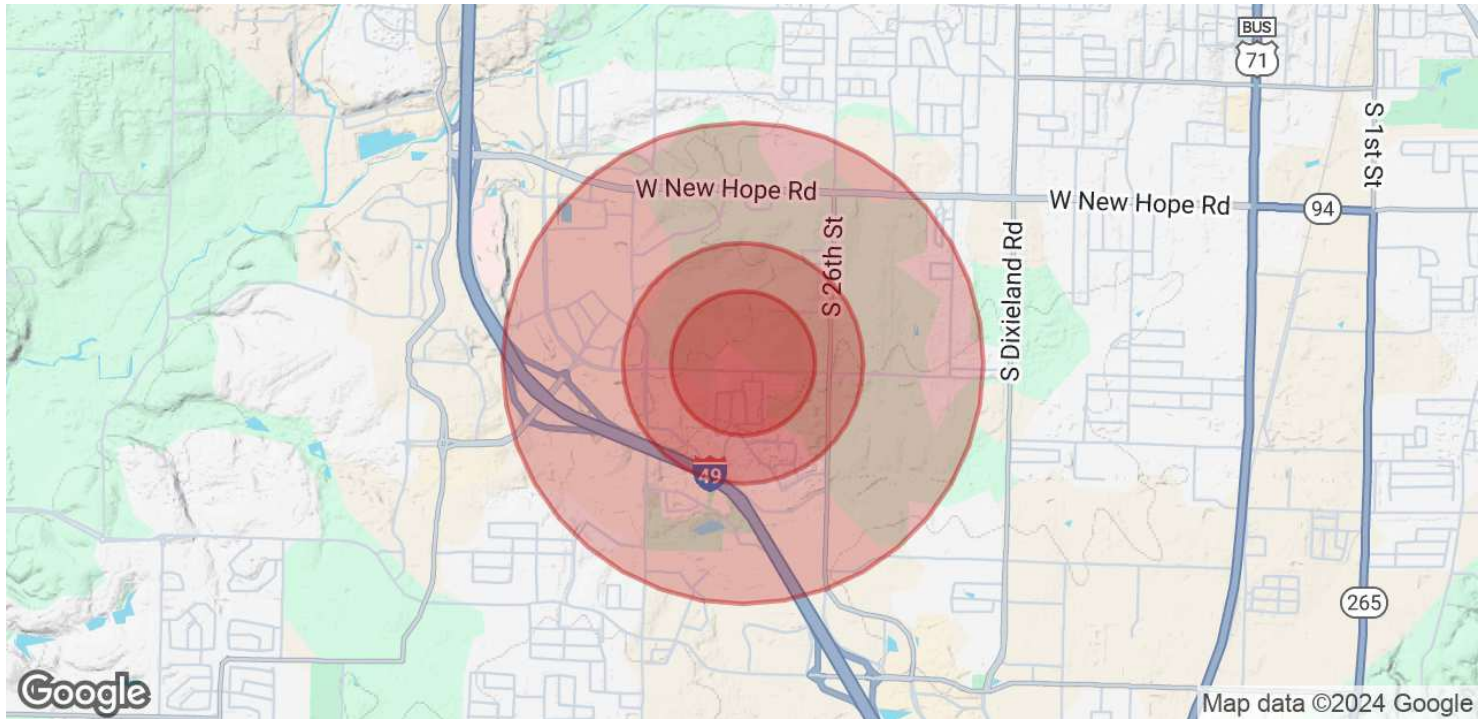
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	343	1,049	3,443
Average Age	40	40	39
Average Age (Male)	37	37	37
Average Age (Female)	42	42	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	153	469	1,522
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$109,682	\$114,408	\$136,966
Average House Value	\$397,431	\$405,997	\$443,796

Demographics data derived from AlphaMap

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