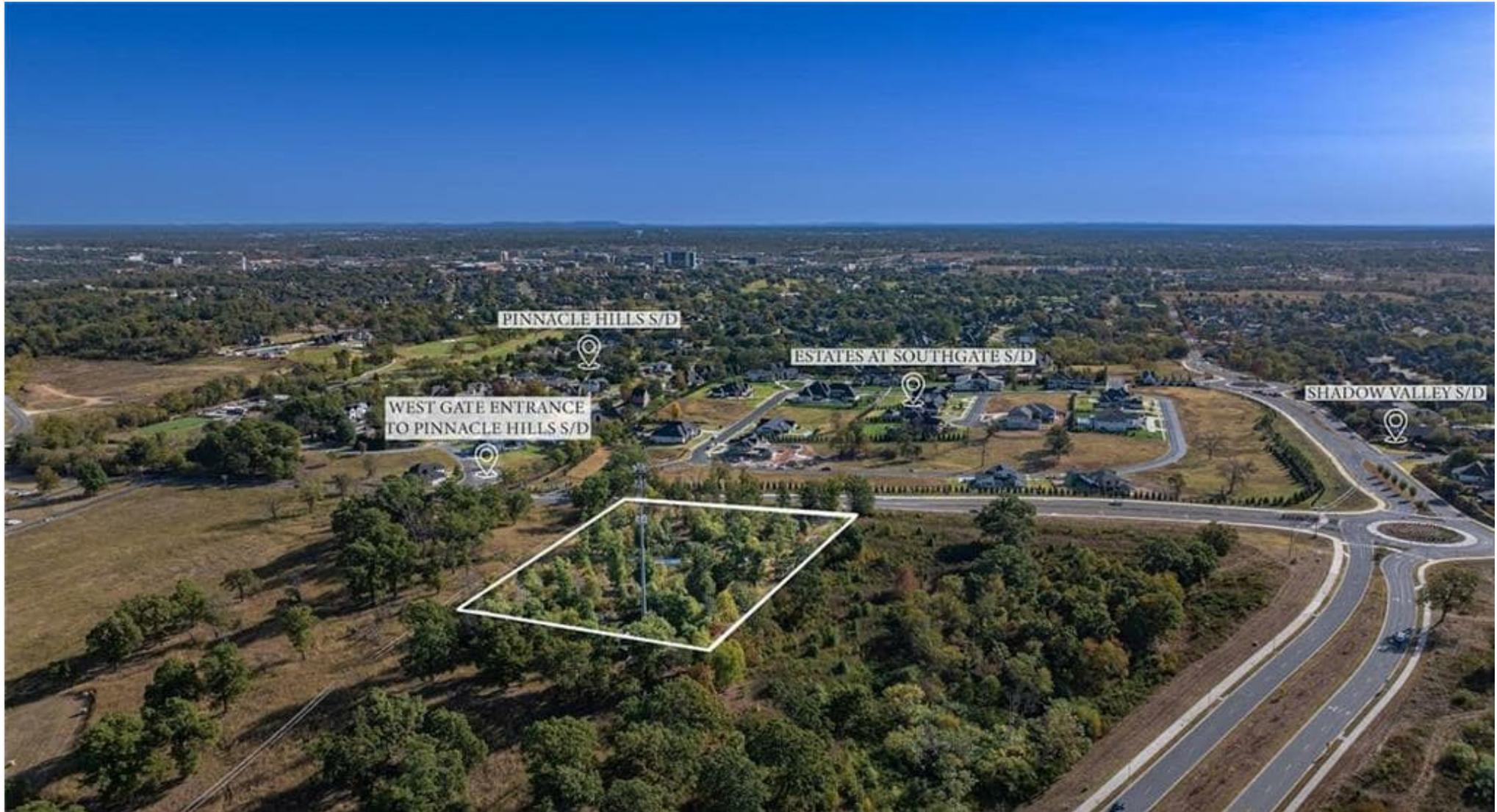


# 4400 S Rainbow Rd



Presented By:  
Tract & Frame Realty

4400 S Rainbow Rd, Rogers, AR 72758



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## Property Details

Prime development opportunity on 4.34 acres M/L, located just two miles from Pinnacle Hills development corridor, near I-49, and surrounded by established high end single family communities including Shadow Valley, Estates at Southgate, and Pinnacle Hills. This property is designated Neighborhood Center (U-NH) under future land use, offering excellent potential for a **variety of neighborhood-serving uses. An exceptional location positioned within one of the area's** most active growth corridors. Value is in the land.

**Price: \$1,975,000**

- 332 feet of road frontage
- Minutes from Pinnacle Hills (NWA's fastest growing commercial hub)
- Mostly Level Lot
- Idea for multi-family, retail, residential, or mixed use

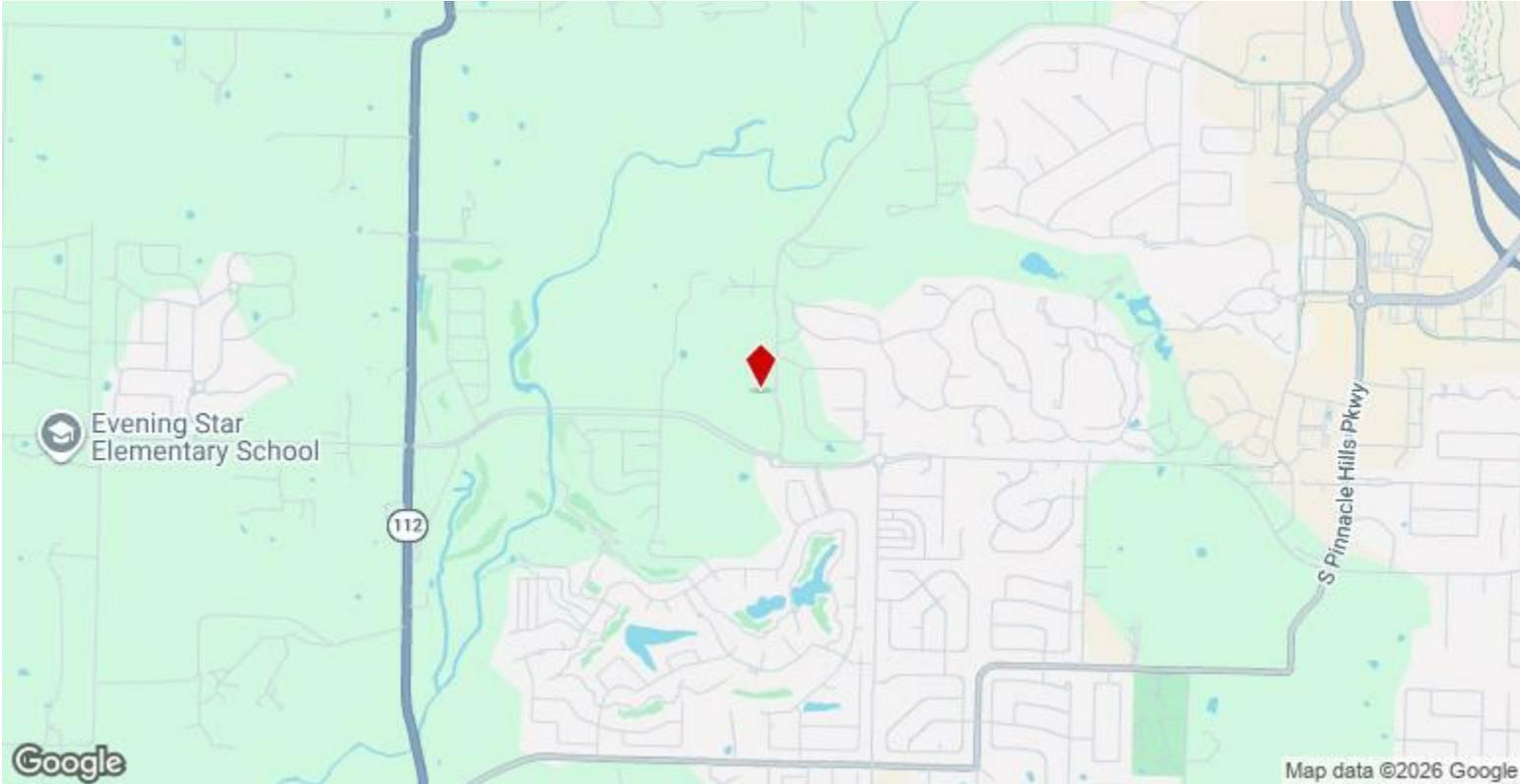
View the full listing here: <https://www.loopnet.com/Listing/4400-S-Rainbow-Rd-Rogers-AR/39862541/>

Price:	\$1,975,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	4.34 AC
No. Lots:	2 Parcels
Zoning Description:	T2
APN / Parcel ID:	02-02087-070 & 18-06928-000

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## Location



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## Property Photos



Positioned minutes from Pinnacle Hills and surrounding residential growth.



Approximate property lines. 4.34AC

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## Property Photos



4.34 AC M/L, Current Zoning T-2 with future zoning projected U-NH



Within to Pinnacle Hills Development Corridor

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## Property Photos



Surrounded by high-end communities. Eastern View of property.



Surrounded by Shadow Valley and across the road from Estates at Southgate

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## Property Photos



Treed and mostly level lot



Roundabout at Rainbow and Pleasant Grove

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## Property Photos



Northwestern View



Southern View

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## Property Photos



Parcel 18-06928-000: 1.06AC with cell tower & Parcel 02-02087-070: 3.28AC with structures holding no value



Current gravel access

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## Property Photos



Approximate boundary



Across the street from Estates at Southgate

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