

2264 N Second Street, Rogers | AR



# FOR SALE

Wade Smith  
Brokerage

D: 479 845 1518

C: 214 924 1605

wade.smith@colliers.com

Ramsay Ball  
Brokerage

D: 479 845 1502

C: 479 640 6405

ramsay.ball@colliers.com

## FEATURES

Bank-owned land for sale adjacent to the intersection of Hudson Road and N 2nd Street in Rogers. N 2nd Street frontage and steps from a traffic light on busy Highway 62, connecting Little Flock to East Rogers. Minutes from the Rogers Municipal Airport and downtown Rogers.



\$110,000 (\$2.10 PSF)



1.20 +/- acre



7-minute drive to downtown Rogers and I-49



Zoned Commercial



Perfect for restaurant, office or storage facilities

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4204 S Pinnacle Hills Parkway  
Suite 102  
Rogers, AR 72758  
479 636 9000





# Macro Aerial >



## Area Demographics

	1 Mile	3 Mile	5 Mile
Population (2018)	3,043	36,170	79,121
Projected Population (2023)	3,341	39,368	87,079
Average Household Income (2018)	\$52,564	\$66,641	\$72,190
Proj. Average Household Income (2023)	\$62,607	\$76,235	\$82,999
Households (2018)	1,045	13,010	28,744

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