



# Land For Sale

## Development Opportunity

612 N. 46th Street  
Rogers, AR

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### KEY FEATURES/HIGHLIGHTS

PRICE: \$697,950 (\$6.00 PSF)

- › 2.5 Acres
- › Located off Olive Street & N 46th Street (Restaurant Row) in Rogers
- › Surrounded by retail with easy access to I-49
- › Less than 3 miles from the new Walmart Headquarters, Sam's Club Home Office, and the new 8th St. Interchange
- › Close proximity to an abundance of retail at Scottsdale Center which includes Barnes & Noble, Belk, Kohl's, Lowe's, Malco Towne Cinema, etc.



PROPERTY AERIAL



PHOTOS

Demographics	1 Mile	3 Miles	5 Miles
Total Population 2017	7,675	48,895	109,636
Projected Population 2022	8,350	53,376	122,960
Estimated Households 2017	3,057	19,061	39,668
Average Household Income 2017	\$51,207	\$48,792	\$56,818
Average Household Income 2022	\$67,581	\$52,064	\$61,248



CONTACT US

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