

W Poplar & 45th Street, Rogers | AR

FOR SALE

Pat Morrison
Brokerage

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36 Acres



1,350 Feet of I-49
FRONTAGE!

FUTURE OAK STREET OVERPASS



FEATURES

36.0 +/- acres for sale centrally located between the Pinnacle Hills Promenade and Scottsdale Shopping Center, two premier shopping destinations in Northwest Arkansas. W Magnolia Street is now under construction, connecting S Promenade Blvd to S 52nd Street. Property is located in the heartbeat of Rogers and is surrounded by commercial development and multifamily housing.



Price: \$9,000,000 (\$5.73 PSF)



Owner will subdivide



Zoned C-2, C-4 Commercial (open display)



Quick and easy access from I-49, visible to over 80,000 vehicles per day with more than 1,350 feet of I-49 frontage



Short drive to surrounding amenities including the Walmart Amp, Lowe's, Home Depot, Northwest Health and Mercy Hospital

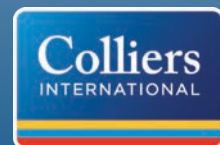


Ideal location for hotel, multi-family, shops, restaurants, retail, medical, office park or automobile dealership

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

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Micro Aerial >



Area Demographics

	1 Mile	3 Mile	5 Mile
 Population (2018)	4,211	49,042	117,097
 Projected Population (2023)	4,767	54,822	132,921
 Average Household Income (2018)	\$93,588	\$83,804	\$87,167
 Proj. Average Household Income (2023)	\$109,297	\$95,594	\$99,514
 Households (2018)	2,003	18,755	42,133



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Macro Aerial

The map displays the proposed Walmart Home Office location (yellow polygon) on SE Walton Blvd. Key features include:

- Walmart Home Office:** Less than 2.0 miles from the new Walmart Home Office.
- Surrounding Retailers:** Sams Club Home Office, Northwest Health System, Barnes & Noble, Belk, Lowe's, Kohl's, Staples, Jo-Ann, Marshalls, Tuesday Morning, HomeGoods, Denny's, Toyota, Raffle House, Village Creek Ranch, Mercy, Dillard's, JCP, Local Lime, Bed Bath & Beyond, TJ-Maxx, PetSmart, Target, Bass Pro Shops, and Twin Peaks.
- Infrastructure:** Interstate 49 (80,000 ADT (2017)), S 2nd St, S 28th St, S 30th St, S 32nd St, S 34th St, S 36th St, S 38th St, S 40th St, S 42nd St, S 44th St, S 46th St, S 48th St, S 50th St, S 52nd St, S 54th St, S 56th St, S 58th St, S 60th St, S 62nd St, S 64th St, S 66th St, S 68th St, S 70th St, S 72nd St, S 74th St, S 76th St, S 78th St, S 80th St, S 82nd St, S 84th St, S 86th St, S 88th St, S 90th St, S 92nd St, S 94th St, S 96th St, S 98th St, S 100th St.
- Other Landmarks:** S 1st St, S 3rd St, S 5th St, S 7th St, S 9th St, S 11th St, S 13th St, S 15th St, S 17th St, S 19th St, S 21st St, S 23rd St, S 25th St, S 27th St, S 29th St, S 31st St, S 33rd St, S 35th St, S 37th St, S 39th St, S 41st St, S 43rd St, S 45th St, S 47th St, S 49th St, S 51st St, S 53rd St, S 55th St, S 57th St, S 59th St, S 61st St, S 63rd St, S 65th St, S 67th St, S 69th St, S 71st St, S 73rd St, S 75th St, S 77th St, S 79th St, S 81st St, S 83rd St, S 85th St, S 87th St, S 89th St, S 91st St, S 93rd St, S 95th St, S 97th St, S 99th St, S 101st St, S 103rd St, S 105th St, S 107th St, S 109th St, S 111th St, S 113th St, S 115th St, S 117th St, S 119th St, S 121st St, S 123rd St, S 125th St, S 127th St, S 129th St, S 131st St, S 133rd St, S 135th St, S 137th St, S 139th St, S 141st St, S 143rd St, S 145th St, S 147th St, S 149th St, S 151st St, S 153rd St, S 155th St, S 157th St, S 159th St, S 161st St, S 163rd St, S 165th St, S 167th St, S 169th St, S 171st St, S 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Less than 2.0
miles from the new
Walmart Home Office



80,000 ADT (2017)
Interstate 49

PROPERTY

W Magnolia Street
Under Construction

Mercy 

Dillard's

Target

 **Sam's Club**
Home Office