

# Land For Sale

## Maple & 23rd Street, Rogers | AR

Three parcels in a desirable location in Rogers, AR. Centrally located off W Walnut Street between I-49 and Hwy 71 B and surrounded by major retail. Great location for medical, dental, attorney, or insurance offices. Less than 2.0 miles from gentrified Historic Downtown Rogers and a five minute drive to I-49.

## Contact us:

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## FEATURES



Zoned Commercial



W Walnut Traffic Count 27,000 VPD (2016)



Office park potential totaling 2.51 acres



1.53 acres can be subdivided into 4 parcels for \$79,900 ea.



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#	Acres	Price/SF	Total
1	1.53	\$4.80	\$320,000
2	0.52	\$3.97	\$89,900
3	0.46	\$4.49	\$89,900

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# Aerial

## Area Demographics

	1 Mile	3 Mile	5 Mile
 Population (2017)	10,380	51,761	96,993
 Projected Population (2022)	11,289	56,402	107,943
 Average Household Income (2017)	\$59,258	\$68,196	\$78,589
 Proj. Average Household Income (2022)	\$65,246	\$76,490	\$88,715
 Households (2017)	3,953	19,455	35,229



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