

W Poplar & 45th Street, Rogers | AR

FOR SALE

Pat Morrison
Brokerage

D: 479 845 1503

C: 479 936 4200

pat.morrison@colliers.com

18 Acres

TOYOTA

675 Feet of I-49
FRONTAGE!

80,000 ADT (2017)
Interstate 49

FUTURE OAK STREET OVERPASS



FEATURES

18.0 +/- 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. Additional 18 acres to the north.



Price: \$4,000,000 (\$5.10 PSF)



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 675 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 >

