

1501 Rainbow Road

Rogers, Ar 72758



List Price: \$4,299,000

MLS#: 1238374

Beds: 0

Garage: 0

Type: Land

County: Benton

School: Rogers

Description

Large tract of land south of bustling SE Walton Blvd with 13.35 acres. Property is near several retailers and convenient to both Rogers and Bentonville amenities with quick access to Interstate 49 and major arterial roads. Potential and best use is for garden-style / mid-rise multifamily project or active adult community.

- Two separate parcels totaling 13.35 acres, both are zoned "C-3," General Commercial District (2.09 acres & 11.26 acres)
- Zoned for 24 multifamily units per acre in Rogers jurisdiction with density concept plan
- Multifamily rents in the \$1.45 to \$1.50 PSF range
- High growth area of Rogers that is immediately adjacent to Bentonville and SE Walton Blvd
- 2.6 miles from the future 350-acre Walmart Home Office campus

Property Details

Lot Size	13.35 Acres
Fencing	None
Listed By	Colliers International - Branch Office