

1704 & 1710 S Dixieland Road

Rogers, Ar 72758



List Price: \$1,995,021

MLS#: 1261319

Beds: 0

Garage: 0

Type: Land

County: Benton

School: Rogers

Description

DEVELOPMENT POTENTIAL! Rare 5 acre +/- wooded tract strategically poised for development, this property holds significant potential for investors and developers. Located in close proximity to multifamily-zoned areas, currently zoned agricultural, presents a compelling opportunity for a visionary transformation. Two livable houses on-site currently occupied, but the primary value resides in the expansive, flat land. Offered AS-IS, all city utilities on site, and fiber optics at the street, streamlining the development process. Just 3 miles or less from key centers like Pinnacle Hills Promenade, Interstate 49, and Downtown Rogers, and 5 miles from Lake Atalanta, Beaver Lake and the new Walmart Home Office Campus, it blends convenience with natural appeal. A 2022 Arkansas DOT daily traffic count of 16,000 further underscores its accessibility. An exceptional investment opportunity awaits on this prime location, ready for strategic development.

Property Details

Lot Size	5.00 Acres
Fencing	ChainLink,Fenced,Privacy,Wood
Listed By	Coldwell Banker Harris McHaney & Faucette-Rogers