

# 6253 S Mount Hebron Road

Rogers, Ar 72758



**List Price:** \$3,999,999  
**MLS#:** 1275433  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** 32-19-30-Rogers  
**Type:** Land  
**County:** Benton  
**School:** Rogers

## Description

DAVIS ACRES POSSIBLE OWNER FINANCING! PRIME DEVELOPMENT POTENTIAL! 10.09 ACRES LOCATED 3 MILES SOUTH OF ROGERS' PINNACLE HILLS AREA AT THE CORNER OF GARRETT RD & MT HEBRON RD! City plan designates as C3 or "Neighborhood Center" making this property perfect for many different types of development! Will subdivide corner of property. Located southeast of the new & thriving 77 acre \$14 million Mt Hebron Park & adjacent to new 200 acre mixed-use Warren Park community! New roundabout at Garrett/Mt Hebron Rd intersection w/ plans for Pinnacle Hills Pkwy to connect to Garret Rd. Close proximity to schools & subdivisions. Water, power & sewer on site. Improvements to land: new manhole for large sewer system, 2 new hydrants, power poles moved to side of Garrett Rd, great drainage system on Garrett Rd. Just minutes to restaurants, retail, hospital, entertainment, Walmart AMP and more plus quick 10 min access to I-49 via Pleasant Grove Rd or Monroe. Excellent development potential in a rapidly gro

## Property Details

Lot Size	10.09 Acres
Fencing	Full, SplitRail
Listed By	Coldwell Banker Harris McHaney & Faucette-Rogers