

1704 & 1710 S Dixieland Road

Rogers, Ar 72758



List Price: \$1,700,021
MLS#: 1283841
Beds: 6
Baths Full: 3
1/2 Baths: 1
Garage: 5
Square Feet: 3,380
Price / Square Foot: \$502.96
Subdivision: n/a
Type: Residential
Built: 1965
County: Benton
School: Rogers

Description

Prime Development Opportunity in Midtown Rogers! This exceptional 4.84-acre, two-parcel property offers a park-like setting with significant potential. Situated on high traffic S Dixieland Road, the property features two livable houses, but the true value lies in the land. All city utilities and high-speed internet, including fiber optics, are available on-site. Enjoy quick and easy access to Interstate 49, Pinnacle Hills Promenade, and both Uptown and Downtown Rogers. With a daily traffic count of 15,000 vehicles (Arkansas DOT 2023), this location is perfect for your next development project. Homes sold AS-IS.

Property Details

Lot Size	5.00 Acres
Air Condition	CentralAir
Amenities	None
Appliances	ElectricWaterHeater,TanklessWaterHeater
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	ChainLink,Fenced,Privacy,Wood
Fireplace	WoodBurning
Listed By	Keller Williams Market Pro Realty Branch Office