

# 315 S Promenade Boulevard

Rogers, Ar 72758



**List Price:** \$2,200,000  
**MLS#:** 1304848  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,731  
**Price / Square Foot:** \$1,270.94  
**Type:** CommercialSale  
**Built:** 1963  
**County:** Benton  
**School:**

## Description

+/- 2.36 acres of prime land available for redevelopment in the heart of Rogers, AR. This strategically located property is currently zoned T5.1, City Low-Intensity - a zoning classification designed for low-intensity mixed-use developments where medium-scale buildings line streets within corridor and center placetypes. All utilities are on site or in close proximity, making development more efficient. The site is ideally situated caddy-corner from a high-traffic retail center featuring Marshalls, HomeGoods, Shoe Carnival, and Beall's, and lies just 0.5 miles from I-49, providing excellent accessibility. It's also less than 5 minutes from Lowe's and approx 1.5 miles from the new Whole Foods development, enhancing the property's visibility and appeal. Surrounded by well-established multi-family communities such as The Meridian at Walnut Creek, Promenade Commons, and The Bend on Promenade. This property is perfect for office, retail, or multi-family development in one of NWA's most dyn

## Property Details

Lot Size	2.36 Acres
Listed By	Keller Williams Market Pro Realty Bentonville West