

# 1807 W Cypress Street

Rogers, Ar 72758



**List Price:** \$1,500,000  
**MLS#:** 1306972  
**Beds:** 3  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,164  
**Price / Square Foot:** \$693.16  
**Subdivision:** 11-19-30-ROGERS  
**Type:** Residential  
**Built:** 1984  
**County:** Benton  
**School:** Rogers

## Description

Incredible investment potential in the heart of Rogers. 3.19+/- acres of flat land with endless development opportunities. Currently zoned T3.1, but per city of Rogers could be zoned to T4.1 or T4.2 allowing for higher density development such as apartments, townhouses or condos. Property consists of 2164 SF home with new roof last fall, new A/C and heater, 2200 SF metal shop and 2 storage sheds, 20x10 and 12x10. Don't miss this rare development opportunity in the heart of Rogers.

## Property Details

Lot Size	3.19 Acres
Air Condition	CentralAir
Amenities	Attic, CeilingFans, Storage
Appliances	Dryer,Dishwasher,GasRange,GasWaterHeater,Refrigerator,Washer,Plumbe dForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	ChainLink
Fireplace	GasStarter
Listed By	Lindsey & Assoc Inc Branch