

1704 & 1710 S Dixieland Road

Rogers, Ar 72758



List Price: \$1,590,021

MLS#: 1314626

Beds: 0

Garage: 0

Subdivision: n/a

Type: Land

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 also listed as residential MLS #1283841

Property Details

Lot Size	5.00 Acres
Fencing	ChainLink,Fenced,Privacy,Wood
Listed By	Keller Williams Market Pro Realty Branch Office