

S 26th Street

Rogers, Ar 72758



List Price: \$5,900,000

MLS#: 1327296

Beds: 0

Garage: 0

Subdivision: Peaks Ph 1, The Rogers

Type: Land

County: Benton

School: Rogers

Description

Prime development opportunity in one of Northwest Arkansas's fastest-growing corridors. This ±13.93-acre site, offered at \$5,900,000 (\$423,546 per acre | \$9.72 per SF), is ideally located at the intersection of S 26th Street and Interstate 49 in Rogers—adjacent to A.G. Russell Knives with 80,000 vehicles per day on I-49. The property features T5.1 zoning, which allows for a wide mix of uses including commercial, office, and higher-density residential—promoting walkable, mixed-use development consistent with Rogers' long-term urban vision. Positioned less than one mile from Interstate-49 and just one exit (2.0 miles) from the Pinnacle Hills area, the site is surrounded by a rapidly expanding network of new residential communities, retail centers, restaurants, and service amenities. With exceptional accessibility and visibility, this site presents an outstanding opportunity for developers and investors seeking a dynamic location within the heart of Rogers' growth corridor.

Property Details

Lot Size	13.93 Acres
Fencing	None
Listed By	Focus Commercial Real Estate