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2449 W Perry Road

Rogers, Ar 72758



List Price: \$3,500,000
MLS#: 1340153
Beds: 4
Baths Full: 3
1/2 Baths: 1
Garage: 2
Square Feet: 2,764
Price / Square Foot: \$1,266.28
Subdivision: 22-19-30-ROGERS
Type: Residential
Built: 1994
County: Benton
School: Rogers

Description

Endless opportunities await with this property. Approximately 1.76 acres located in a rapidly developing area of Rogers, less than 1 mile from the proposed Ozark United Soccer Stadium. The property is also conveniently situated less than 5 minutes from I-49, Pinnacle Hills Promenade, and the Walmart AMP.

The property currently includes an existing house, offering potential for rental income or interim use while planning future development. Currently zoned T3.1, this site offers strong potential for a variety of rezoning possibilities to accommodate your development strategy. Don't miss this excellent development and investment opportunity in one of the area's fastest-growing corridors.

Property Details

Lot Size	1.76 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, GraniteCounters, None, WalkInClosets, WoodBurningStove
Appliances	Dishwasher,ElectricWaterHeater,Disposal,GasOven,GasRange,Microwave
Driveway	ConcreteDriveway
Exterior	VinylSiding
Fencing	Partial
Fireplace	WoodBurning