

Unify Credit

FOR SALE

W Walnut St & N 13th St

ROGERS, ARKANSAS · CORNER PARCEL

\$279,000
ASKING PRICE

0.31 Acres
LOT SIZE

~25,000
VPD
TRAFFIC COUNT

Corner Lot
CONFIGURATION

Opp. Zone
DESIGNATION

PROPERTY OVERVIEW

High-visibility, 0.31-acre corner lot at the intersection of W Walnut St & N 13th St in Rogers' central business district. This cleared, level parcel sits on a main thoroughfare with city utilities nearby and power on site, offering an ideal footprint for a drive-thru concept, QSR, coffee shop, or small retail/office building. Minutes from downtown Rogers with easy access to I-49, the property is located within a designated Opportunity Zone offering attractive tax incentives to investors and developers.

PROPERTY HIGHLIGHTS

- Corner lot at W Walnut St & N 13th St — dual-street frontage
- ~25,000 vehicles per day on Walnut St (US-71B)
- Cleared and level — ready for immediate development
- City utilities available nearby; power on site
- Ideal for drive-thru, QSR, coffee shop, or retail/office
- Minutes from downtown Rogers and I-49
- Designated Federal Opportunity Zone — significant tax incentives available



Designated Opportunity Zone

Federal tax incentives available for qualifying investments — consult your tax advisor

PARCEL MAP



LISTING AGENT

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PROPERTY DETAILS

ADDRESS

W Walnut St & N 13th St
Rogers, AR

ASKING PRICE

\$279,000

LOT SIZE

0.31 Acres

TRAFFIC COUNT

~25,000 VPD
(W Walnut St)

CONFIGURATION

Corner Lot

UTILITIES

City Utilities Nearby; Power On Site

ZONING

Central Business District