



FOR SALE

Asking Price:

\$1,950,000

Total Acreage:

8.11 Acres

Contact us:

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1101 W Price Lane

Rogers, Arkansas

Property Features

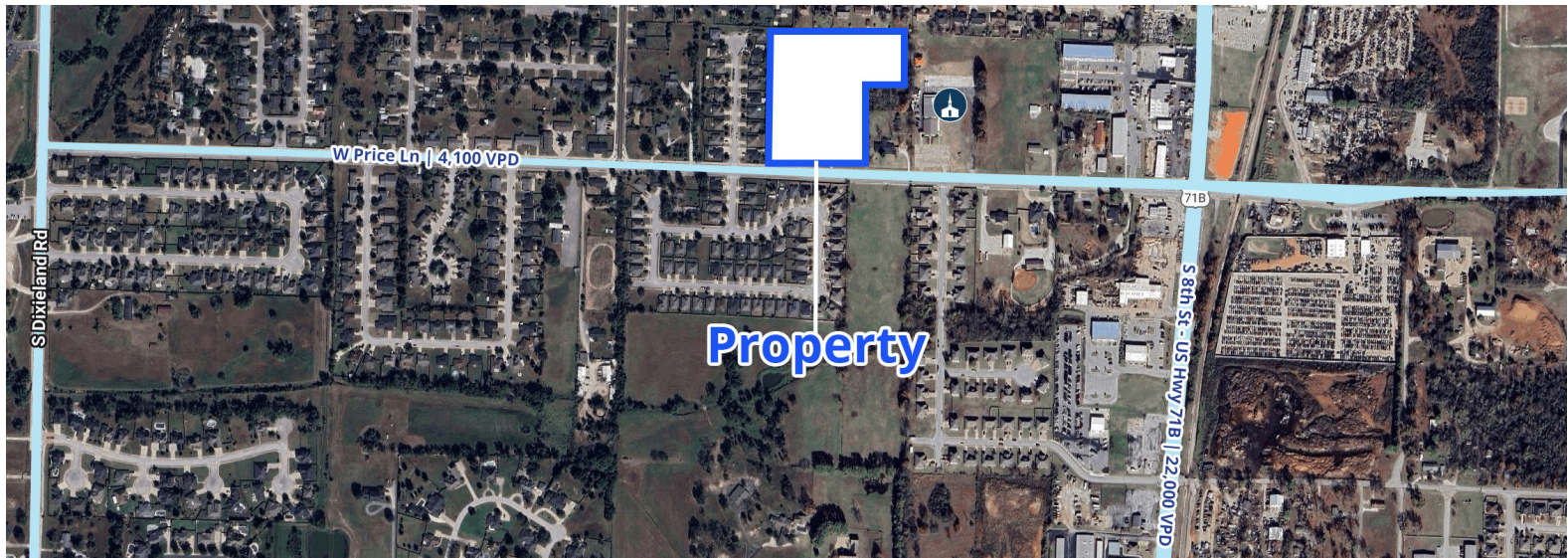
- 8.11 Acres – Infill Development Opportunity
No floodplain. No wetlands.
- 470' of Prime Frontage on W Price Lane
High visibility with 4,100+ vehicles per day—great access and exposure
- Strategic Rogers Location
Surrounded by neighborhoods and minutes from area schools, retail, and major thoroughfares
- Zoned T4.2 (Neighborhood Node)
- Water and Sewer Onsite

Excellent opportunity to develop 8.11 acres in a growing Rogers corridor. This flexible zoning supports a variety of residential options—including multifamily and single-family—as well as select commercial uses. The flat, build-ready site has no floodplain or wetlands and offers approximately 470 feet of frontage along W Price Lane, with traffic counts exceeding 4,100 vehicles per day.

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VISUAL OVERVIEW



VISUAL OVERVIEW



LOCATION



8.11 Acres with Efficient Site Layout Potential



Residential & Commercial Expansion Hub



Ideal for Townhomes or Small-Sale Multifamily



7 min (2.7 mi) Drive to/from Interstate-49

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Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	6,815	49,546	101,371
Projected Population (2030)	7,029	53,750	110,357
Average HH Income (2025)	\$93,404	\$106,444	\$121,710
Households (2025)	2,337	18,426	38,062

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