

Pinnacle Hills Commercial Land

706 S 52nd St
Rogers, AR 72758
www.cbre.us/fayetteville

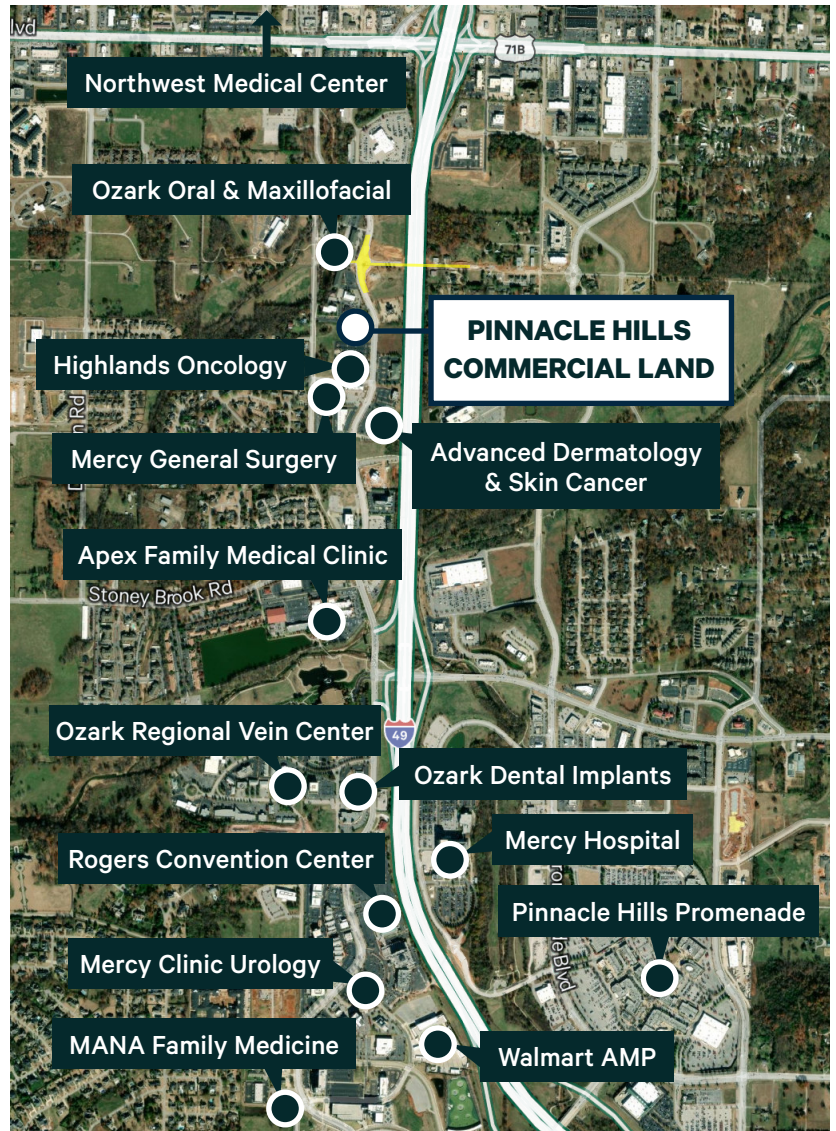
\$900,000 - \$1,336,483



Property Information

- + Availability ±0.93 - 1.38 AC
- + Price: \$900,000 - \$1,336,483
- + Zoning: T4.2
- + S 52nd St Frontage (±24,000 VPD)
- + Quick access to I-49
 - + 4 minutes / 1.1 miles
- + Located in established office/medical hub
- + Surrounded by amenities including Walmart AMP, Top Golf, Pinnacle Hills Promenade, and more

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	4,382	53,435	144,148
Households	2,152	20,988	52,962
Avg. Household Income	\$124,071	\$119,742	\$127,088
Employees	2,865	30,749	79,731



Contact Us

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**PINNACLE HILLS
COMMERCIAL LAND**

1. Pinnacle Hills Mixed Use Development
2. Beaty Office Park
3. Pinnacle Village Development
4. The District at Pinnacle Hills
5. Highlands Oncology
6. Pinnacle Heights Development
7. The Visionary Office Building
8. Pinnacle Medical Office Building
9. The Collection Uptown
10. The Plaza at Pinnacle Hills
11. The Grafton Apartments
12. Marque Collection Suites
13. Pinnacle Springs Retirement Community
14. MLS Soccer Stadium
15. Creekside Medical Development
16. Pinnacle Springs - Whole Foods Development
17. Horse Barn Ph. 2
18. Armor Bank and Federal Credit Union
19. Farms 3-Story Concept Building
20. Apartments - Bryan Properties
21. Promenade Wellness Campus
22. Everett VW/Infiniti
23. Lisa Academy Phase 2
25. McDonald Eye Associates

ROAD PROJECTS

1. W Oak St. Overpass
2. Magnolia St. Overpass
3. Uptown Overpass

★ = ROUNDABOUT ADDITION

— = RAZORBACK GREENWAY