



FOR SALE

TJ MAXX
BED BATH & BEYOND
PETSMART
OLD NAVY
ULTA
HAVERTY'S
KIRKLAND
& MORE

WALMART AMP
EMBASSY SUITES
TOP GOLF
PINNACLE HILLS
VILLAGE ON THE
CREEKS
PINNACLE COUNTRY
CLUB
UPTOWN ROGERS

4.0 +/- ACRES

AJAX AVE. & BELLVIEW RD, ROGERS AR

4.0 +/- Acres in one of Northwest Arkansas' preeminent destinations!

Adjacent to Pinnacle Hills Promenade, which houses Dillard's, J.C. Penny, Malco Theater, and many other national retailers and upscale restaurants, including P.F. Chang's, Local Lime, Big Orange, and Dave and Buster's. The Walmart Amp, Top Golf, and Razorback Greenway add to the quality of life in the surrounding neighborhoods near I-49 Exit 85.



PRICE: \$3,485,000 (\$20 PSF)



OWNER WILL SUBDIVIDE



ZONED COMMERCIAL



Quick and easy access from I-49, visible to over 78,000 vehicles per day, with over 1,340 feet of I-49 frontage



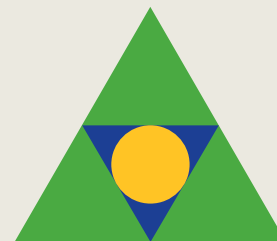
Short drive to amenities such as Walmart Neighborhood Market, Pinnacle Hills Promenade, The Fresh Market, Target, Top Golf, and Walmart Amp



Perfect location for hotel, multi-family housing, shops, restaurants, retail, medical or office park

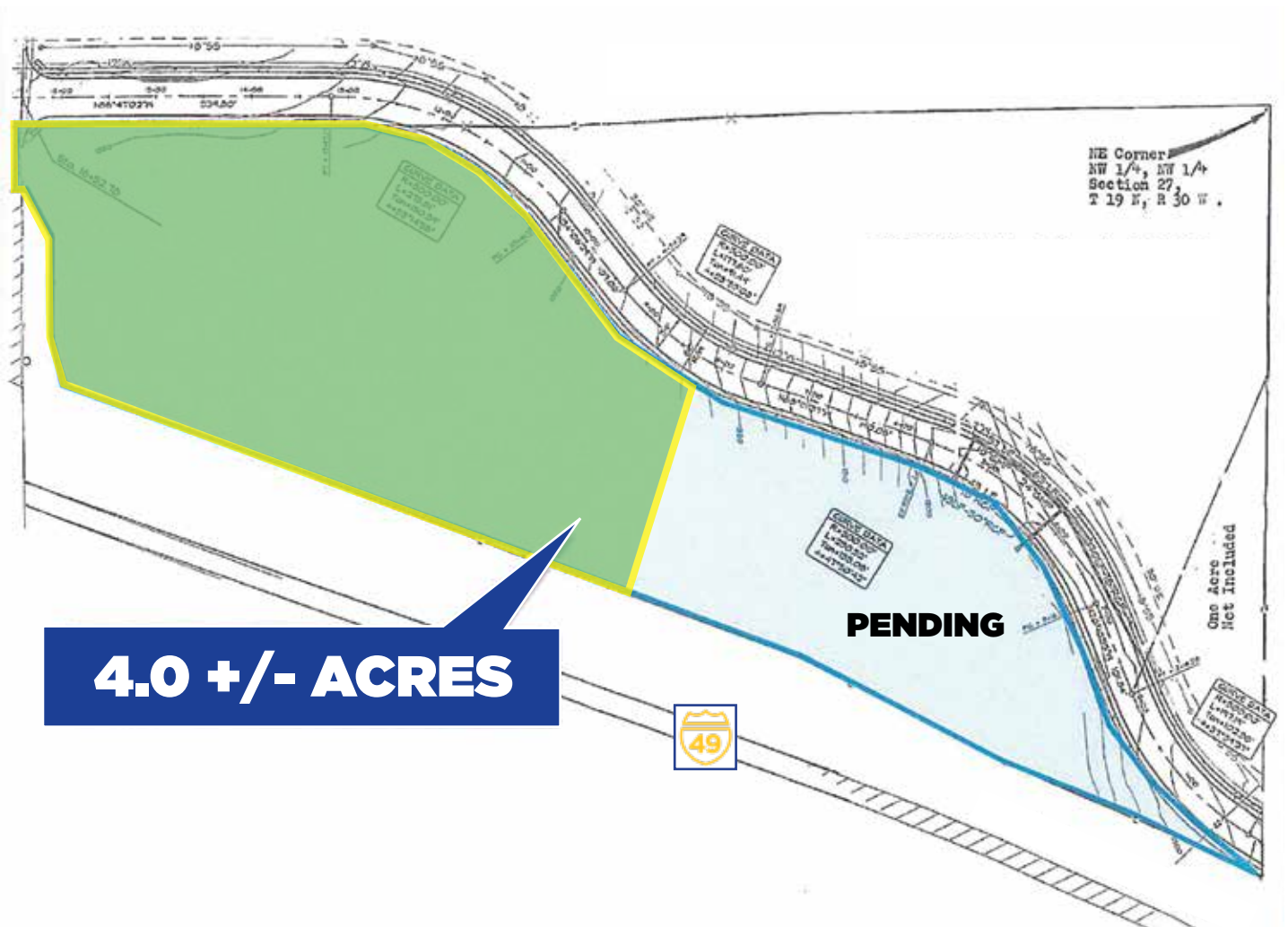
Pat Morrison
EXECUTIVE BROKER

5309 W. VILLAGE PKWY | SUITE 2
ROGERS, AR 72758
P. 479-464-4292
C. 479-936-4200
PatMorrison@DevereuxREI.com



Devereux
Real Estate Investments

SURVEY



AJAX AVE. & BELLVIEW RD, ROGERS AR

Area Demographics	1 MILE	3 MILES	5 MILES
► Population (2019)	3,593	41,284	97,576
► Projected Population (2024)	4,264	47,277	109,935
► Average Household Income (2019)	\$119,372	\$101,073	\$84,483
► Proj. Average Household Income (2024)	\$131,337	\$114,302	\$96,826
► Households (2019)	1,321	15,143	34,981

Pat Morrison EXECUTIVE BROKER

5309 W. VILLAGE PKWY | SUITE 2
ROGERS, AR 72758
P. 479-464-4292
C. 479-936-4200

PatMorrison@DevereuxREI.com



Devereux
Real Estate Investments