



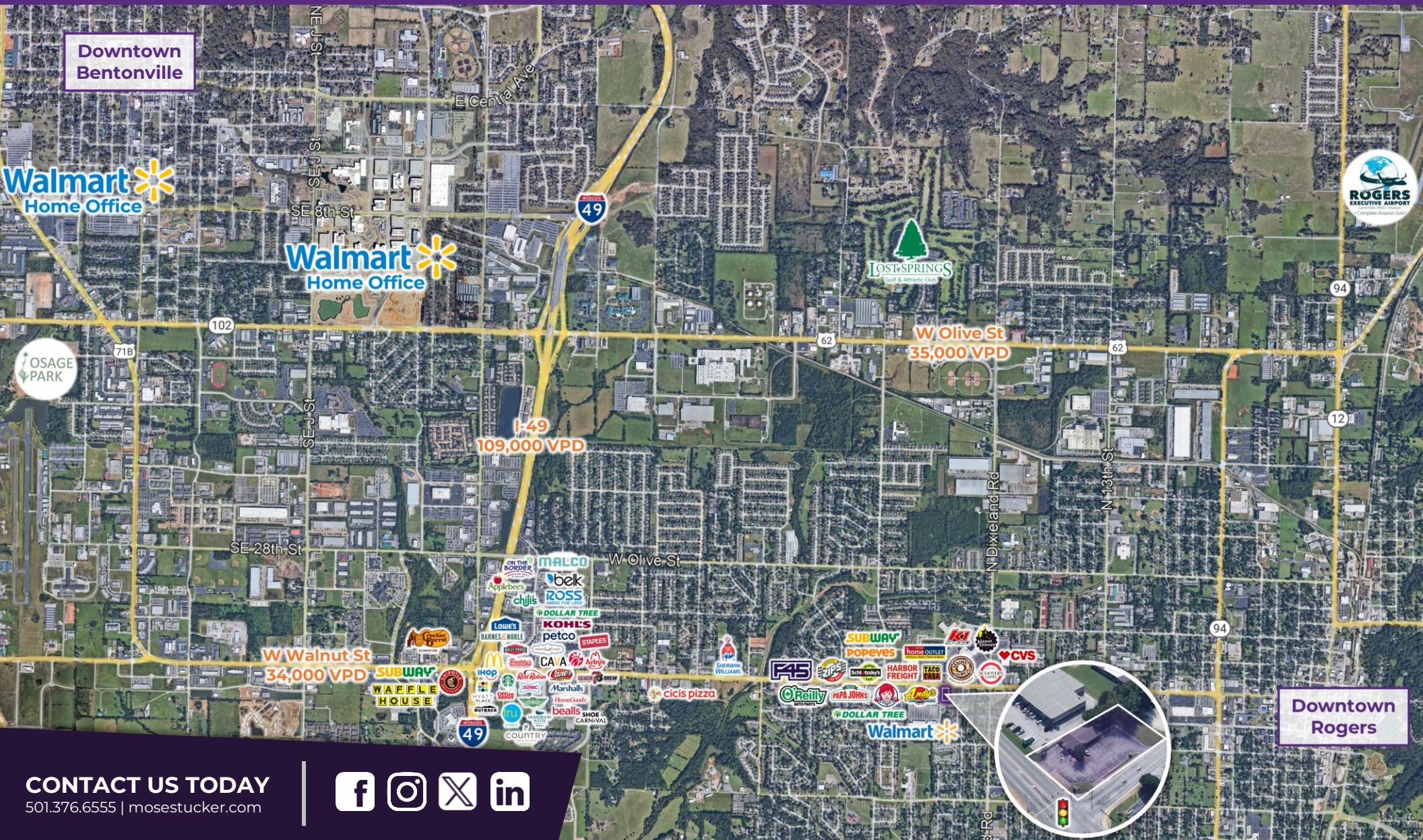
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HIGH-TRAFFIC CORNER LOT FOR SALE OR GROUND LEASE

2010 W Walnut Street, Rogers, Arkansas



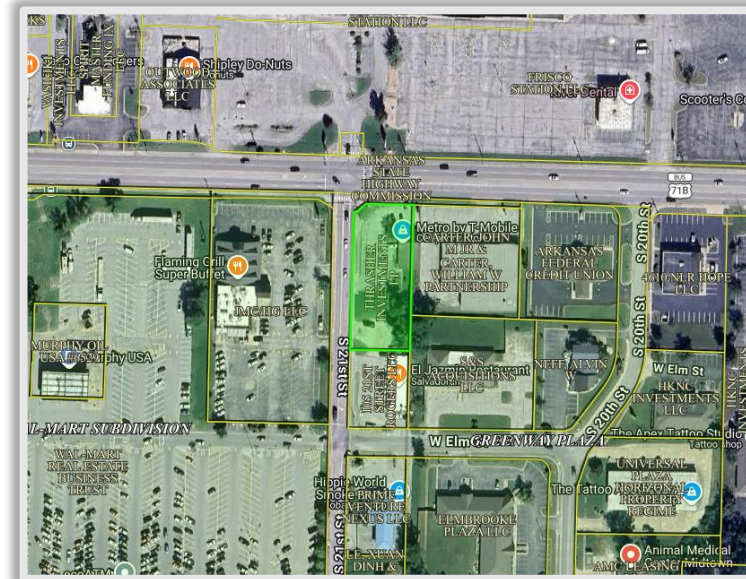
Property Understanding

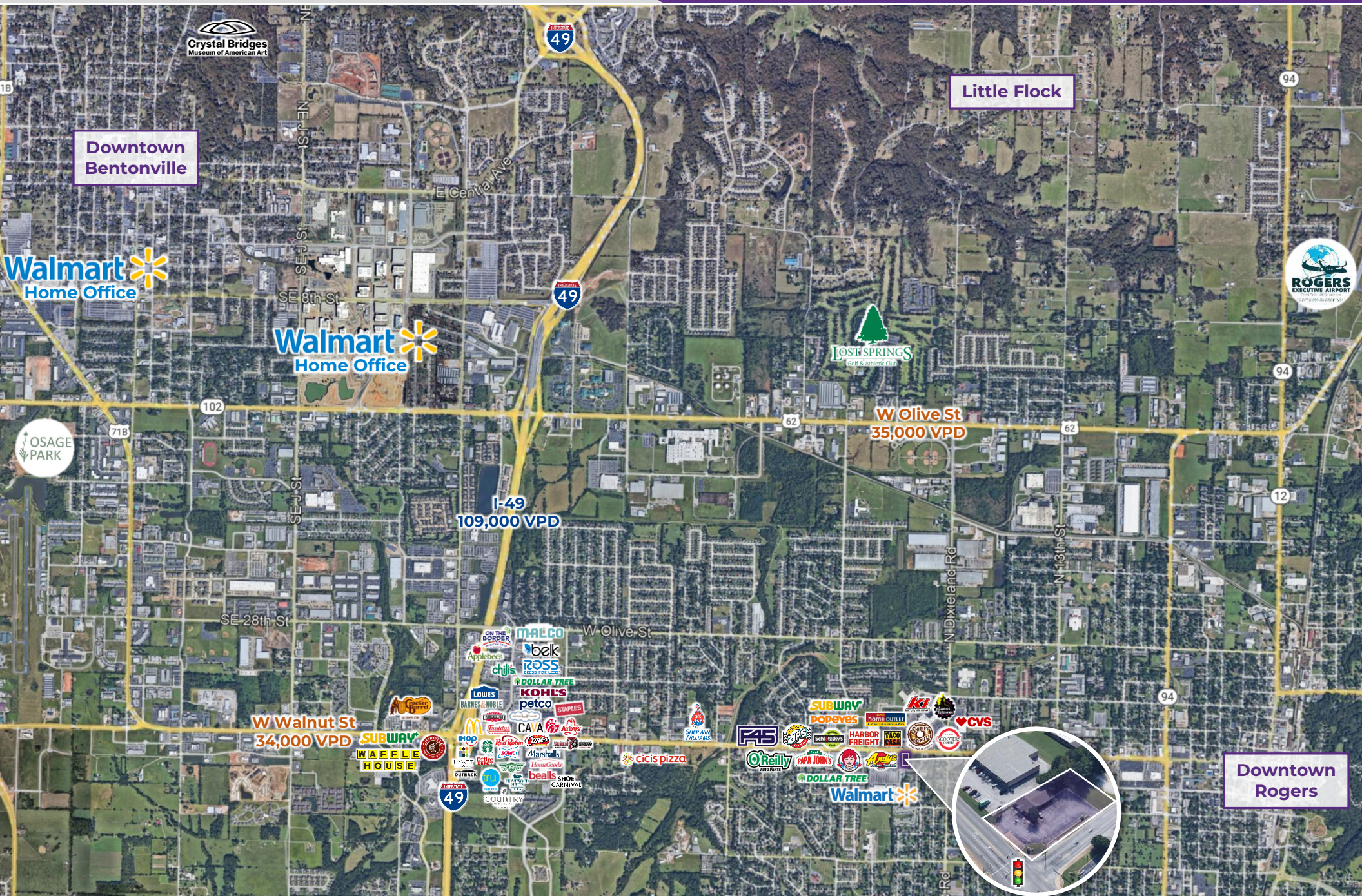
OVERVIEW

Offering	For Sale or Ground Lease
Price	Contact Agent
Address	2010 W Walnut St, Rogers, AR 72756
Property Type	Land
Lot Size	±0.61 Acres
Zoning	T5.2 - Town Center Medium
Frontage	- W Walnut St – 105 feet of frontage - S 21st St – 244 feet of frontage
Traffic Count	W Walnut St – 34,000 VPD

PROPERTY HIGHLIGHTS

- Walmart-Shadow Location: Positioned at the entrance to a high-performing Walmart Supercenter, benefiting from daily consumer traffic and exceptional visibility.
- Signalized Hard Corner with Dominant Traffic Exposure: ±0.61-acre T5.2 development site at the intersection of W Walnut Street and S 21st Street, with exposure to more than 34,000 VPD along one of Rogers' most established commercial corridors.
- Retail, QSR & Service-Oriented Development Opportunity: Flat, utility-served site with excellent ingress/egress and visibility, making it ideal for retail, quick-service restaurant, medical, financial, automotive service, or other consumer-facing uses.
- Dense National Retail Corridor: Surrounded by a critical mass of national retailers, restaurants, and service providers, creating a proven trade area with strong consumer draw, daytime population, and cross-shopping activity.
- Located within the rapidly expanding Rogers-Bentonville corridor, fueled by Walmart's multi-billion-dollar headquarters campus (5 miles away), continued corporate investment, and one of the nation's strongest population growth trajectories.
- Exceptional Regional Connectivity: Less than two miles from I-49 (109,000+ VPD), providing access to Bentonville, Fayetteville, Springdale, and the broader NWA metro.

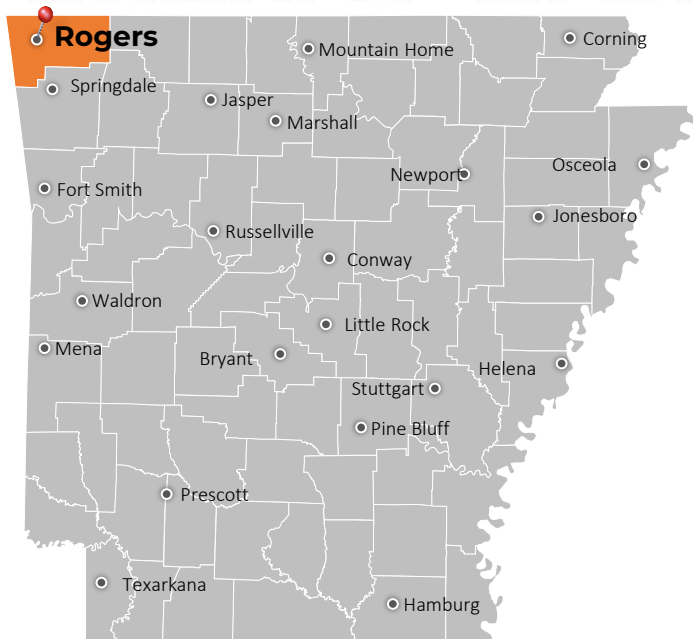








Rogers, Arkansas



Rogers is a thriving city in the heart of one of the nation's most dynamic regions, Northwest Arkansas. The city has earned numerous accolades in recent years, including recognition for innovation and civic excellence. Rogers was honored at the Arkansas Digital Government Transformation Awards for its leadership in public service technology, and its Parks & Recreation team has received multiple state-level awards. The Rogers School District is frequently recognized for academic excellence, with several schools earning top marks in the Arkansas School Recognition Program. The broader Northwest Arkansas region continues to gain national attention as well. In 2025, the Milken Institute ranked the area as the seventh-best-performing metro in the U.S., citing strong job growth in the high-tech and construction sectors.

Rogers benefits from its proximity to Fortune 500 giants, such as Walmart, Tyson Foods, and J.B. Hunt, all of which are headquartered nearby and are responsible for attracting over 1,300 suppliers and vendors to the region. Rogers is also home to several notable employers and headquarters, including Daisy Outdoor Products, a legacy brand with deep roots in the community, and Onyx Coffee Lab, a globally acclaimed specialty coffee roaster that was recently named the No. 2 coffee shop in the world and the No. 1 coffee shop in North America. The city's commercial footprint is anchored by significant retail developments such as Pinnacle Hills Promenade, a regional shopping destination that draws visitors from across the state. With a robust talent pipeline, strong public-private partnerships, and a nationally recognized quality of life, Rogers is poised for continued growth and success.

DEMOGRAPHICS*

Population

3 MILES

55,405

5 MILES

112,378

10 MILES

266,436

Households

20,874

41,652

94,873

Average Age

37.3

36.5

36.4

Average Household Income

\$92,139

\$117,140

\$125,491

Businesses

2,276

4,277

6,816

**Demographic details based on property location*

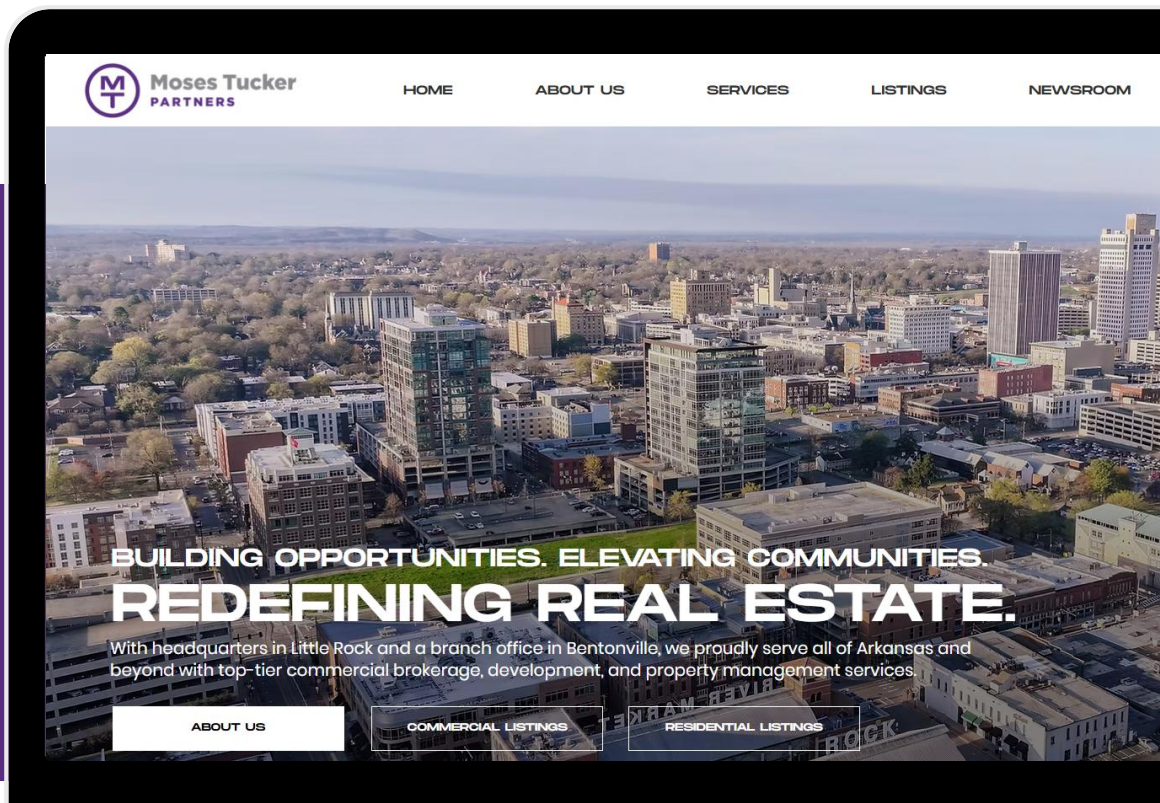
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