



3880 N FRONT ST
Fayetteville, AR 72703

**Education
Investment Opportunity**

Offering Memorandum



MATTHEWSTM



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PROPERTY OVERVIEW

Haas Hall Academy
3880 N Front St, Fayetteville, AR 72703



Property Overview



±18,000

Total GLA (SF)

±1.59

Lot Size (AC)

±39,000

VPD (I-38)

1984/2014

Year Built/Renovated

Lease Highlights

- **Absolute NNN** — There are no landlord responsibilities for maintenance, taxes, or insurance.
- **Recently Executed Lease** — The tenant executed their latest lease renewal in November of 2025, demonstrating continued commitment to the site. Haas Hall has been operating at this location for over a decade.
- **3% Annual Increases** — Attractive annual rent increases to help protect against inflation and increase overall return.

Location Highlights

- **Walmart HQ** — The NW Arkansas MSA is home to Walmart's Headquarters, where they employ over 14,000 people. Walmart is projected to invest over half a billion dollars in their new HQ, providing a massive economic boost to an already rapidly growing MSA.
- **High Visibility & Traffic Counts** — Located off I-38 which sees over 39,000 cars per day and is the primary artery for both retail and residential in the immediate area.
- **Robust Retail Corridor** — The property sits in a corridor that is home to over two million square feet of retail, including the Northwest Arkansas Mall and national retailers such as Walmart, Target, Whole Foods, Hobby Lobby, Home Depot, Lowe's and dozens more.

- Excellent ingress/egress and strong visibility within the established North Front Street corridor. Household incomes exceed \$85,000 within a 1- to 3-mile radius, providing a deep customer base with strong discretionary spending.





Year Founded
2004

Headquarters
Fayetteville, AR

Ownership Status
Public Charter

Student Body Size @ Fayetteville Location

499 Students

Academic Excellence
**Ranked #1 Public School in
Arkansas for 12 Years Straight**

Employees
135

Annual Revenue
\$12.2M



Tenant Overview

Haas Hall Academy (HHA) is a high-performing, open-enrollment public charter school based in Fayetteville, Arkansas, serving scholars in grades 7-12. Since opening in 2004, HHA has built a reputation for academic excellence, consistently ranking among the top public high schools in Arkansas and nationwide, a distinction that underscores its strong brand presence within the charter-school sector and its appeal as a stable, mission-driven educational tenant.

Why Invest in Haas Hall Academy?

- Top-Performing Public Charter School: Consistently ranks among the highest-achieving schools in Arkansas and the U.S., with strong graduation and college-placement rates.
- Selective Admissions via Lottery: High demand and competitive admission process signal robust community support and long-term enrollment stability.
- Multi-Campus Growth Strategy: Expanded from one to five campuses across Northwest Arkansas and River Valley, showcasing proven scalability and institutional strength.
- Accredited & State-Approved Operator: Fully accredited by AdvancED and the Arkansas Department of Education; operates under formal public charter oversight.
- Strong Academic Outcomes: Math and reading proficiencies significantly exceed state averages (82% and 88%, respectively).



Northwest Arkansas Mall

JCPenney maurices
 FINISH LINE Bath & Body Works
 FOREVER 21 RACK ROOM SHOES

Jersey Mike's SUBS
 Guitar Center
 COLD STONE CREAMERY



T.J. maxx
 BEST BUY SHOE CARNIVAL

The Hill School Preschool



BARNES & NOBLE petco
 NATURAL GROCERS
 Aaron's

The Park Apartments ±240 Units



Subject Property



Spring Creek Centre

Starbucks Jason's deli
 Red Lobster DISCOUNT TIRE

E Joyce Blvd ± 30,000 VPD

CATO THE HOME DEPOT
 BED BATH & BEYOND OLD NAVY DAVID'S BRIDAL
 DOLLAR TREE ULTA BEAUTY

COURTYARD BY MARRIOTT
 Red Robin Olive Garden
 HYATT PLACE

Paradise Valley Golf Course



I-38 ± 39,000 VPD

Butterfield Trail Village ±277 Units

KOHL'S
 PET SMART



Pepper's Canes
 Sleep LAQUINTA INNS & SUITES

Google Earth

Property Photos



FINANCIAL OVERVIEW

Haas Hall Academy

3880 N Front St, Fayetteville, AR 72703



Financial Overview



\$6,750,000
List Price

8.00%
Cap Rate

3%
Annual Rent Increases

5 Years
Lease Term

\$540,000
NOI

Tenant Summary	
Tenant Name	Haas Hall Academy
Ownership Type	Fee Simple
Tenant Entity	Corporate
SF Leased	±18,000 SF
Occupancy	100%
Initial Term	5 Years
Rent Commencement	12/1/2025
Lease Expiration	11/30/2030
Lease Term Remaining	±5 Years
Base Rent	\$540,000
Rental Increases	3% Annual
Renewal Options	Two, 5-Year Options
Expense Structure	Absolute NNN
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Maintenance, Insurance
ROFR	None

Lease Term	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Year 1	\$540,000	\$45,000.00	\$30.00	8.00%
Year 2	\$556,200	\$46,350.00	\$30.90	8.24%
Year 3	\$572,886	\$47,740.50	\$31.83	8.49%
Year 4	\$590,073	\$49,172.72	\$32.78	8.74%
Year 5	\$607,775	\$50,647.90	\$33.77	9.00%
Option 1 - Year 6	\$626,008	\$52,167.33	\$34.78	9.27%
Option 1 - Year 7	\$644,788	\$53,732.35	\$35.82	9.55%
Option 1 - Year 8	\$664,132	\$55,344.32	\$36.90	9.84%
Option 1 - Year 9	\$684,056	\$57,004.65	\$38.00	10.13%
Option 1 - Year 10	\$704,578	\$58,714.79	\$39.14	10.44%
Option 2 - Year 11	\$725,715	\$60,476.24	\$40.32	10.75%
Option 2 - Year 12	\$747,486	\$62,290.52	\$41.53	11.07%
Option 2 - Year 13	\$769,911	\$64,159.24	\$42.77	11.41%
Option 2 - Year 14	\$793,008	\$66,084.02	\$44.06	11.75%
Option 2 - Year 15	\$816,798	\$68,066.54	\$45.38	12.10%

MARKET OVERVIEW

Haas Hall Academy

3880 N Front St, Fayetteville, AR 72703



Fayetteville, AR

Market Demographics



101,858
Total Population

\$59,074
Median HH Income

44,084
of Households

51.0%
Homeownership Rate

50,683
Employed Population

33.1%
% Bachelor's Degree

28.7
Median Age

\$322,500
Median Property Value

Local Market Overview

Fayetteville's identity is deeply shaped by its role as an educational hub, anchored by the flagship University of Arkansas campus. This major institution brings over 30,000 students, faculty, and staff to the city each year, serving as a powerful economic and demographic engine. The university's ongoing campus expansion, research output, and national rankings contribute to stable demand for multifamily housing, student-oriented retail, and service-oriented commercial properties.

The educational presence drives a younger, highly mobile population with consistent turnover and predictable leasing cycles, making Fayetteville a prime market for purpose-built student housing and workforce rental assets. Additionally, the city is home to a strong public school system and multiple private K-12 institutions, further reinforcing long-term residential appeal. Investors benefit from the university's economic gravity, which buffers against broader market volatility and ensures year-round occupancy demand across residential and retail sectors.

Education in Fayetteville, Arkansas spans a wide range of opportunities, from strong public schools to higher education institutions that draw students from across the region. Fayetteville Public Schools are known for innovative programming, arts integration, and college and career-readiness initiatives.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	46,105	133,971	233,332
2025 Population	47,432	143,727	250,856
2025 Population	51,694	157,186	276,688
2020-2025 Population Growth	0.7%	1.8%	1.9%
2025-2030 Population Growth	1.8%	1.9%	2.1%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	19,542	51,402	86,522
2025 Households	20,012	54,964	92,845
2020 Households	21,845	60,415	102,716
2020-2025 Household Growth	1.6%	2.1%	2.2%
2025-2030 Household Growth	1.8%	2.0%	2.1%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$87,976	\$79,257	\$86,169



University-Led Economic Stability

Strategic Location Near Regional Logistics and Innovation Corridors

Economic Drivers

Fayetteville's economy is anchored by the University of Arkansas, the state's flagship institution, which fuels a constant influx of students, faculty, researchers, and support personnel. As the city's largest employer and a nationally recognized research university, the institution not only ensures population stability but also catalyzes job creation across education, healthcare, and innovation sectors. The university also supports robust spin-off activity, with startups and tech-transfer initiatives adding to the city's economic diversification.

Primary Industries

- Higher Education & Research
- Healthcare Services
- Professional & Business Services

Top Employers

- University of Arkansas
- Washington Regional Medical Center
- Fayetteville Public Schools
- Tyson Foods

Recent Developments

- On-campus expansions and new research facilities at the University of Arkansas
- Development of tech and innovation hubs linked to university research
- Regional investments in highway and freight corridors enhancing accessibility

Fayetteville plays a central role in the \$27.5 billion regional GDP of Northwest Arkansas, one of the fastest-growing economies in the central United States. Driven by a powerful mix of education, healthcare, supply chain operations, and professional services, the city's economy reflects strong diversification and institutional stability. The presence of the University of Arkansas injects consistent public investment and research funding, while proximity to corporate giants like Walmart and Tyson Foods supports a wide base of logistics and service-sector jobs. This blend of public and private sector strength makes Fayetteville an economic engine within the region, with consistent GDP growth that outpaces many peer metros.

\$27.5B+

Regional Gross Domestic Product

±4.3 Miles

Distance to Downtown Fayetteville



UNIVERSITY OF ARKANSAS

The University of Arkansas, located in Fayetteville, is the flagship institution of the state's public university system. Founded in 1871, it sits on a scenic campus overlooking the Ozark Mountains and offers a wide range of undergraduate, graduate, and professional programs. The university is known for strong research activity, especially in fields such as agriculture, engineering, business, and education. Its historic buildings, tree-lined walkways, and mix of traditional and modern facilities create an academic setting that appeals to students from across the country.

Student life at the University of Arkansas centers around a strong sense of community, with numerous student organizations, cultural events, and service opportunities. Razorback athletics also play a major part in campus culture, uniting students and alumni around NCAA Division I competition. The institution emphasizes hands-on learning, industry connections, and opportunities for undergraduate research, helping students prepare for future careers while contributing to the state's economic and cultural development.

Owning a charter school near the University of Arkansas could offer clear advantages due to the university's educational focus and its steady flow of aspiring teachers, researchers, and interns. Proximity would make it easier to build partnerships for student-teaching placements, curriculum support, and collaborative projects that benefit both institutions. Access to university resources, such as professional development programs, academic expertise, and potential research collaborations, could strengthen the school's instructional practices and help attract families seeking a strong academic option supported by higher-education connections.

32,140

Total Student Enrollment

27,472

Undergraduate Enrollment

270+

Total Academic Programs

5,766

Total Staff

\$1.25B

Total Revenue

5.4 Miles

Distance to Subject Property





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