

PRIME ±10.23 AC TRACT FOR SALE

49 WEST

PRIMROSE
RETIREMENT COMMUNITIES

RECENTLY COMPLETED
ROUNDBOUT →

S Dodson Rd

S Dodson Rd

COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SALE OVERVIEW

LOT SIZE:	±10.23 ACRES
ASKING PRICE:	\$4,489,947
ZONING:	T-2
PARCELS:	02-00861-106 & 02-00861-105

SITE HIGHLIGHTS

- PRIME SITE FOR DEVELOPMENT
- NEW CORNER OF OAK STREET EXPANSION
- ADJACENT TO 500-UNIT MULTIFAMILY PROJECT
- NEAR THE RAZORBACK GREENWAY
- UTILITIES AVAILABLE
- 2 MILES FROM PINNACLE HILLS
- 2.3 MILES TO NEW WALMART HOME OFFICE CAMPUS

ROGERS UNIFIED DEVELOPMENT CODE

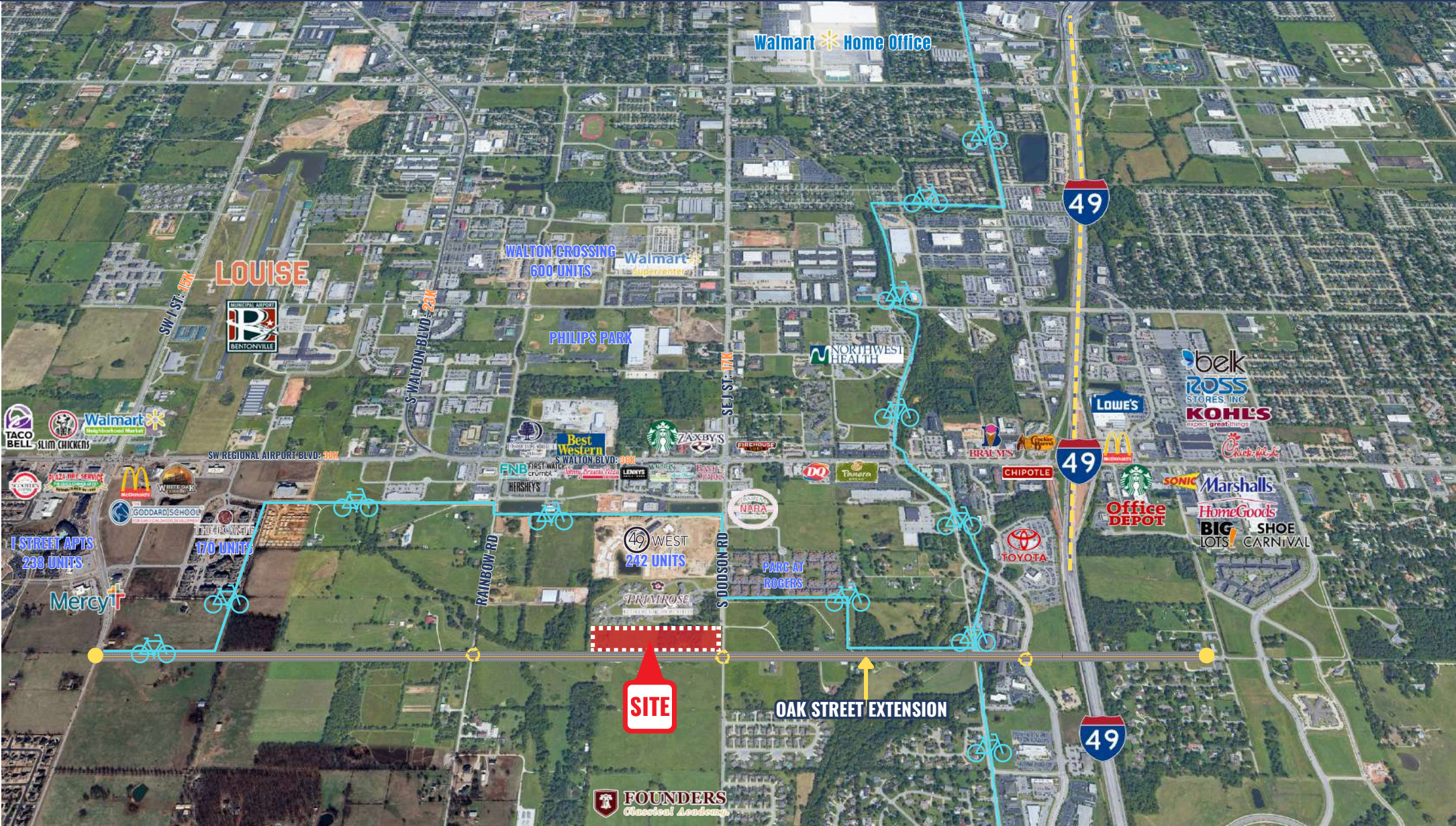
THIS PROPERTY FALLS UNDER THE ROGERS UNIFIED DEVELOPMENT CODE, UPDATED IN JULY 2024, WHICH PROMOTES HIGHER DENSITY AND MIXED-USE DEVELOPMENT, BOOSTING ITS VALUE. DESIGNATED AS "U-NH" (URBAN NEIGHBORHOOD), IT BLENDS HOUSING WITH NEIGHBORHOOD SERVICES AND SERVES AS A TRANSITION BETWEEN HIGHER-INTENSITY CENTERS AND LOWER-DENSITY AREAS, PRIORITIZING SAFETY AND ACCESSIBILITY FOR ALL.



COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

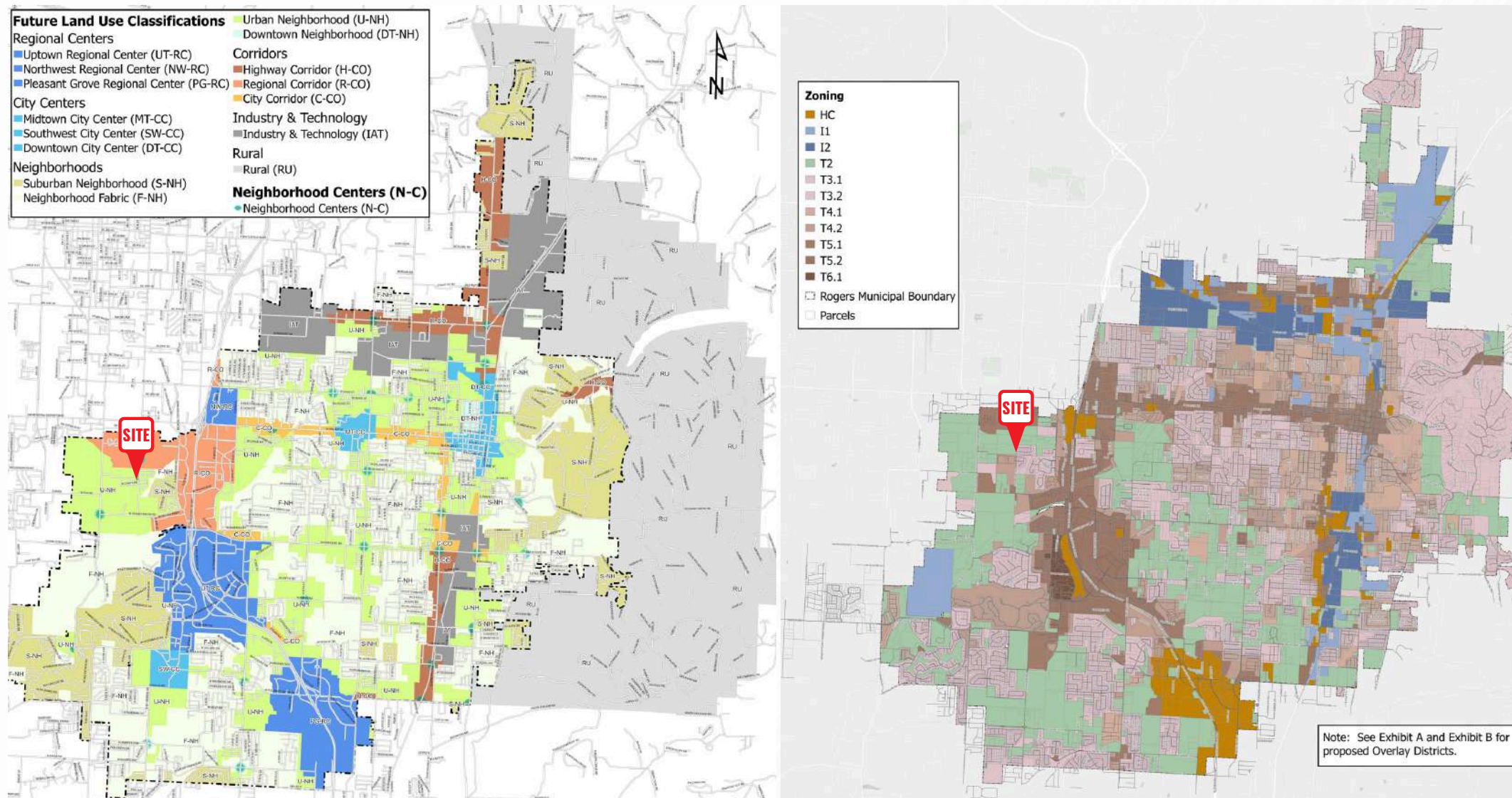
KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM



COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM



KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM



This property falls under the Rogers Unified Development Code, updated in July 2024, which promotes higher density and mixed-use development, boosting its value. Designated as "U-NH" (Urban Neighborhood), it blends housing with neighborhood services and serves as a transition between higher-intensity centers and lower-density areas, prioritizing safety and accessibility for all.

COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

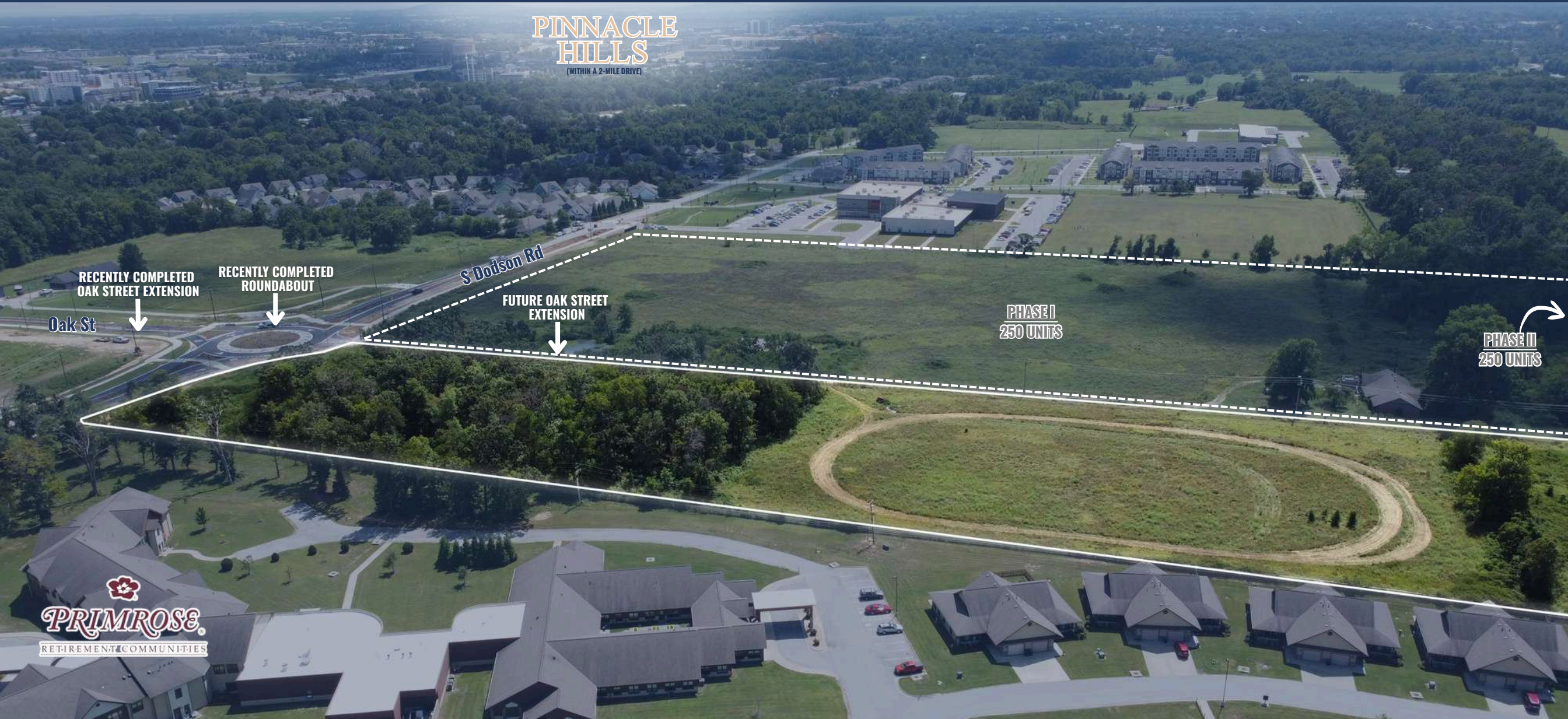
KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM



COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM



KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM



PINNACLE
HILLS
(WITHIN A 2-MILE DRIVE)

Oak St
RECENTLY COMPLETED
OAK STREET EXTENSION

RECENTLY COMPLETED
ROUNDBOUT

S Dodson Rd

FUTURE OAK STREET
EXTENSION

PHASE I
250 UNITS

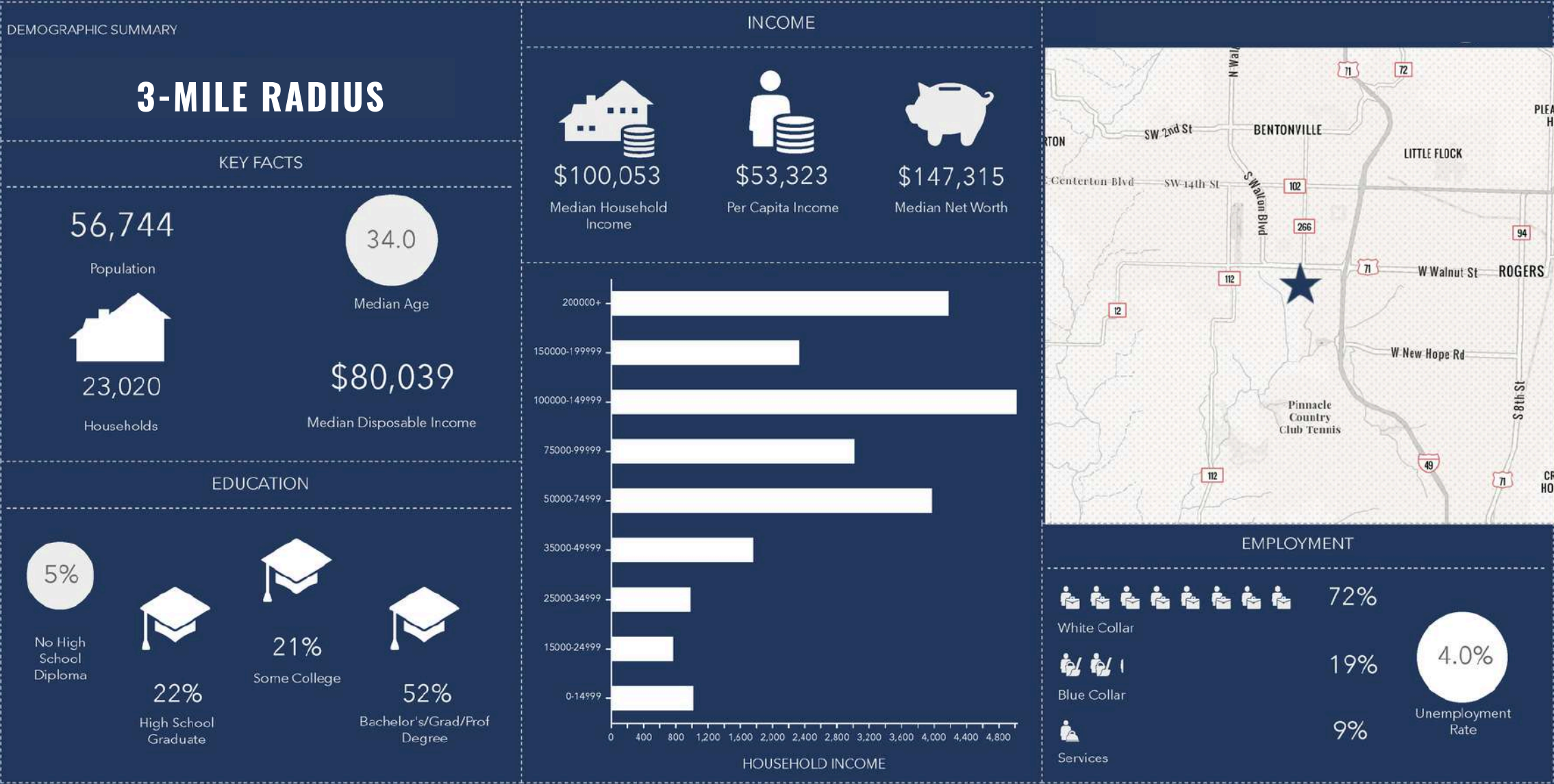
PHASE II
250 UNITS

PRIMROSE
RETIREMENT COMMUNITIES

COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM



LOCATION CONVENIENCE



BENTONVILLE SQUARE | BENTONVILLE

3.7
MILES



WALMART CAMPUS | BENTONVILLE

2.8
MILES



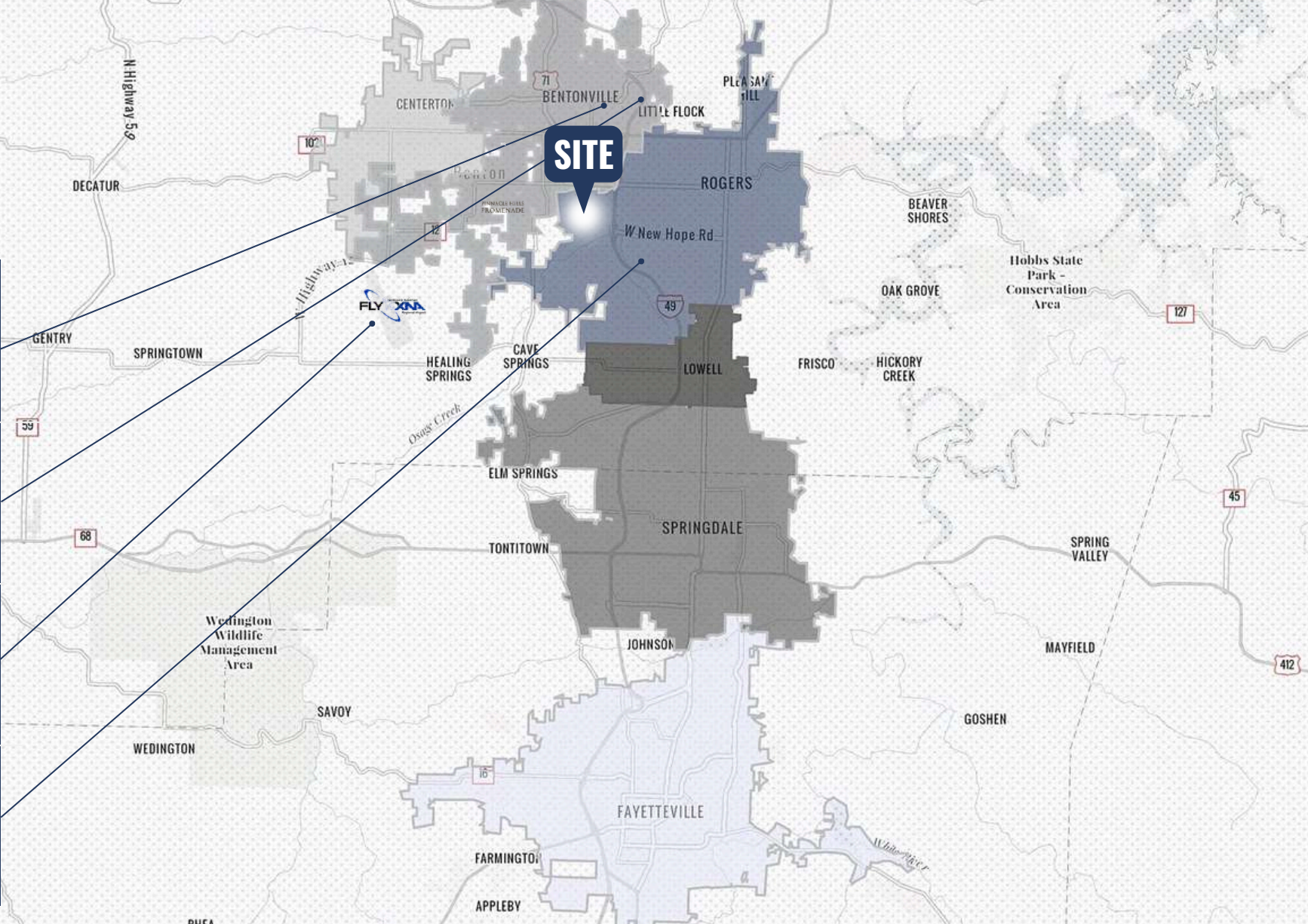
XNA AIRPORT | BENTONVILLE

10
MILES



PINNACLE HILLS | ROGERS

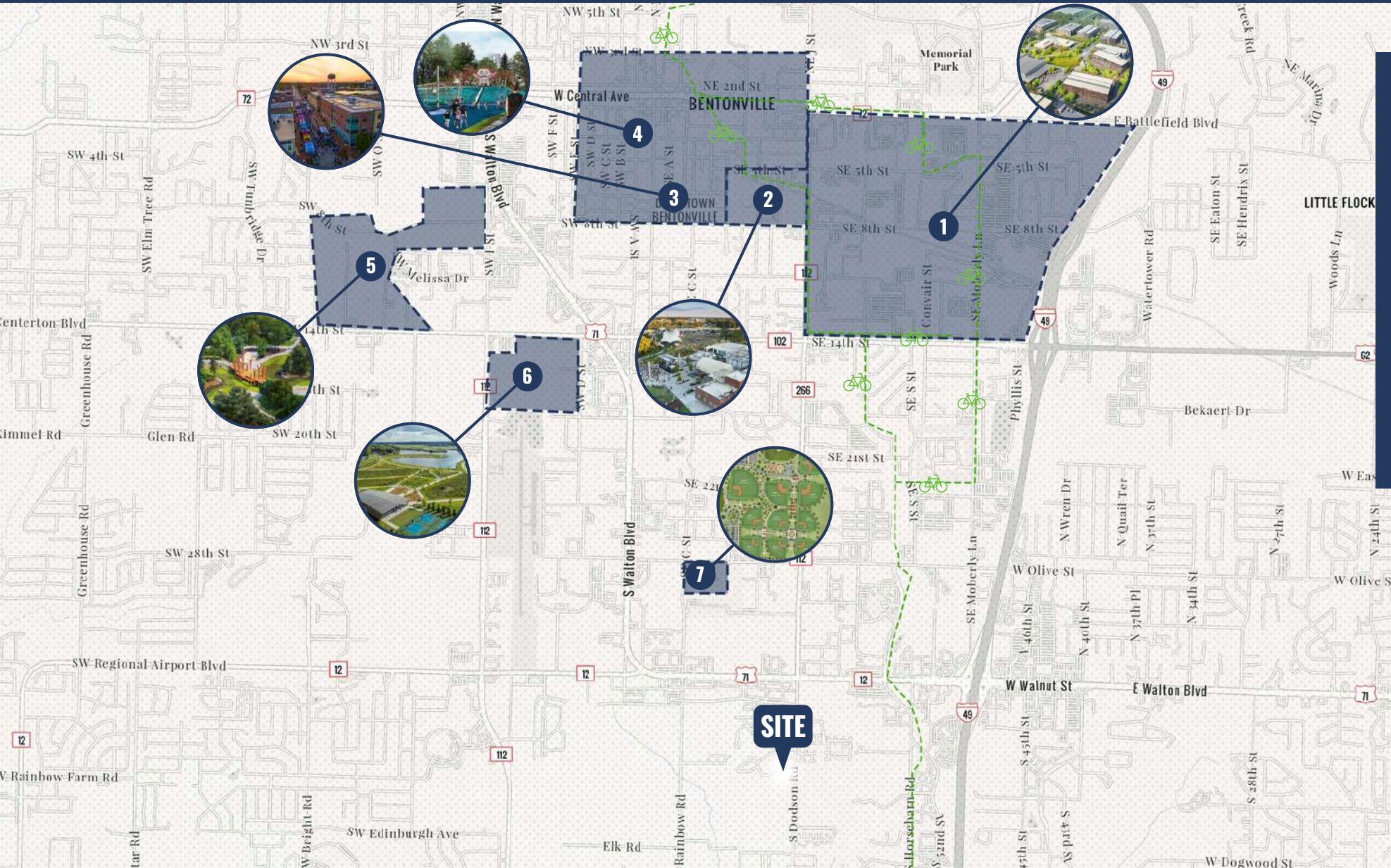
2
MILES



COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM



1 WALMART CAMPUS

The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

2 8TH STREET MARKET

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

3 DOWNTOWN BENTONVILLE

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

4 QUILT OF PARKS

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors.

5 GATEWAY PARK

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

6 OSAGE PARK

Osage Park is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.

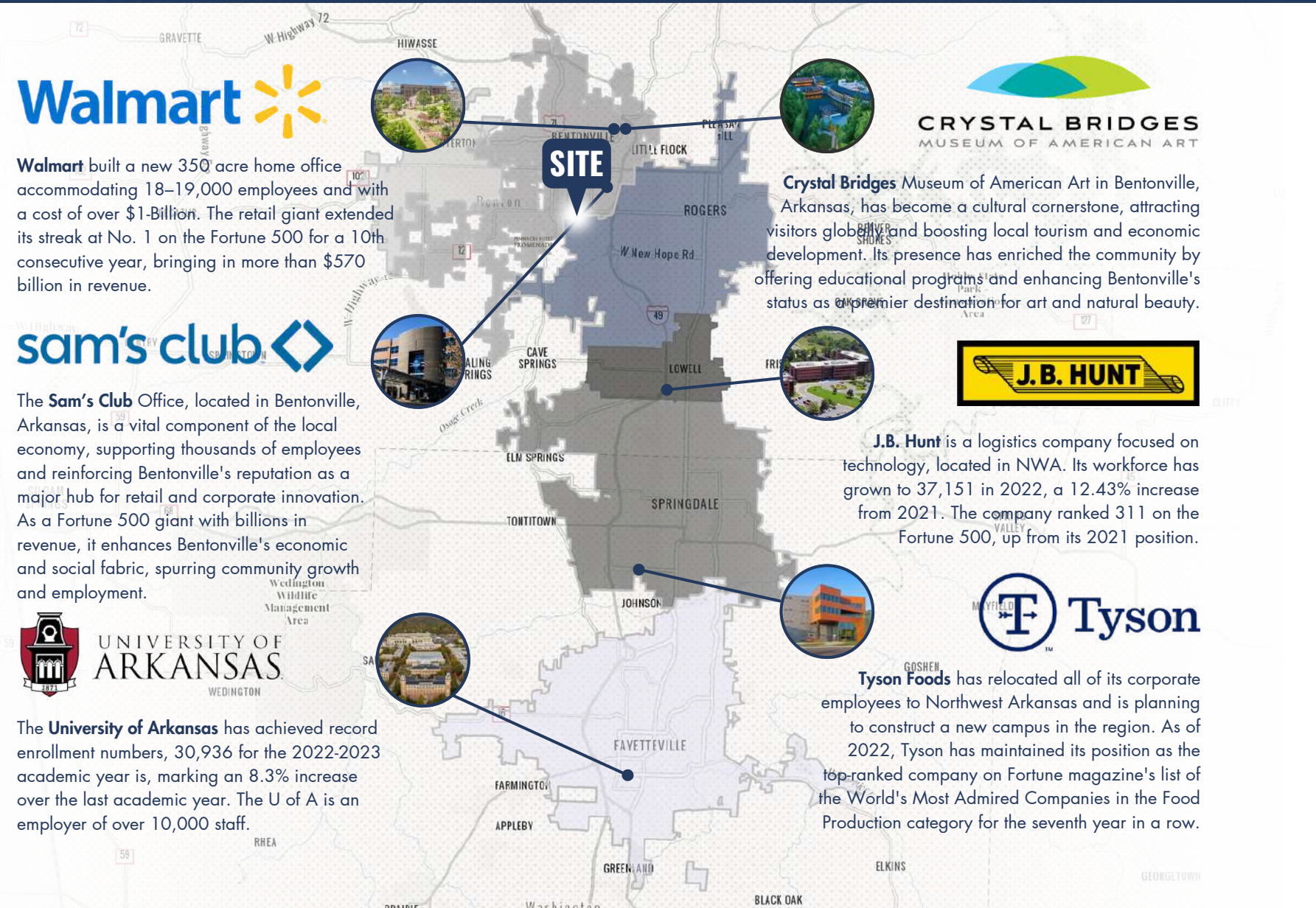
7 PHILLIPS PARK RENOVATION

The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM



Walmart

Walmart built a new 350 acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.

Crystal Bridges

Crystal Bridges Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.

J.B. HUNT

J.B. Hunt is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.

Tyson

Tyson Foods has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.

University of Arkansas

The University of Arkansas has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.

sam's club

The Sam's Club Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.

REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM



COREY FUHRMAN
OFFICE SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

FOCUS

COMMERCIAL REAL ESTATE

KYLE CONRAD
LAND SPECIALIST
479.462.4828
KYLE@FOCUSCREGROUP.COM

WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM