

THE JUNCTION AT WEDINGTON

FAYETTEVILLE, ARKANSAS

Mixed-Use

Medical

Retail

Office



Overview

- › Excellent for Retail, Medical, or Office Space
- › Minutes from the University of Arkansas (34,000+ students and staff)
- › Prime location with 100,000+ VPD – Great Exposure and Access
- › Pre-zoned with Infrastructure Improvements
- › Prime Investment Location – Qualified Opportunity Zone (QOZ)

For

- Ground Lease
- Purchase

Lot Size

±1.70 to ±17.95 ac
(Total: ±33.58-ac)

Price

Call for Pricing

DEMOGRAPHICS



Mileage Radius

Source: ESRI® 2025
Source: Esri® 2025

	1 MILE	3 MILE	5 MILE
Population	9,239	68,914	110,832
Households	4,429	28,779	46,745
Median Age	28.3	26.2	29.1
Avg. HH Income	\$68,076	\$80,966	\$93,489



Drive Time

Source: ESRI® 2025
Source: Esri® 2025

	5 MIN	15 MIN	20 MIN
Population	19,108	87,379	247,410
Households	7,995	36,900	94,837
Median Age	24.9	27.8	31.8
Avg. HH Income	\$66,063	\$87,181	\$103,706



Population Growth

Source: CoStar
Source: CoStar

2020 - 2025	9.3%
*2025 – 2030 (Projected)	9.3%



Traffic Count

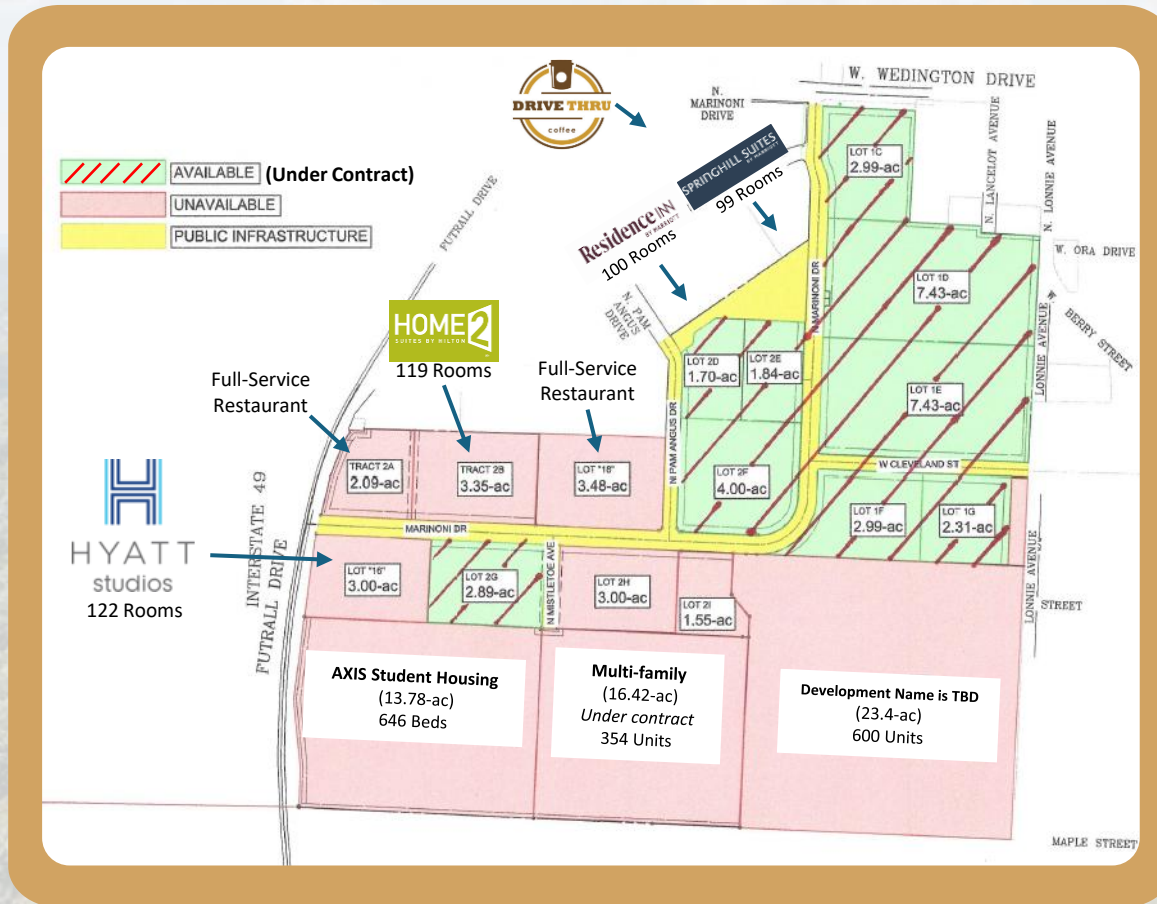
Source: ARDOT ARDOT 2023

	Vehicles Per Day
INTERSTATE-49	72,000
HIGHWAY-16	33,000

AERIAL SITE VIDEO

Drone Footage Available Upon Request

DEVELOPMENT SITE OVERVIEW



Development Projects

- › 954 Multifamily Units - 600 Units Confirmed / 354 Units Planned
- › 646 Student Housing Beds
- › 440 Hotel Rooms Across Five Hotels (Marriott, Hilton, and Hyatt)
- › Two Full-Service Restaurants
- › Drive-thru Coffeeshop

Completed Infrastructure Updates

- › Storm, Sanitary Sewer, & Water
- › All Roadways & Sidewalks
- › Utility Plans
- › Fiber Connectivity

Available

- › To be delivered pad ready
- › Ranging from **±1.70 ac** to **±17.95 ac** (**±33.58 ac total**)

MAJOR ACCESS FOR CORPORATE GIANTS



Walmart HQ

- › Located 25-miles away on 350-acre site
- › Expected to employee over 15,000 corporate employees once fully operational



Tyson Foods

- › Located 9-miles away / 15 min drive
- › Strong global workforce with over +138,000
- › #1 producer of meat in the U.S.



JB Hunt HQ

- › Largest trucking and intermodal provider in the U.S.
- › Ranked #4 overall U.S. logistics company



 Washington Regional

DIRECT TRAIL CONNECTIVITY



High-Value Amenity

Enhances appeal for quick service restaurants, coffee, dining, grocery, and fitness tenants by capturing daily trail traffic.



Traffic Generator

Drives consistent pedestrian and bike visits, complementing vehicular traffic counts.



Direct University Access

City of Fayetteville plans to connect existing trail with the University of Arkansas enabling seamless site access by car, bike, or foot.

Bringing the community to **your doorstep through seamless** trail access

DIRECT TRAIL CONNECTIVITY



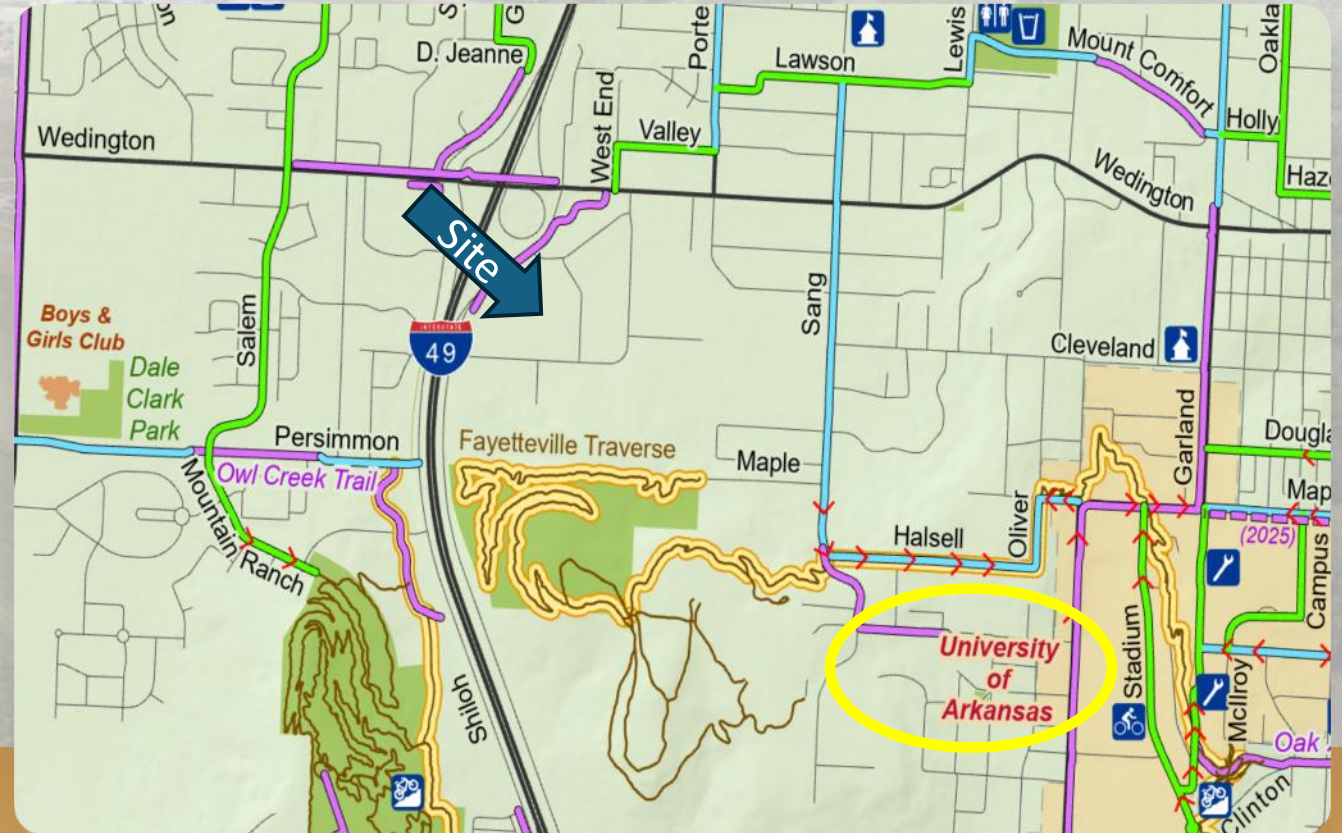
Accessibility Goal

City of Fayetteville is aiming to have trail access within $\frac{1}{2}$ mile of every home in Fayetteville



Lifestyle Amenity

Direct access to the University of Arkansas from the development site once complete



Continued Expansion

Additional trails & connections under development

One of the most bike-friendly cities in the U.S.

NOTEABLE ANCHORS



**FAYETTEVILLE
PUBLIC SCHOOLS**
Since 1871



**planet
fitness**



Walmart



**UNIVERSITY OF
ARKANSAS**



**Washington
Regional**



CROSSCHURCH



**CONTOUR
CAPITAL**

ADDITIONAL IMAGERY — As of 10/2/2025





Axis Student Housing & Bike Trail



Axis Student Housing, Hilton Hotels, and Hyatt Hotel Developments



Axis Student Housing, Hilton Hotels, and Hyatt Hotel Developments



Lots 2F, 2D, & 2E



Lots 1F & 1G



Lots 1C, 1D, 1E, & 2D, and Marriott Development



Multiple Lots Shown



Multifamily Developments

- 600 Units Confirmed (23.4 ac)
- 354 Planned (Under Contract -16.42 ac)

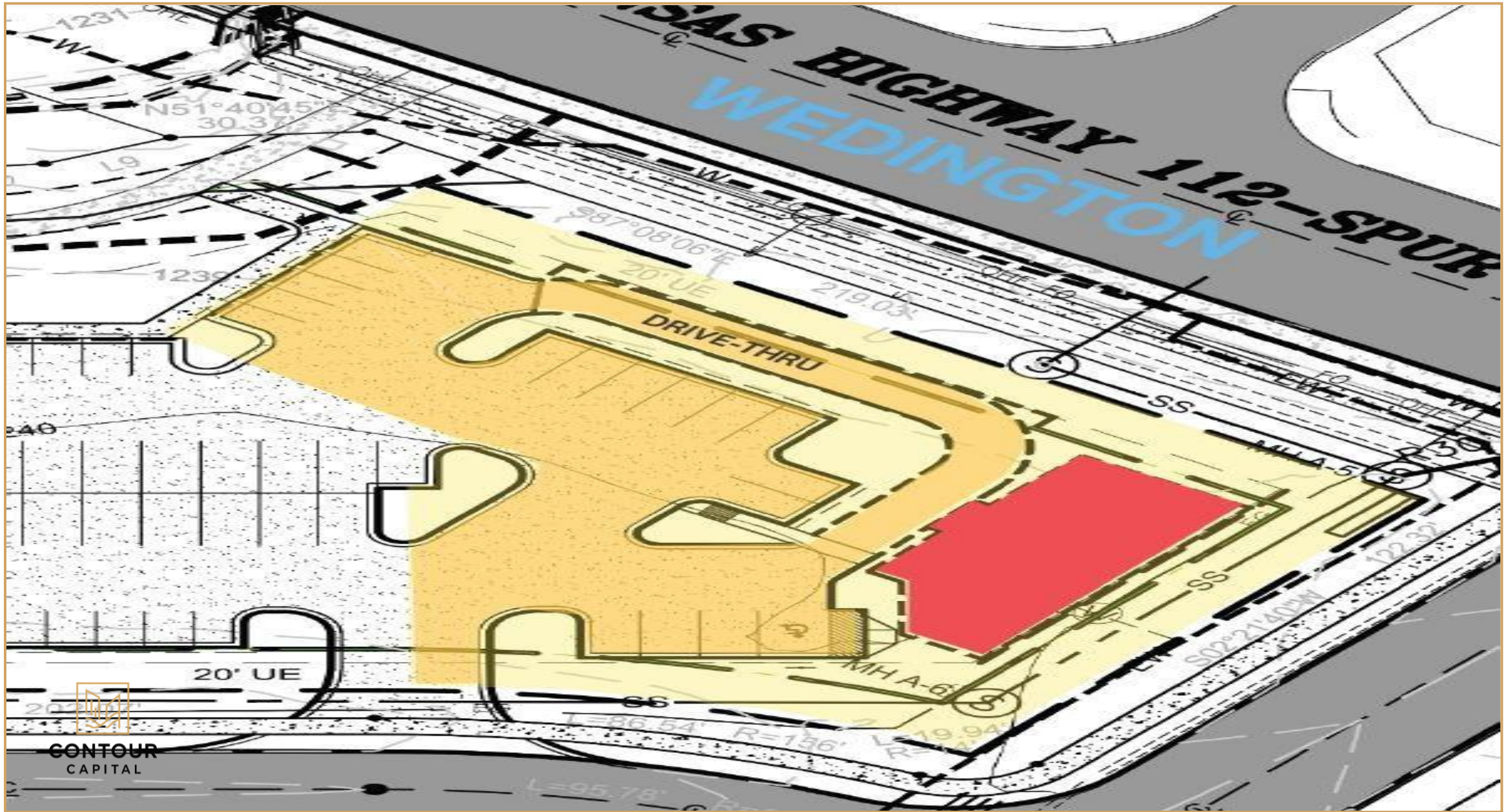
Multifamily Developments



Lots 1C & 1D



Residence Inn and SpringHill Suites by Marriott & Coffee Shop Developments



Coffee Shop at Wedington Entrance



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Retail



Multifamily



Land



Investment



Office