

# 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

$\pm 1.70$  to  $\pm 17.95$  ac  
(Total:  $\pm 33.58$ -ac)

### Price

Call for Pricing

# DEMOGRAPHICS



## Mileage Radius

Source: ESRI® 2025

Source: Esri® 2025

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



## Drive Time

Source: ESRI® 2025

Source: Esri® 2025

	5 MIN	15 MIN	20 MIN
<b>Population</b>	19,108	87,379	247,410
<b>Households</b>	7,995	36,900	94,837
<b>Median Age</b>	24.9	27.8	31.8
<b>Avg. HH Income</b>	\$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

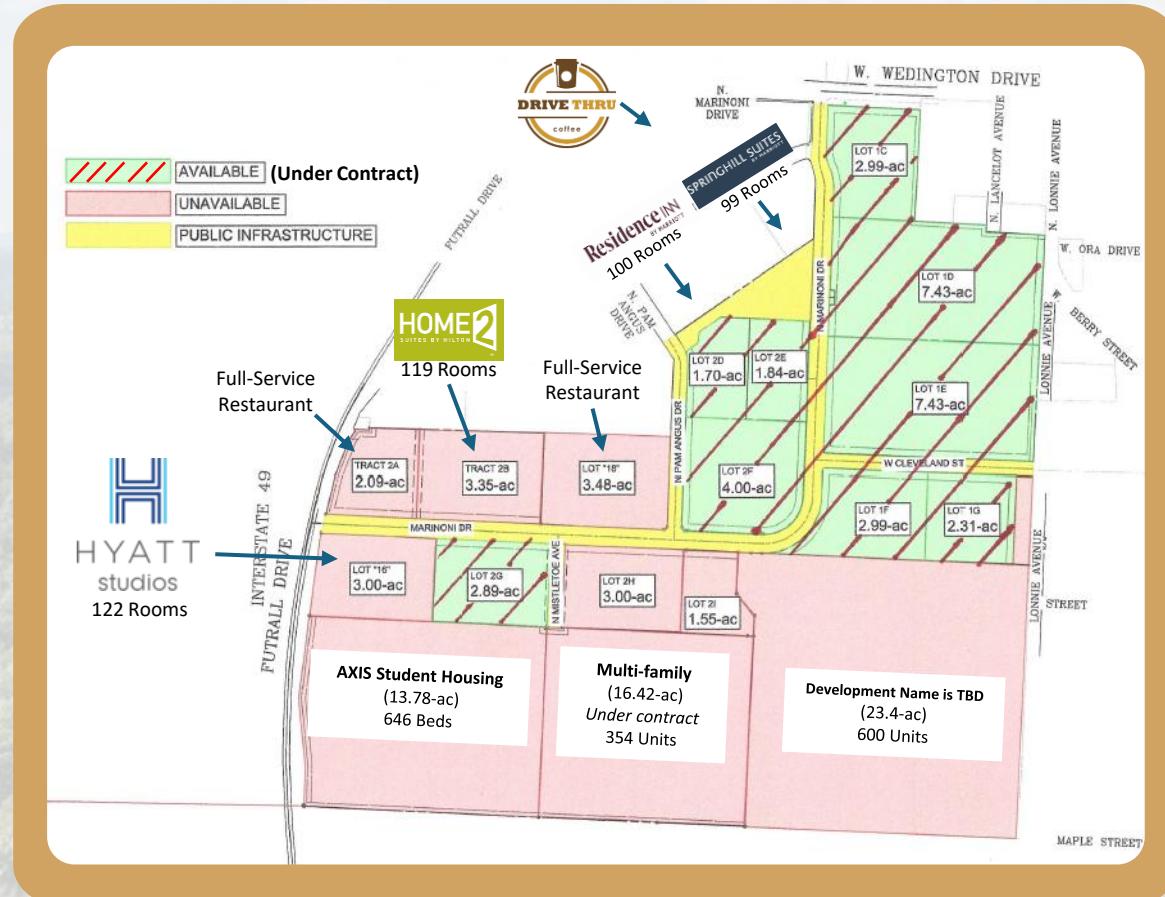
# AERIAL SITE **VIDEO**

Drone Footage Available Upon Request



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# 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 employ 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



01

## High-Value Amenity

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



02

## Traffic Generator

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



03

## 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



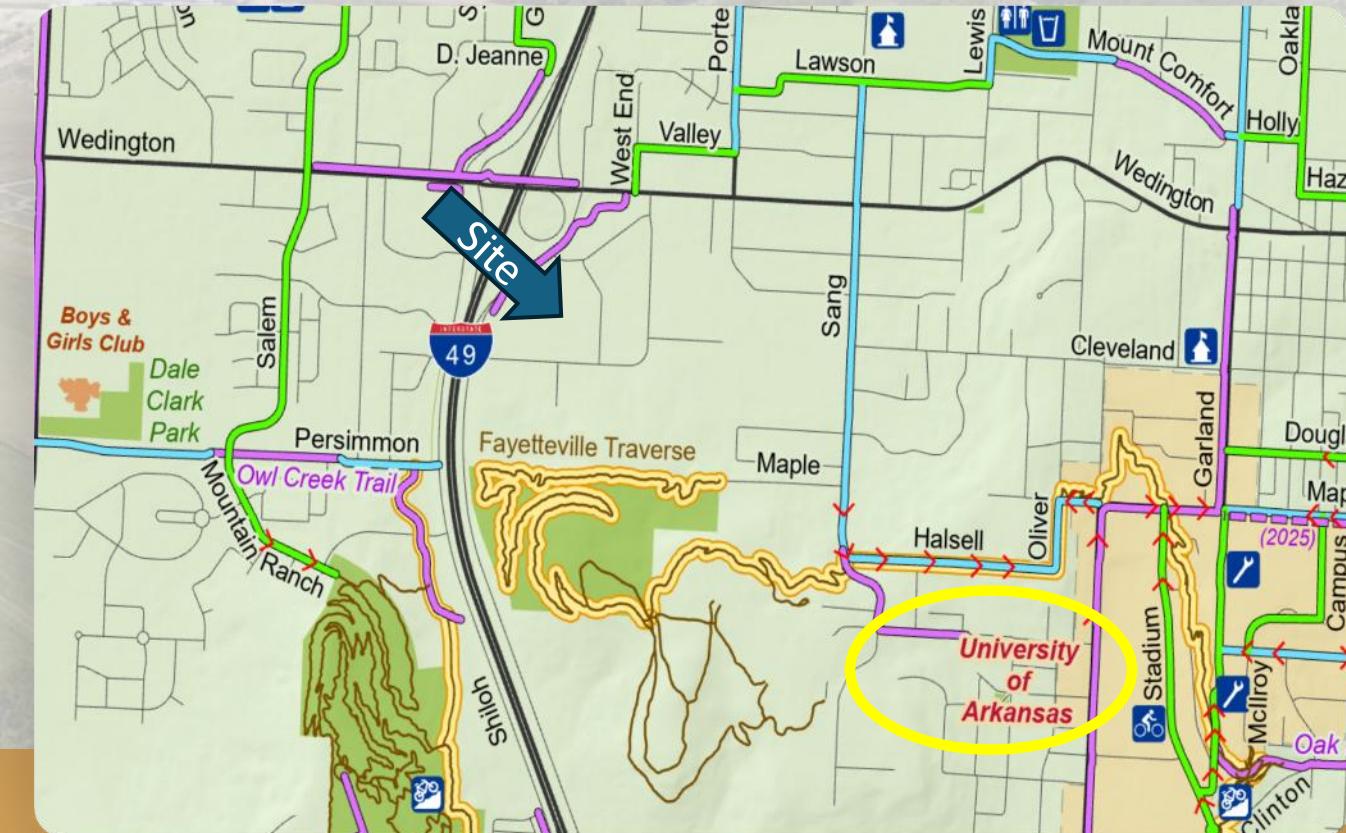
## Accessibility Goal

City of Fayetteville is aiming to have trail access within **½ 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



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# ADDITIONAL IMAGERY – As of 10/2/2025





*Axis Student Housing & Bike Trail*



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*Axis Student Housing, Hilton Hotels, and Hyatt Hotel Developments*



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*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*



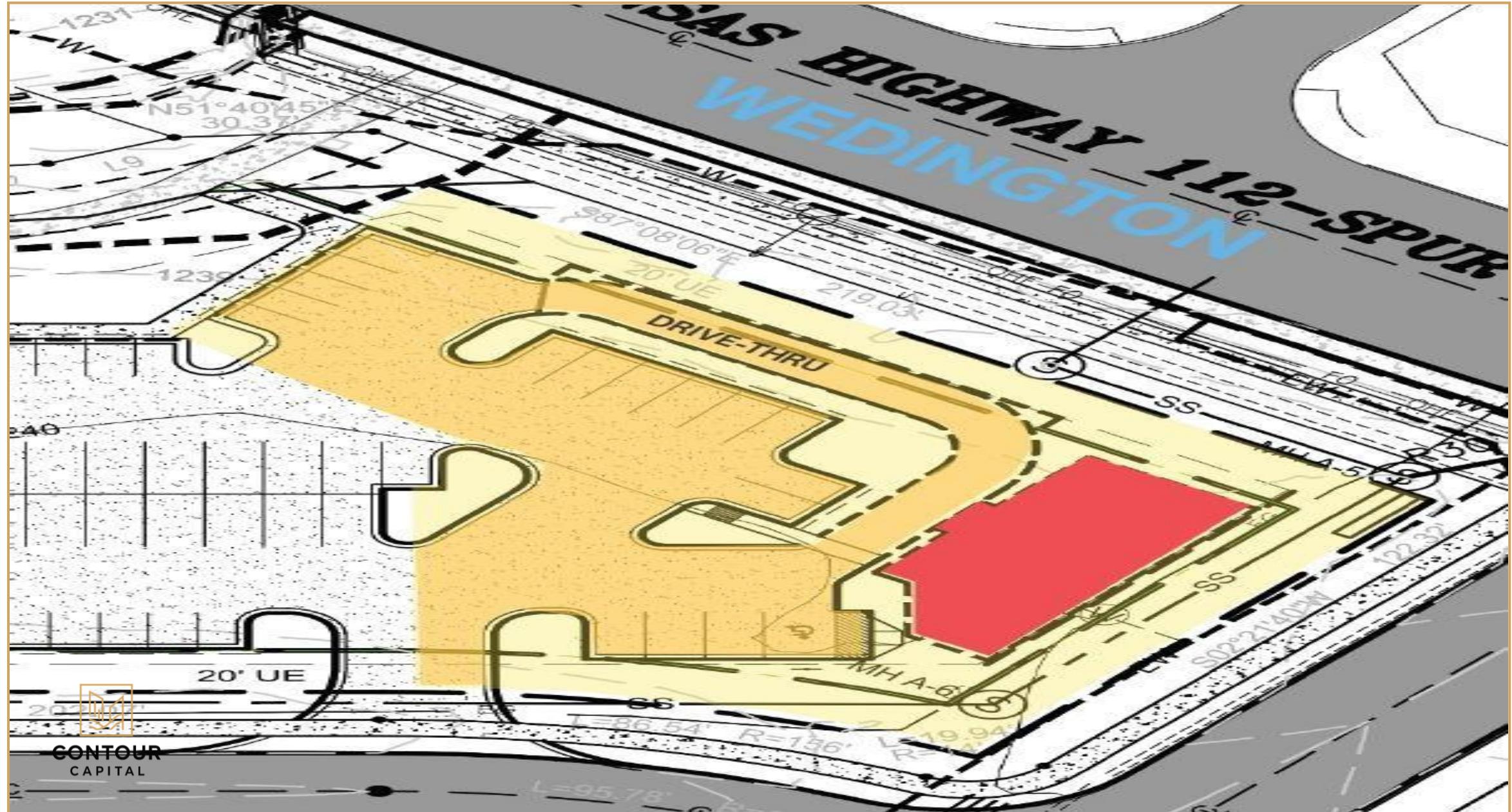
*Multifamily Developments*



*Lots 1C & 1D*



*Residence Inn and SpringHill Suites by Marriott & Coffee Shop Developments*



## *Coffee Shop at Wedington Entrance*

# CONTOUR CAPITAL

Shaping Tomorrow's Communities



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Retail



Multifamily



Land



Investment



Office