



DRAKE FARMS

CURRENT OPPORTUNITIES



HIGH STREET
REAL ESTATE & DEVELOPMENT

175 acre neighborhood developed according to traditional design principles

Civic, institutional, and commercial activity embedded in neighborhoods and districts, not isolated in remote, single-use complexes.

Drake Farms is compact and pedestrian-friendly with a mix of uses and residents, and a multitude of activities, within easy walking distance.

The Neighborhood

- Adjacent to I-49
- Car trips: Gregg St — 22,000 Drake — 9,000
- Commercial, Office, and Residential spaces for lease
- 10 minutes to downtown Fayetteville
- 12 minutes to Pinnacle Hills
- Across from Washington Regional Medical Center
- Access to Razorback Greenway Trail

Regional amenities

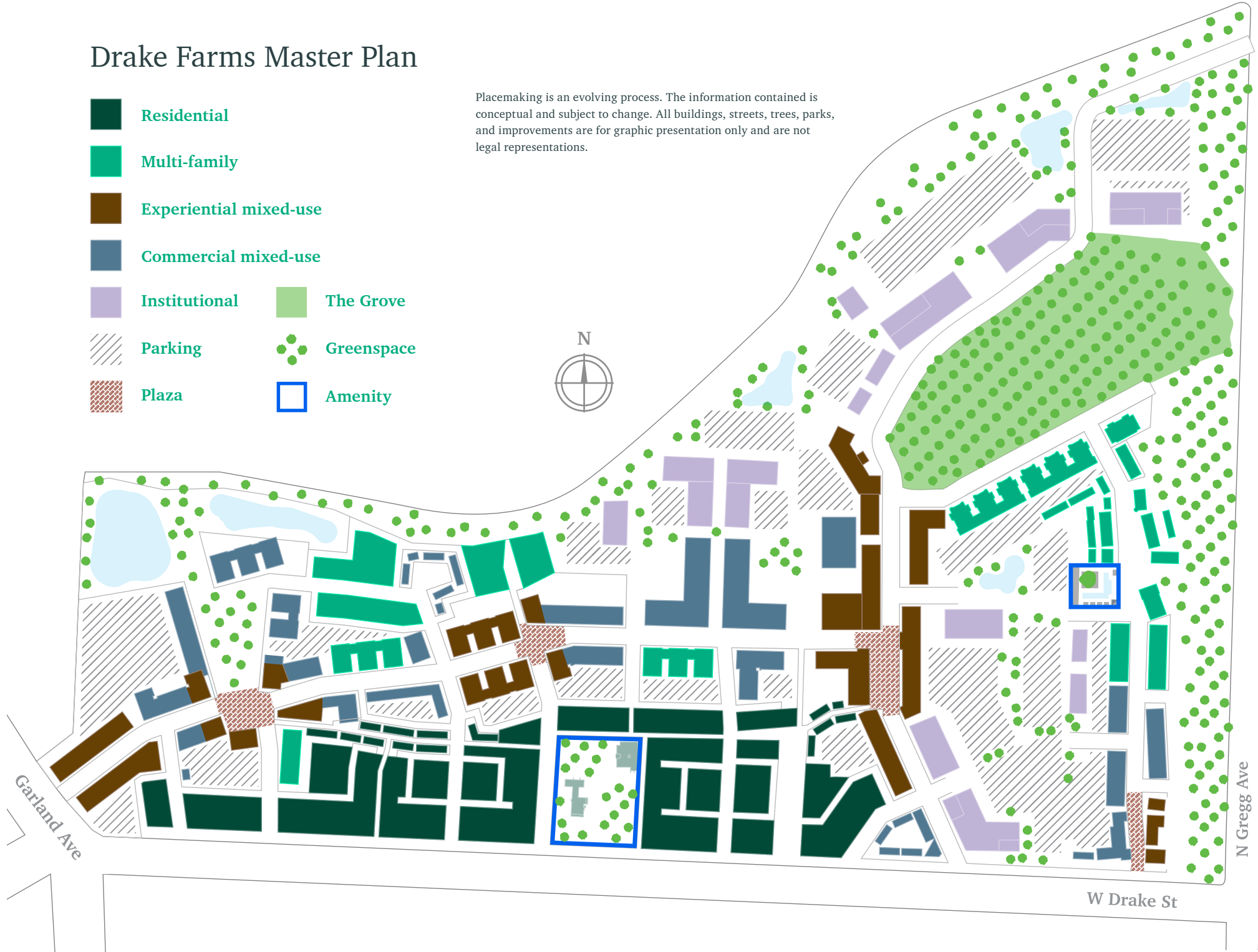
- University of Arkansas
- 36-mile Razorback Greenway Trail
- Walton Arts Center
- TheatreSquared
- Dickson Street Entertainment District
- Farmers' markets
- Crystal Bridges Museum of Modern Art
- The Momentary Contemporary Art Museum
- Beaver Lake and Buffalo River
- Home to Fortune 500 companies Walmart, Tyson, and J.B. Hunt Transport Services



Drake Farms Master Plan

- Residential
- Multi-family
- Experiential mixed-use
- Commercial mixed-use
- Institutional
- The Grove
- Parking
- Greenspace
- Plaza
- Amenity

Placemaking is an evolving process. The information contained is conceptual and subject to change. All buildings, streets, trees, parks, and improvements are for graphic presentation only and are not legal representations.



N Gregg Ave

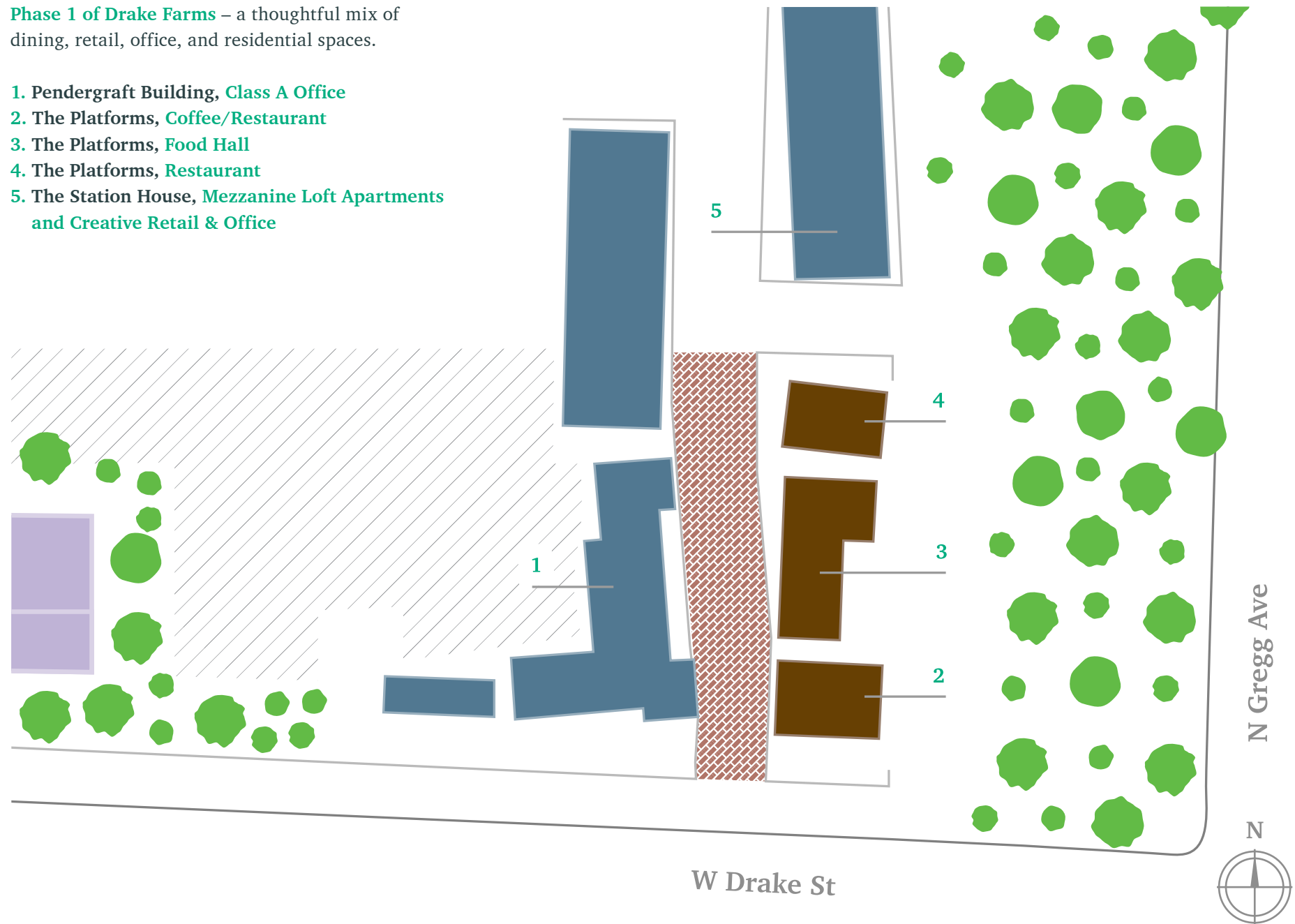
W Drake St

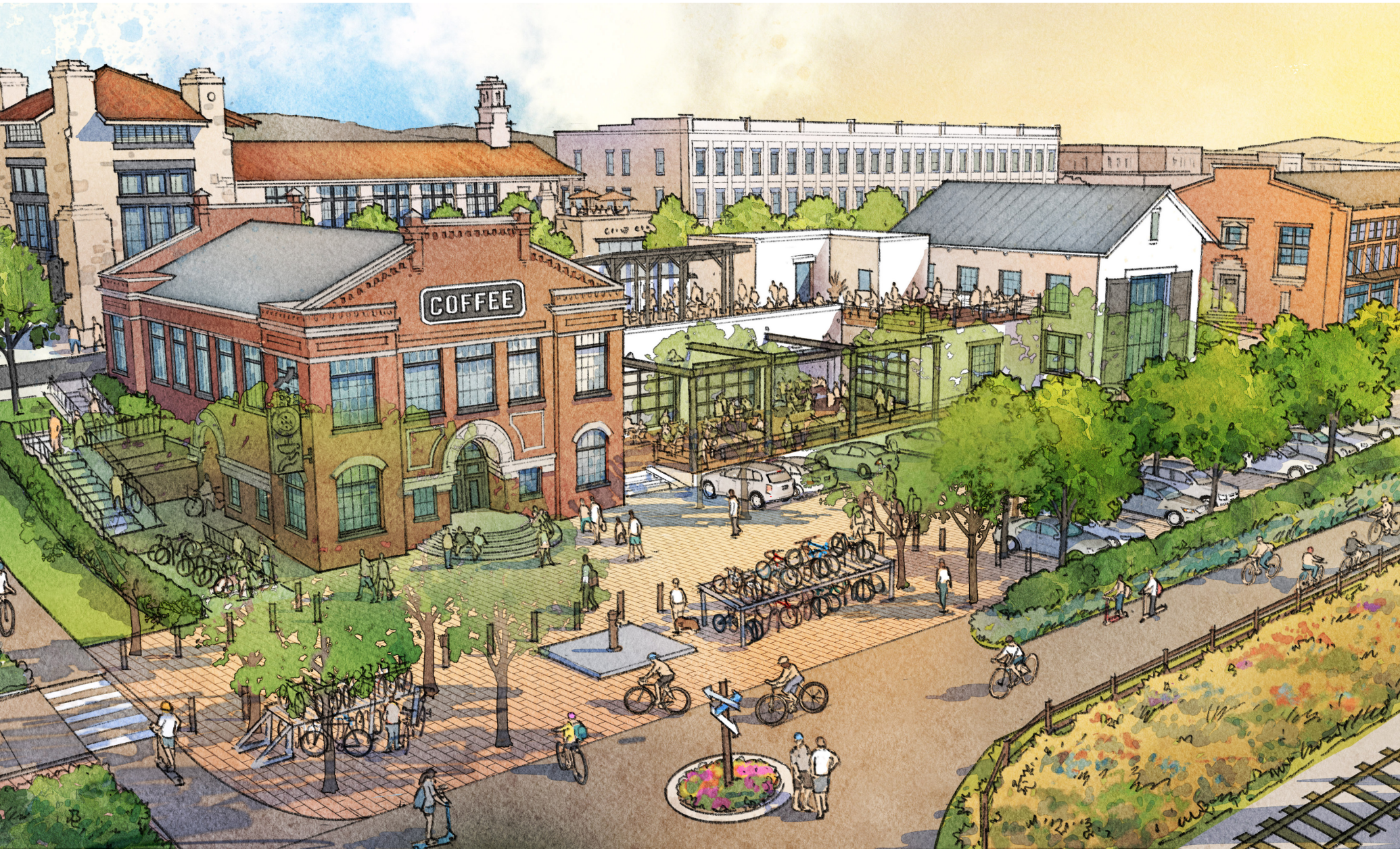
Garland Ave

Drake Station

Phase 1 of Drake Farms – a thoughtful mix of dining, retail, office, and residential spaces.

- 1. Pendergraft Building, **Class A Office**
- 2. The Platforms, **Coffee/Restaurant**
- 3. The Platforms, **Food Hall**
- 4. The Platforms, **Restaurant**
- 5. The Station House, **Mezzanine Loft Apartments and Creative Retail & Office**





Pendergraft Building

Details

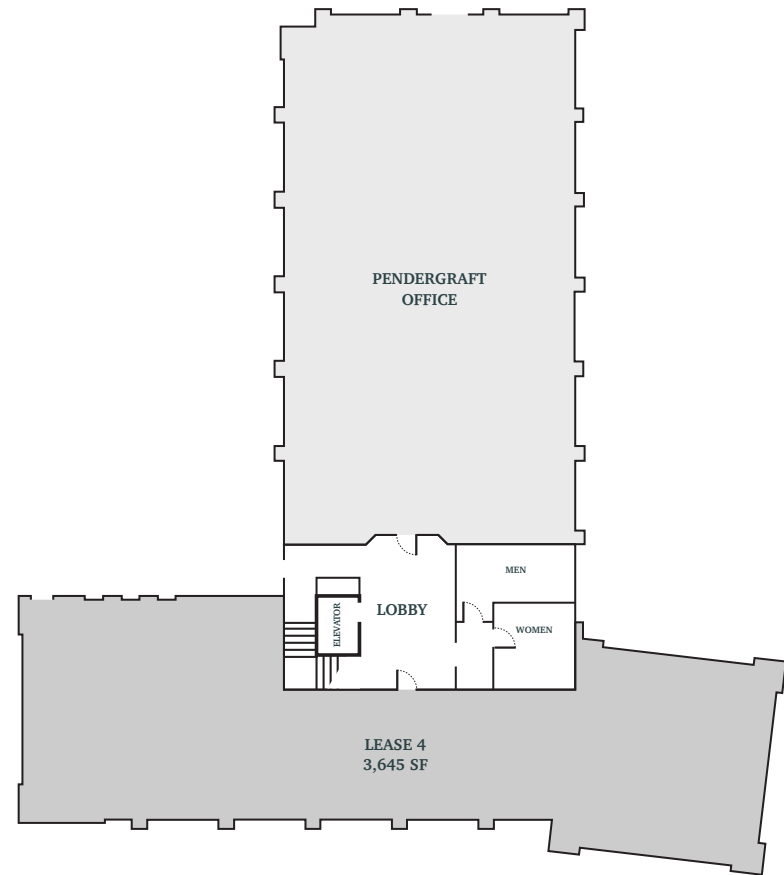
Leasable 10,100 SF



Floor 1



Floor 2

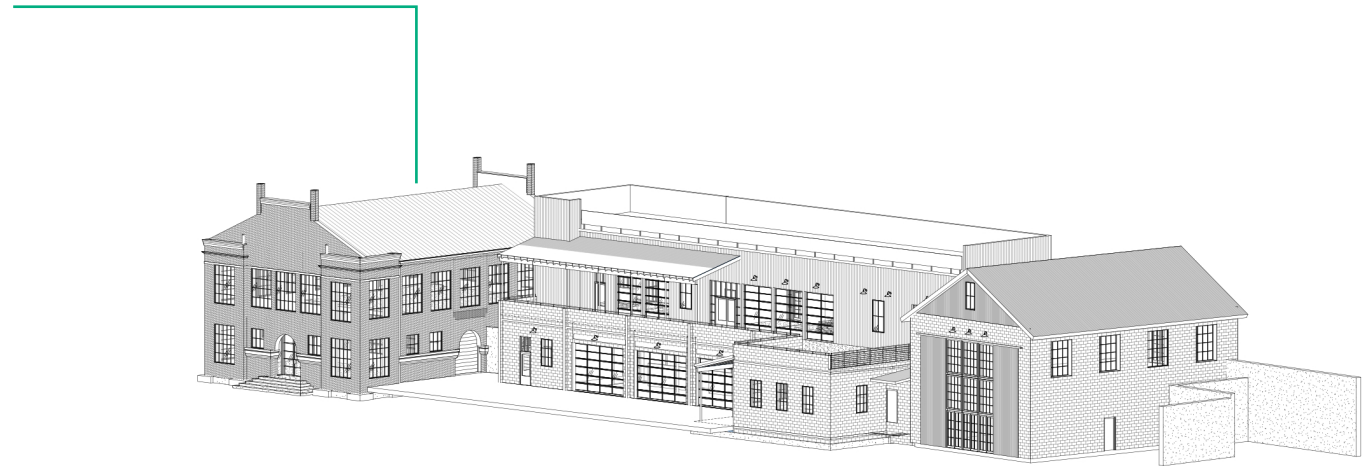


The Platforms Coffee/Restaurant

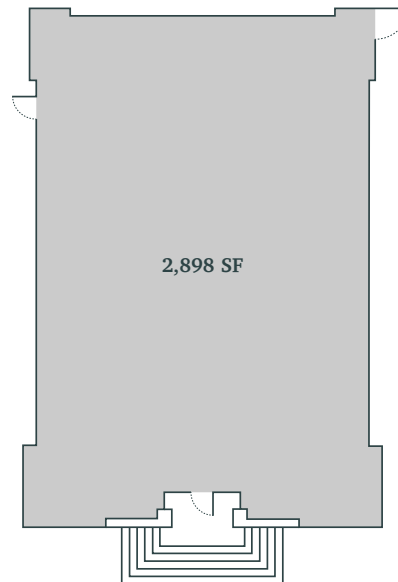
Details

Leasable 5,796 SF

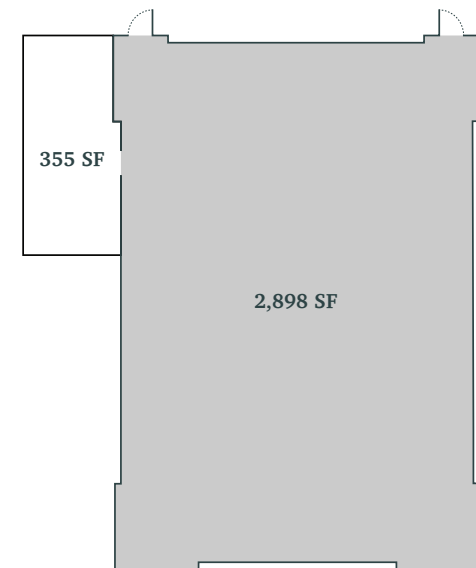
Patio 355 SF



Floor 1

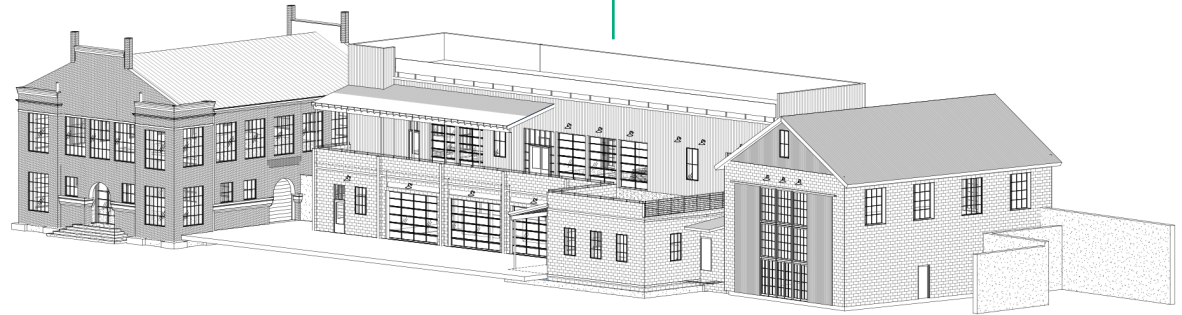


Floor 2

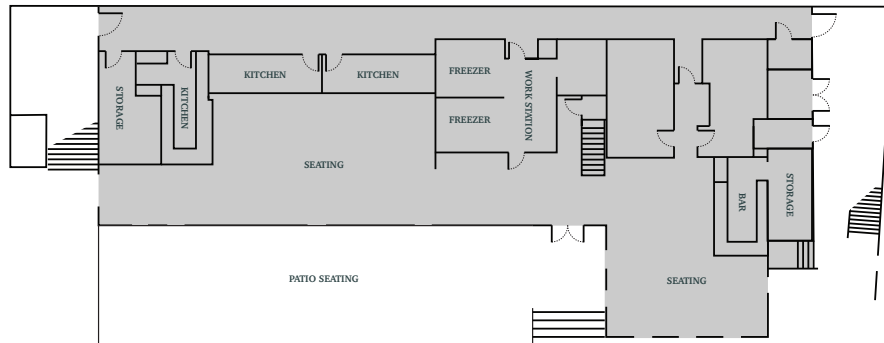


The Platforms Food Hall

Details
Food Hall & Beverage



Floor 1



Floor 2

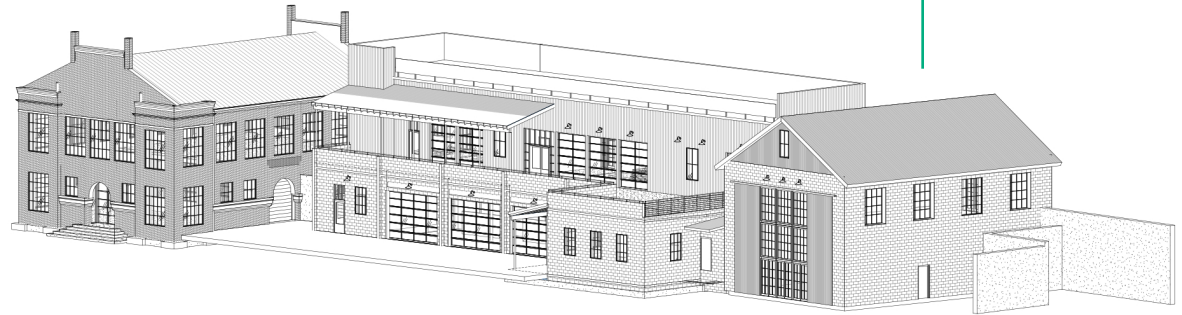


The Platforms Restaurant

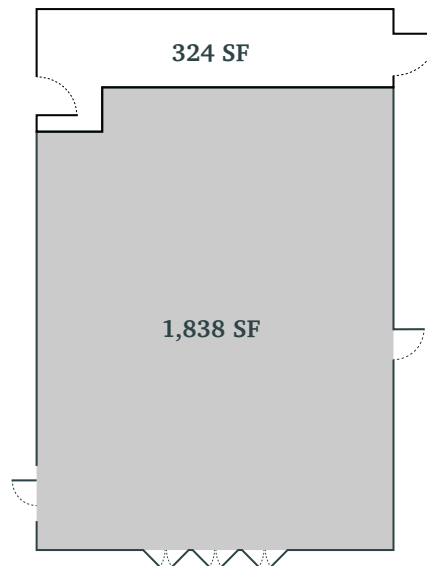
Details

Leasable 3,047 SF

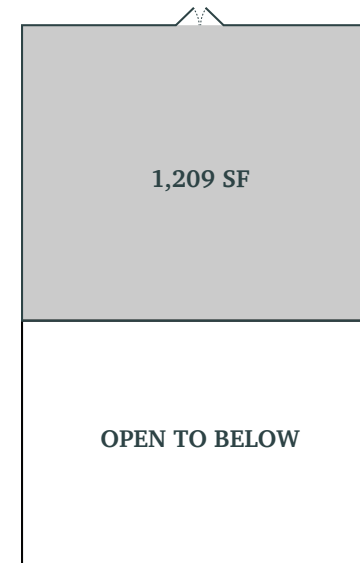
Common 324 SF



Floor 1



Floor 2



The Station House

Details

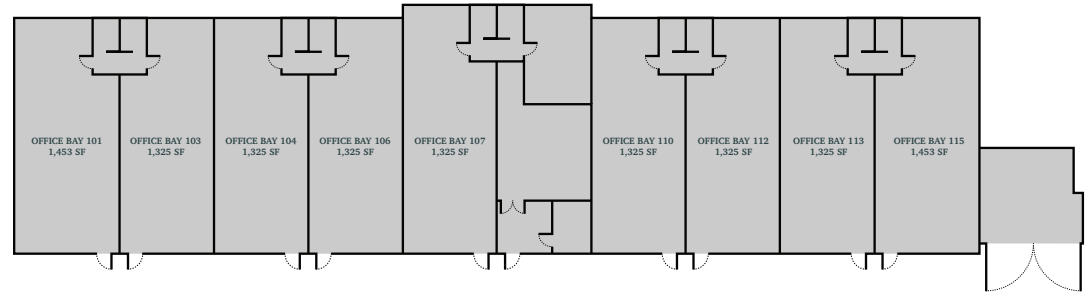
Apartments, Retail, and Office

Leasable 12,181 SF on floor 1

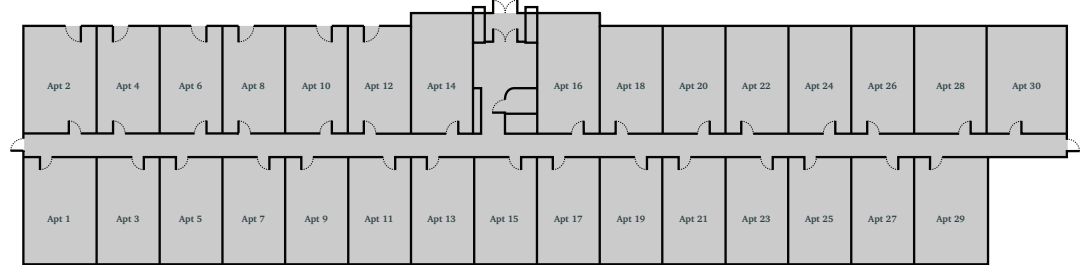
Leasable 30 units on floor 2



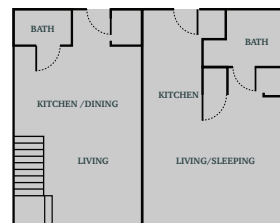
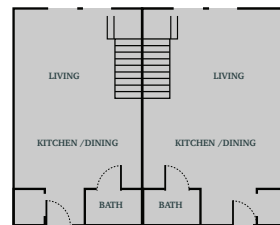
Floor 1



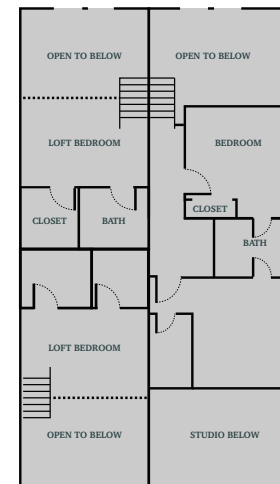
Floor 2



Apt Lower



Apt Upper



Experienced, dedicated development & design team

Developer / High Street Real Estate & Development is dedicated to the core belief that well-planned cities, towns and neighborhoods help create healthy places for people and businesses to thrive and prosper.

Urban Designer & Town Architect / Michael Watkins Architect, an urban design and architecture firm dedicated to designing and implementing walkable, lasting, and beautiful public realms that fosters community.

Retail, Office & Hospitality Analysis and Town Center Design / Gibbs Planning Group, leader in the urban retail renaissance and author of *Principles of Urban Retail Planning and Development*.

Residential Analysis / Zimmerman/Volk Associates, led by Todd Zimmerman and Laurie Volk, framers of the *Charter of the New Urbanism* and researchers devoted to housing trends and migration patterns.

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Some agents with High Street Real Estate and Development are members of property ownership.



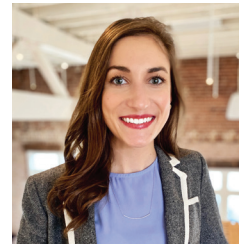
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