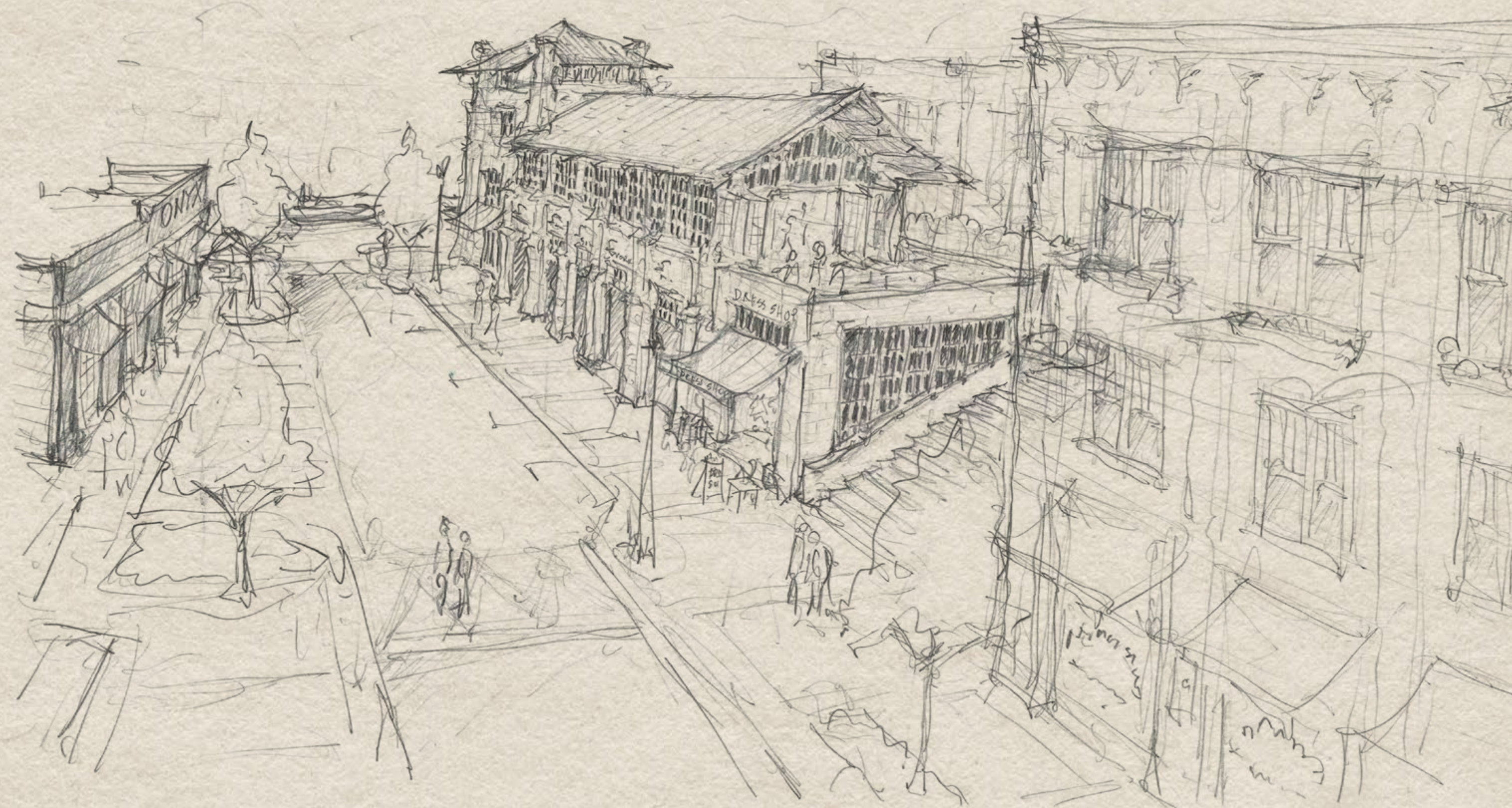




 **A NEW DISTRICT SCALE
NEIGHBORHOOD IN FAYETTEVILLE**

Drake Farms is a 165-acre mixed-use neighborhood district emerging in Fayetteville—designed not as a single development, but as a natural extension of the city itself. Over the next 15 years, this long-term, multi-phase community will thoughtfully unfold, bringing together homes, healthcare, offices, locally owned businesses, and preserved green space within a walkable, peoplecentered environment.

Shaped by the character of the land and the culture of Fayetteville, Drake Farms is rooted in the belief that neighborhoods should feel lived-in, layered, and enduring. Streets are designed for connection. Green spaces are preserved to honor the landscape. Everyday needs are placed within reach.



CENTRALLY LOCATED *and*

STRATEGICALLY CONNECTED *to* NORTHWEST ARKANSAS.

TRAFFIC COUNTS

97,000

I-49 at Garland Ave.

22,000

Gregg Ave. at Drake St.

12,000

Drake St. at Gregg Ave.

24,000

Garland Ave. at Drake

49,000

US 71 / Fulbright
Expressway at Gregg

PROXIMITY

8 mins

to University of Arkansas*

10 mins

to Downtown Fayetteville

15 mins

to Pinnacle Hills, Rogers

Trail Access

to Razorback Greenway Trail

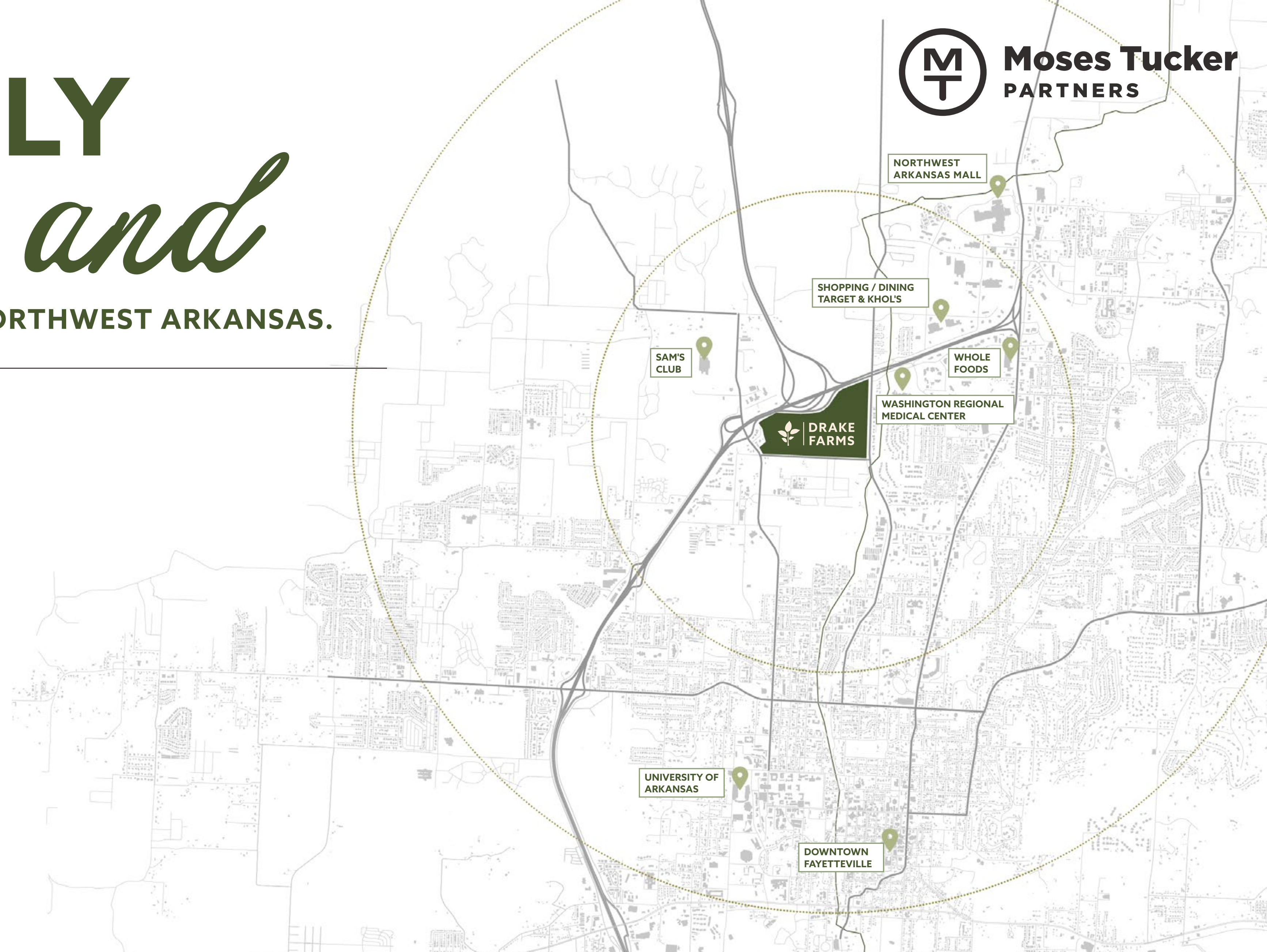
Medical

Adjacent to Washington
Regional Medical Center**

* Largest employer in Washington County ** Second largest employer in Washington County



**Moses Tucker
PARTNERS**



DRAKE FARMS MASTER PLAN

THOUGHTFULLY DESIGNED FOR LIFE, WORK, *and* NEIGHBORS.

125 ACRES

2,000

Apartments

420k

Medical SF

230

Townhomes

240k

Hospitality SF

170

Single Family Homes

680k

Commercial SF

40 ACRES

1.2mm

Washington Regional
Medical Center Expansion SF

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.





Moses Tucker
PARTNERS

2026 **PHASE 1**

- 120 Apartments
- 32 Townhomes
- Neighborhood Commercial Hub

2027 - 2029 **PHASE 2**

- Walnut Grove Preserve
- 109 Apartments
- 10 townhomes
- Neighborhood Community Space

2028 - 2030 **PHASE 3+**

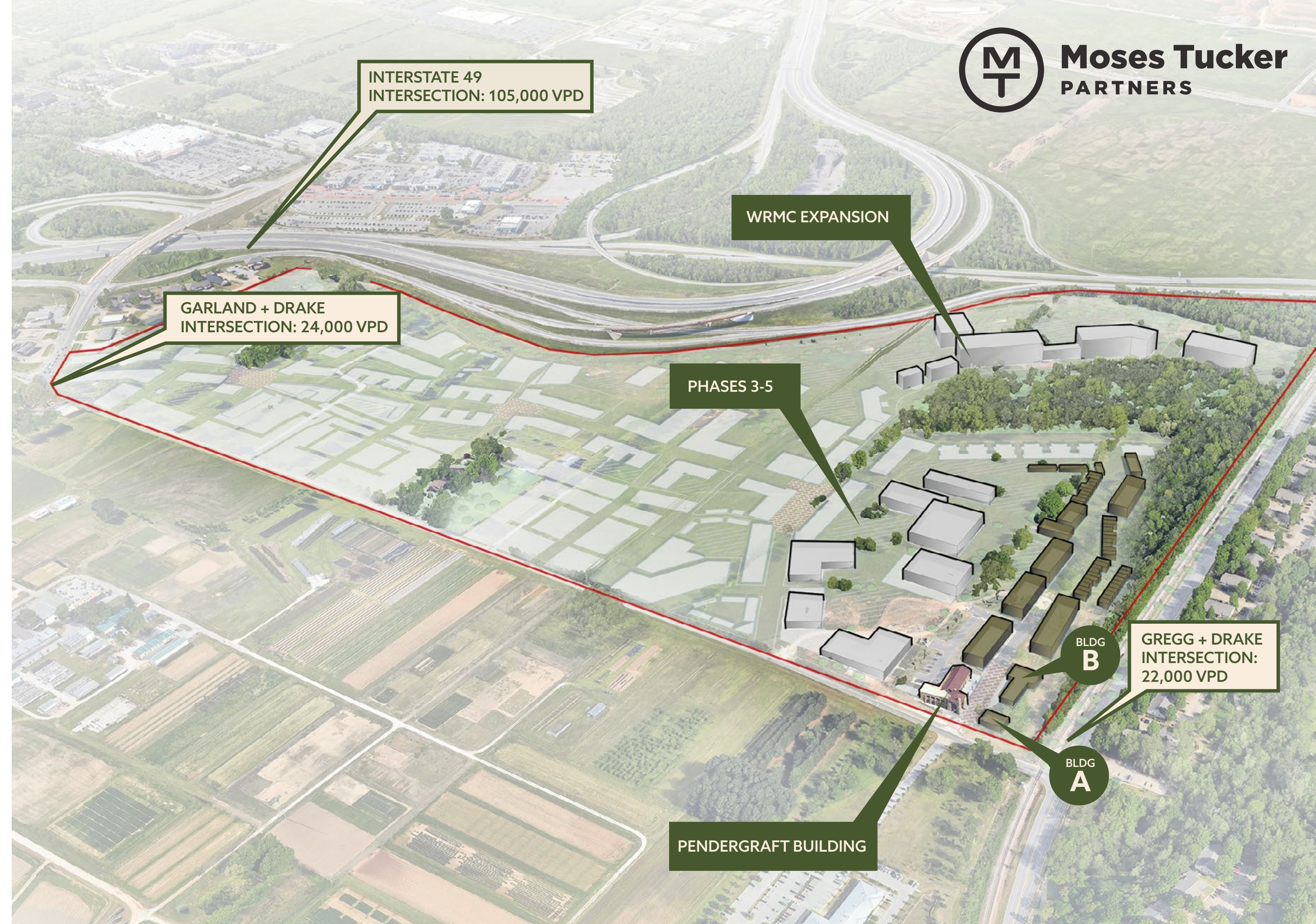
- Commercial Office and Retail Expansion
- 50 Townhomes + Single Family Homes
- Neighborhood Pool
- 120 Apartments

WASHINGTON REGIONAL EXPANSION AT DRAKE FARMS:

- 1.2 million square feet of planned medical space
- More than double Washington Regional's current 724,000 square foot footprint
- A major regional healthcare anchor bringing patients, providers, staff, and visitors to the district daily

WHAT THIS MEANS FOR TENANTS:

- Consistent daytime population
- Built-in demand for dining, retail, personal services, and convenience businesses
- Opportunities for medical-adjacent services, wellness offerings, and everyday amenities



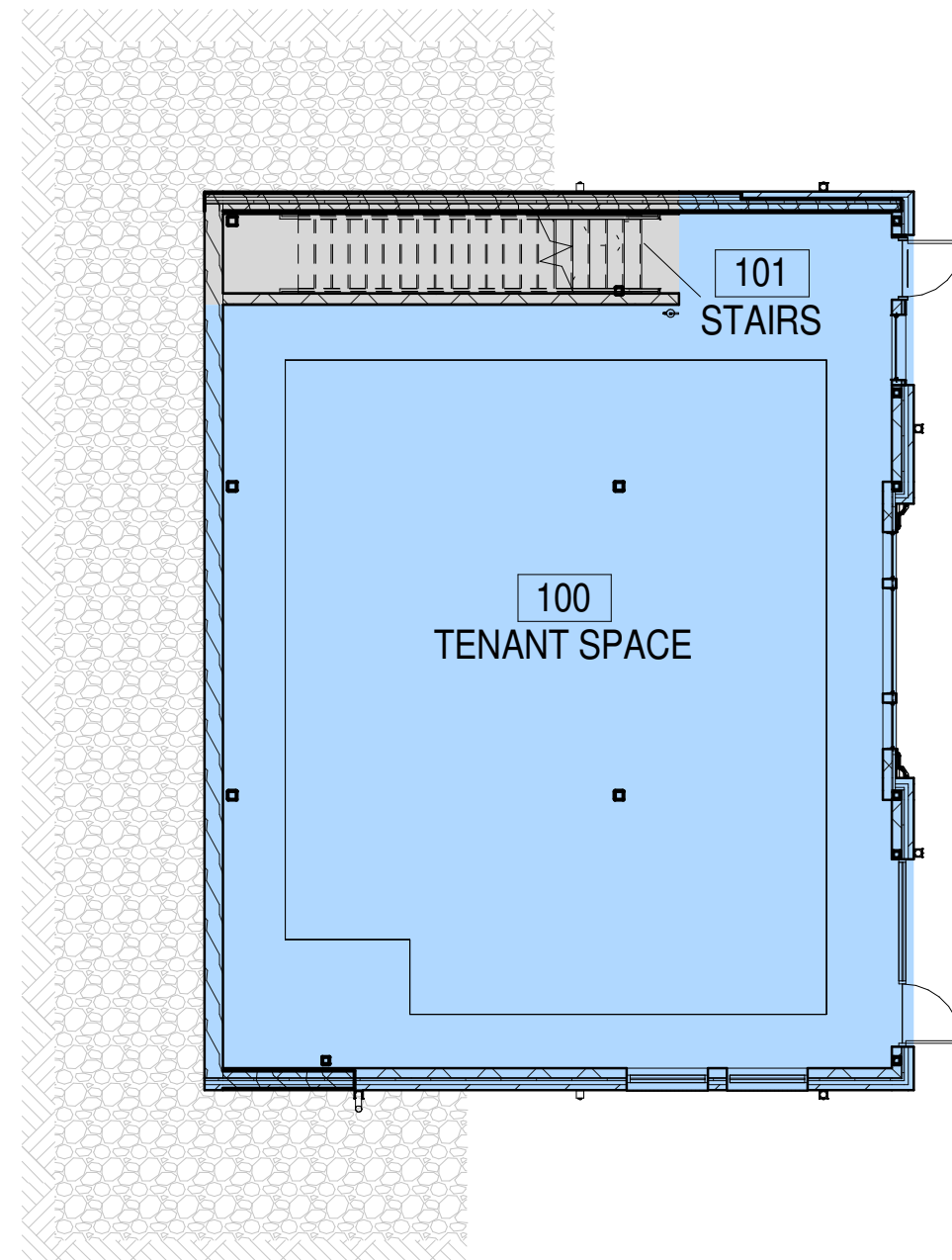




- GAS METER
- 2" WATER METER
- GREASE TRAP
bldg A: 277 gal
bldg B: 277 gal
- ELECTRIC METER
bldg A: 600 AMP
bldg B:
tenant 1-6: 225 AMP
tenant 7: 400 AMP
restaurant: 600 AMP

- 1 PENDERGRAFT BUILDING (EXISTING)
- 2 ENTRY PLAZA
- 3 EXTERIOR STAIRCASE
- 4 OUTDOOR CAFE SPACE
- 5 BICYCLE RACKS
- 6 DESIGNATED DELIVERIES
- 7 REFUSE/RECYCLING
- 8 MULTIMODAL TRAIL
- 9 SOFT SURFACE PARKING
- 10 ACCESSIBLE PARKING

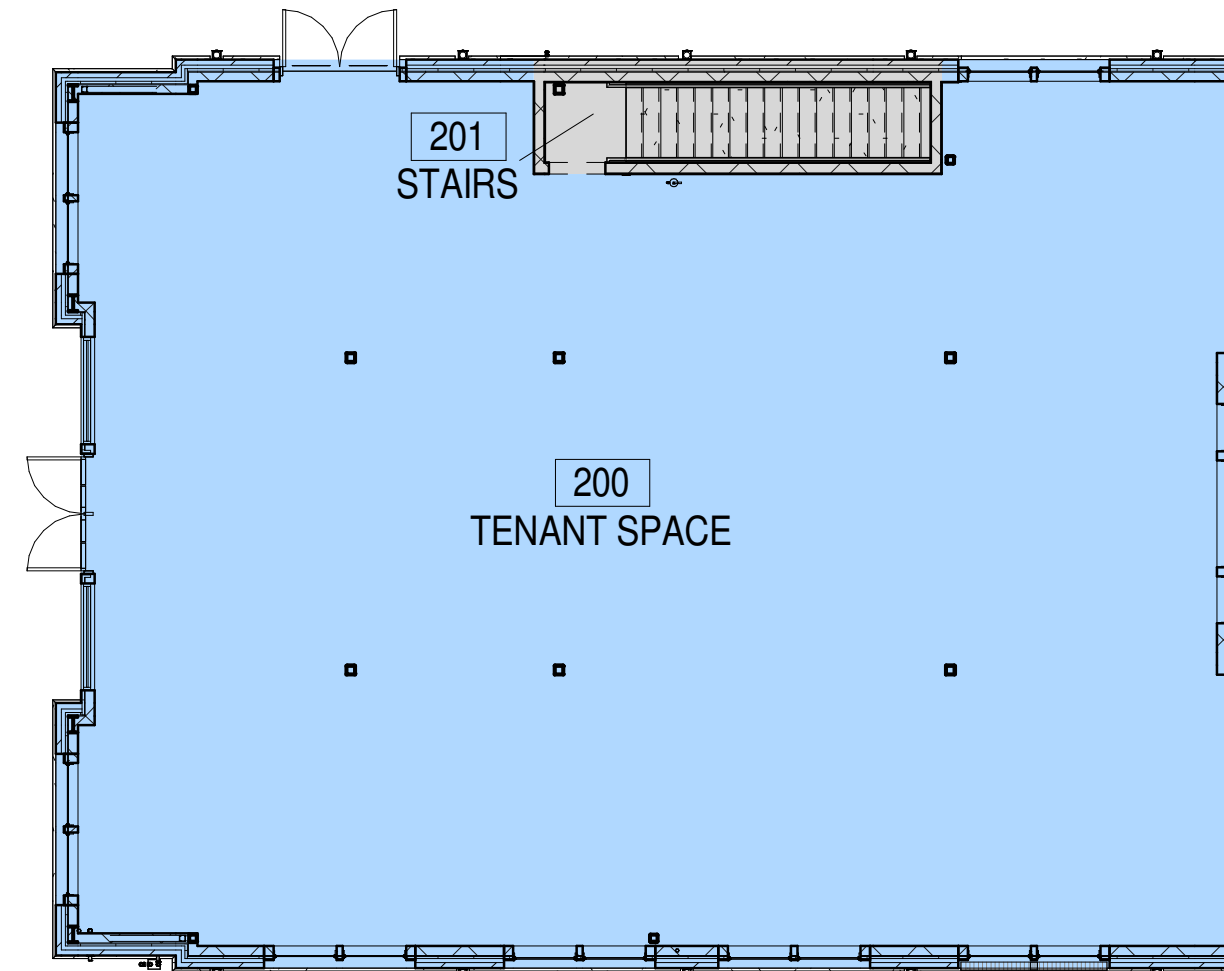




LOWER FLOOR

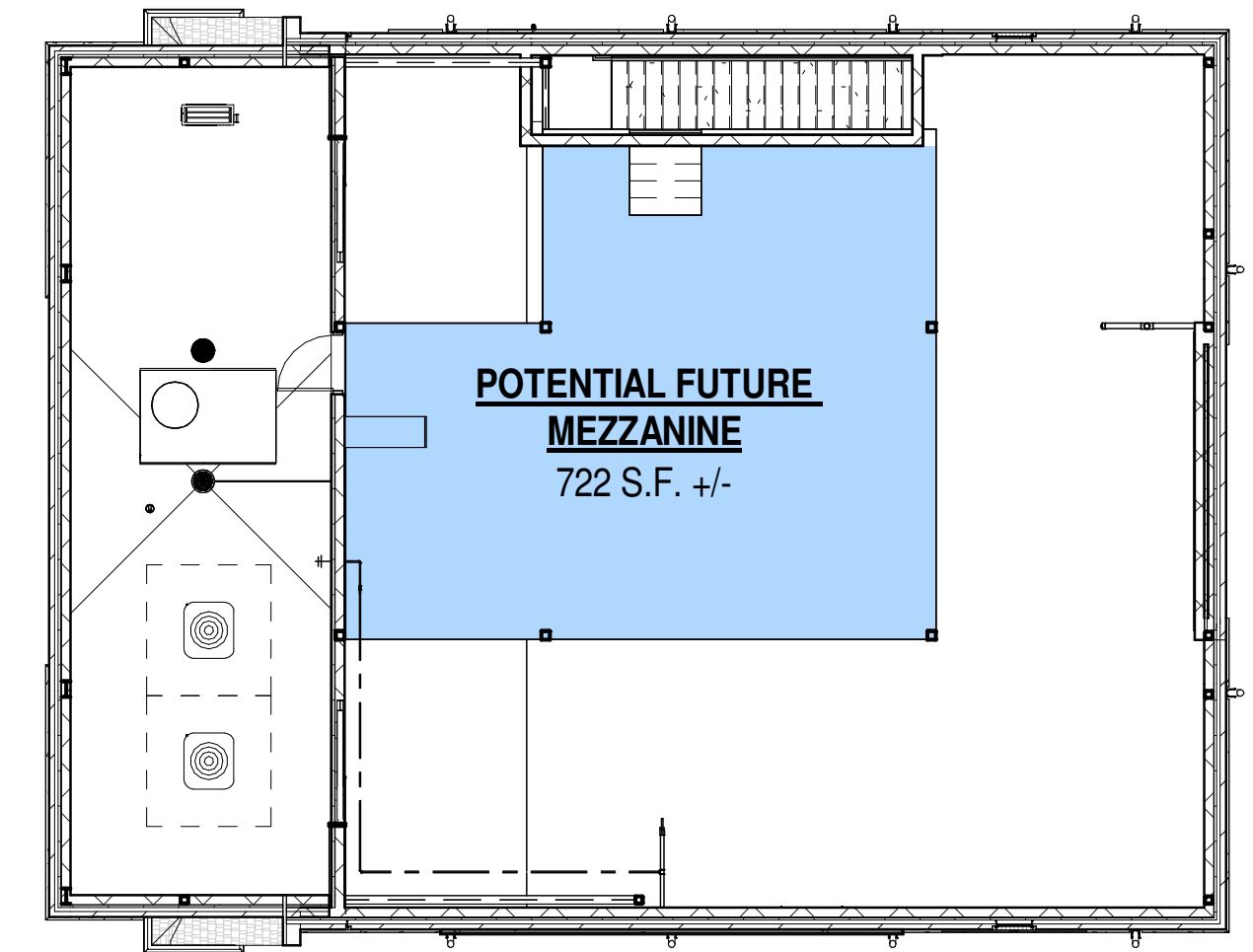
# 100	tenant space	1652 sf
# 101	stair	153 sf
	total	1805 sf

If a multi-tenant space is desired, a portion of the lower level may need to be designated as common space to accommodate fire riser



UPPER FLOOR

# 200	tenant space	2844 sf
# 201	stair	131 sf
	total	2975 sf



POTENTIAL MEZZANINE

tenant space	722 sf
total	722 sf

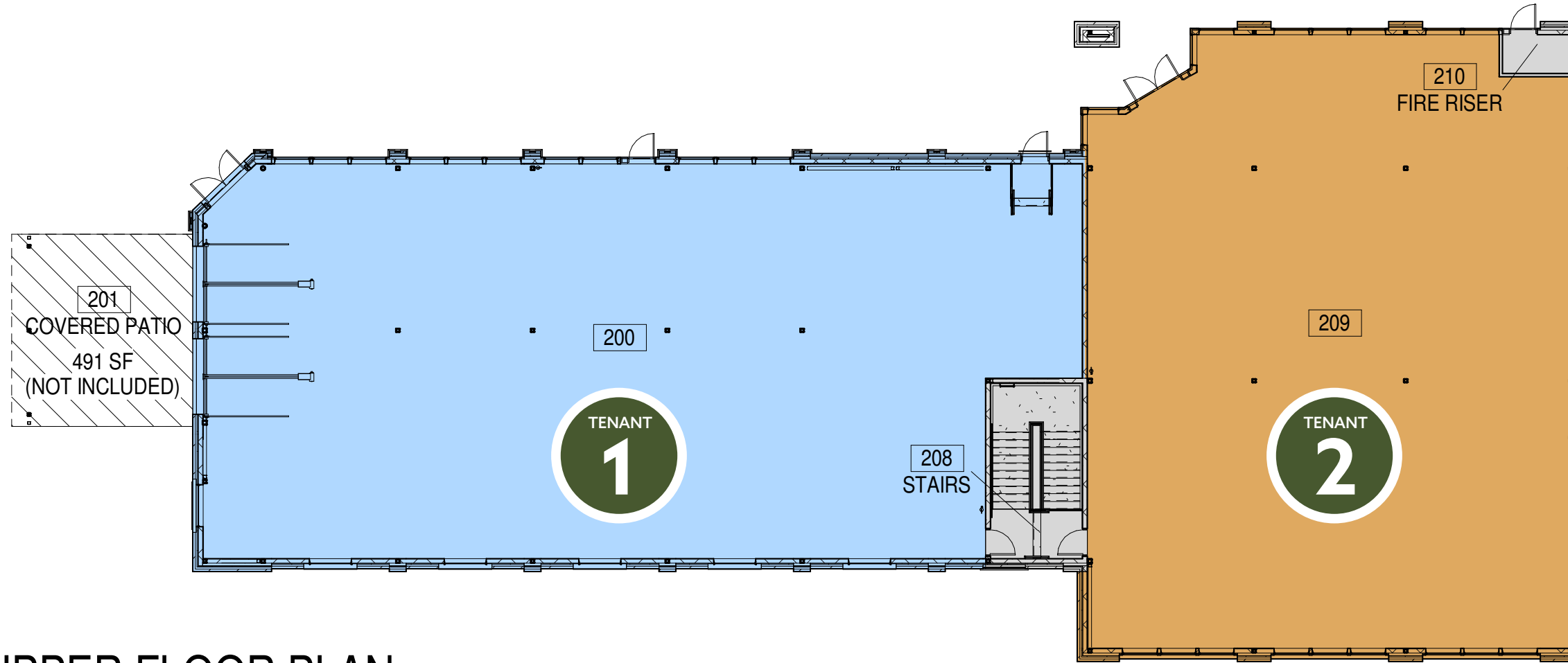


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DRAKE FARMS

RETAIL • RESTAURANT • OFFICE | 2,500 - 25,000 SQ FT.

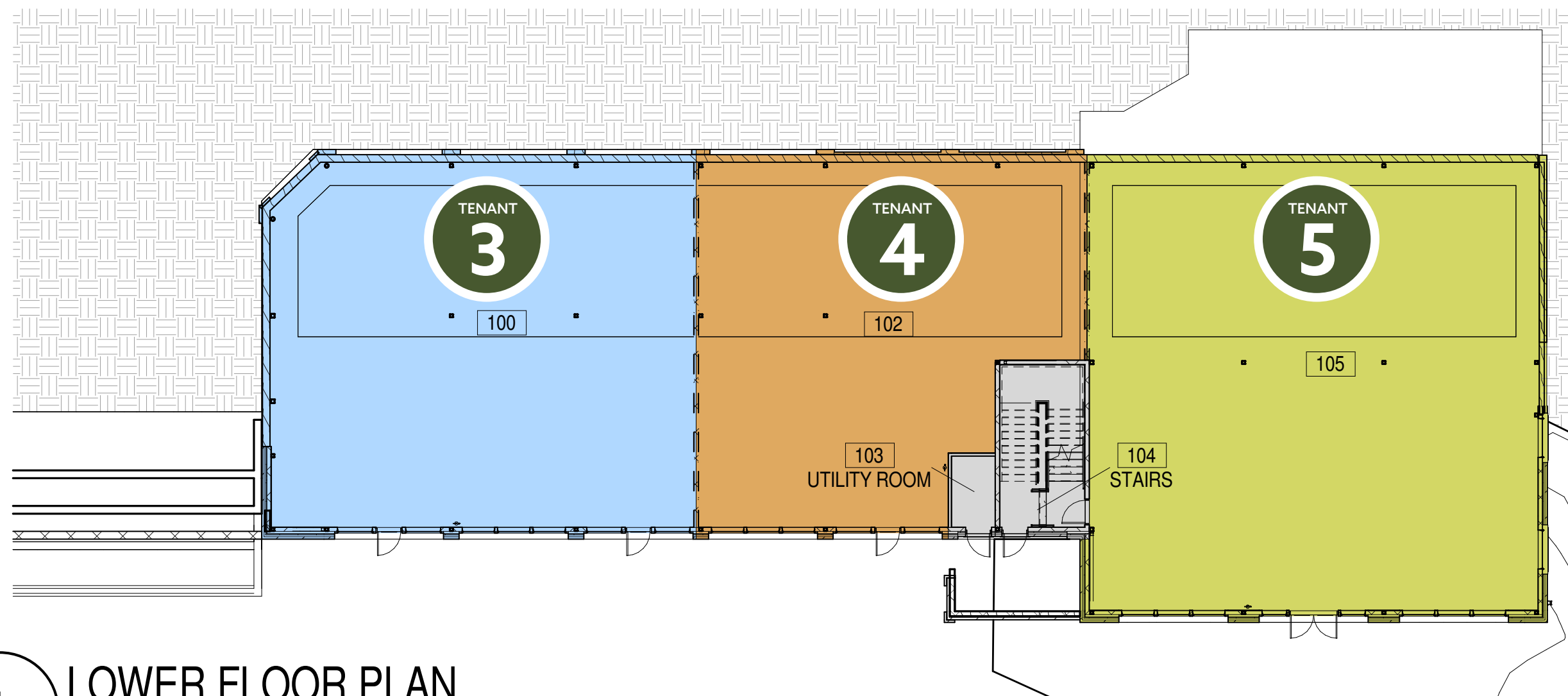


UPPER FLOOR

# 200	tenant space 1	4922 sf
# 209	tenant space 2	4285 sf
# 208	egress stair	275 sf
# 210	fire riser room	62 sf
total		9544 sf

2
UPPER FLOOR PLAN

1" = 20'-0"



LOWER FLOOR

# 100	tenant space 3	2698 sf
# 102	tenant space 4	2131 sf
# 105	tenant space 5	3513 sf
# 103	utility room	64 sf
# 104	egress stair	275 sf
total		8681 sf

tenants 3, 4, and 5 have the ability to be further divided into additional tenant spaces from what is shown if needed

1
LOWER FLOOR PLAN

1" = 20'-0"

LIVING *at* DRAKE FARMS

The Grove District introduces the residential neighborhood at the heart of Drake Farms, creating built-in housing that will bring residents within walking distance of nearby businesses and services.



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2026 **PHASE 1**

- 120 Apartments
- 32 Townhomes
- Neighborhood Commercial Hub











Moses Tucker
PARTNERS



DRAKE FARMS

Let's be **NEIGHBORS.**

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DRAKE FARMIS

EXCLUSIVELY LEASED

by



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