

WAREHOUSE PORTFOLIO FOR SALE

1102A, 1102B, 1104A SHAVER ST, SPRINGDALE, AR



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EXECUTIVE SUMMARY

1102 – 1104 SHAVER STREET REPRESENTS A STABILIZED 3-BUILDING INDUSTRIAL PORTFOLIO IN THE HEART OF NORTHWEST ARKANSAS, TOTALING 14,933 SQUARE FEET. THE PROPERTY SITS LESS THAN ONE MILE FROM INTERSTATE 49 AND IN CLOSE PROXIMITY TO THE HIGHWAY 412 INTERCHANGE—TWO OF THE REGION'S MOST CRITICAL TRANSPORTATION CORRIDORS—OFFERING STRATEGIC ACCESS FOR A VARIETY OF TRADE, SERVICE, AND LOGISTICS USERS.

THE PORTFOLIO IS CURRENTLY 100% LEASED ACROSS THREE TENANTS, ALL ON FULL TRIPLE-NET (NNN) STRUCTURES, GENERATING AN AVERAGE IN-PLACE BASE RENT OF \$11.07 PER SQUARE FOOT AND AN ANNUAL NET OPERATING INCOME (NOI) OF \$165,319.44. BASED ON THE ASKING PRICE OF \$1,899,000, THE PROPERTY OFFERS INVESTORS AN ATTRACTIVE 8.71% CAP RATE. LEASE EXPIRATIONS ARE STAGGERED BETWEEN 2025 AND 2028, PROVIDING BOTH STABILITY AND FUTURE MARK-TO-MARKET POTENTIAL.

RECENT LEASE COMPARABLES WITHIN A HALF-MILE RADIUS RANGE BETWEEN \$12.00 AND \$13.50 NNN, POSITIONING THIS ASSET WELL FOR LONG-TERM RENTAL GROWTH UPON RENEWAL. WITH ITS STRONG TENANT BASE, STABLE CASH FLOW, AND STRATEGIC LOCATION, 1102 – 1104 SHAVER STREET IS A COMPELLING ACQUISITION OPPORTUNITY FOR INVESTORS SEEKING DURABLE INCOME WITH UPSIDE POTENTIAL IN A RAPIDLY GROWING NORTHWEST ARKANSAS SUBMARKET.

PLEASE REACH OUT FOR MORE DETAILED INFORMATION REGARDING TENANT TERMS, LEASE EXPIRATIONS, AND A FULL RENT ROLL.

3

TOTAL BUILDINGS

14,933

1102A: 4,834 SF
1102B: 5,083 SF
TOTAL SF 1104A: 5,016 SF

\$1,899,000

PRICE

100% OCCUPIED

OCCUPANCY

RENT ROLL

IN-PLACE

UNIT	UNIT SF	RENT/SF	BASE RENT	LEASE STRUCTURE	LEASE EXPIRATION
1102A	4,834	\$12.36	\$59,748.24	NNN	12/01/27
1102B	5,083	\$9.27	\$47,119.44	NNN	7/31/26
1104A	5,016	\$12.00	\$60,192	NNN	4/30/28
TOTAL - IN PLACE		14,933 SF	\$11.21	\$167,059.68	

FINANCIAL OVERVIEW

INCOME

	TOTAL	\$/SF
Base Rent	\$167,059.68	\$11.21
Net Operating Income	\$167,059.68	\$11.21

RETURN METRICS

CAP RATE*	8.79%
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OVERHEAD VIEW

1104A
5,016 SF

1102B
5,083 SF

1102A
4,834 SF

Shaver St



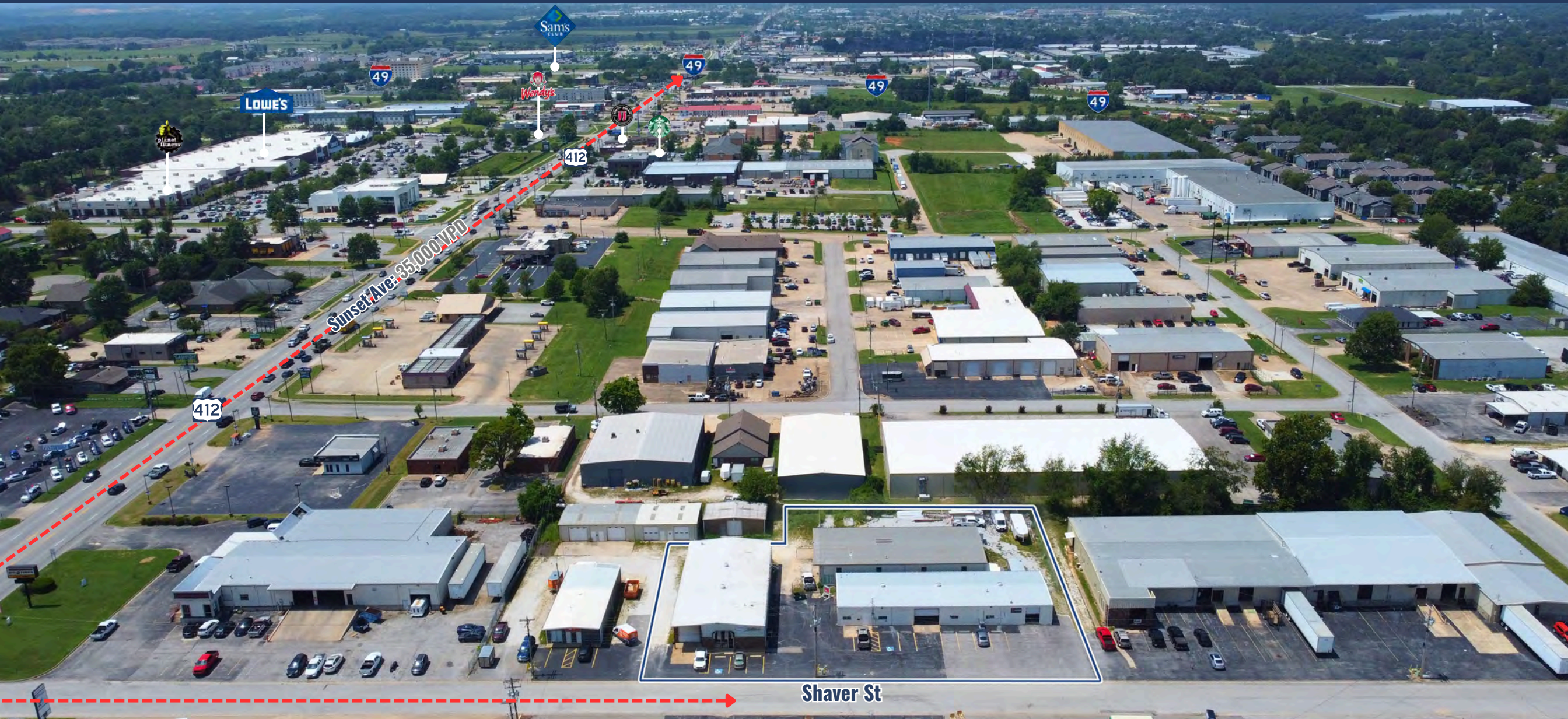
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AERIAL VIEW



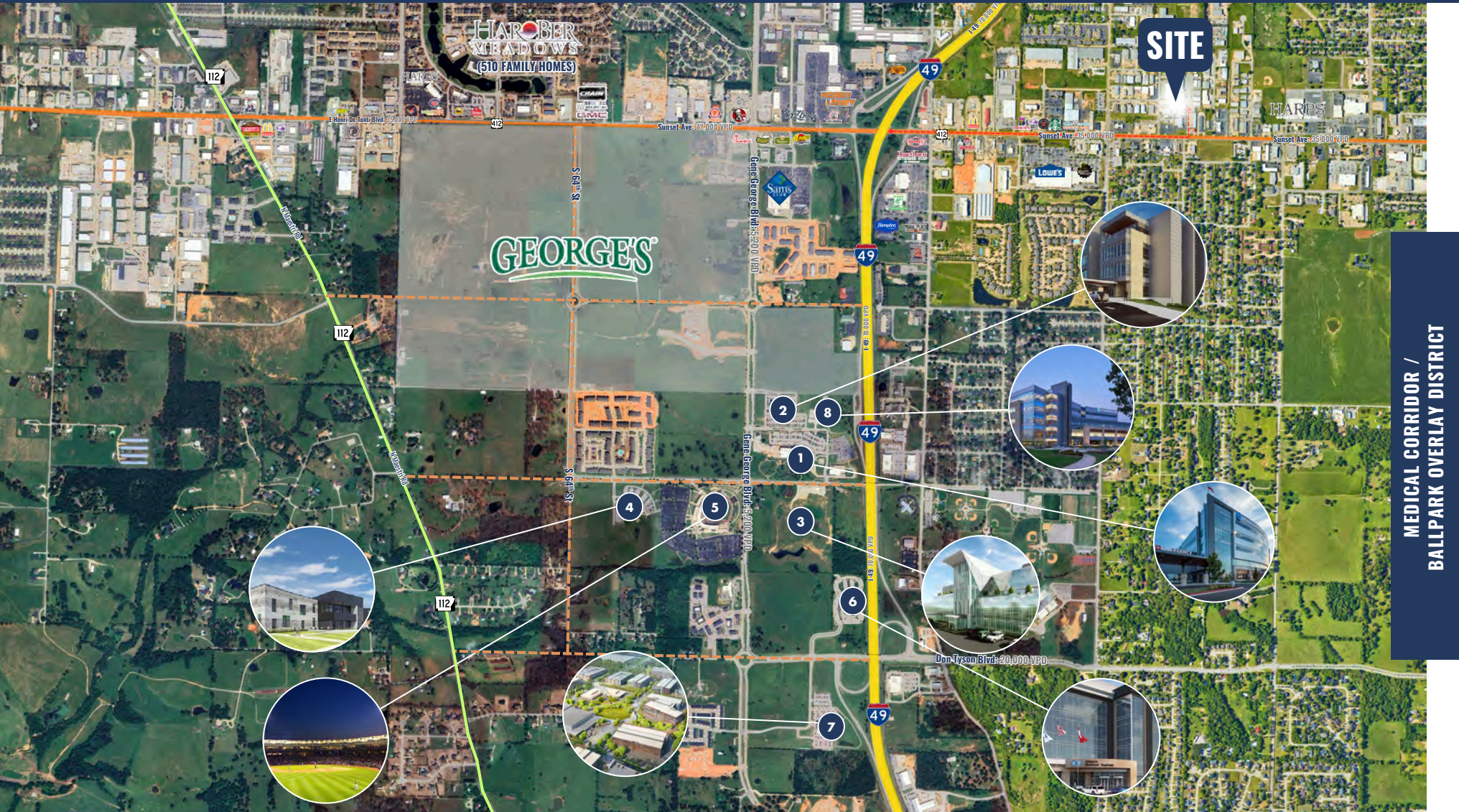
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AERIAL MAP VIEW



CHILDREN'S HOSPITAL

A state-of-the-art pediatric hospital serving families across Northwest Arkansas. Its presence reinforces Springdale as a regional healthcare destination and drives consistent traffic to the corridor.

CHILDREN'S CENTER

An essential extension of the hospital, offering outpatient pediatric services. It enhances the continuum of care in the area and supports the growing demand for child-focused medical facilities.

UAMS

The new University of Arkansas for Medical Sciences hospital campus anchors medical education, research, and advanced healthcare in Springdale, attracting top talent and long-term institutional investment.

NWACC

The expansion of Northwest Arkansas Community College's Springdale campus will bring thousands of students, faculty, and staff to the area—driving demand for housing, retail, and services.

ARVEST BALLPARK

A major entertainment hub and home to the NWA Naturals (Double-A affiliate of the Kansas City Royals). The ballpark draws consistent visitors year-round and adds to the area's appeal for mixed-use development.

BLUE CROSS OFFICE

This multi-building campus supports hundreds of high-paying healthcare and administrative jobs, contributing to daytime population density and bolstering area services and retail demand.

HIGHLANDS

Highlands Oncology's large, modern campus delivers world-class cancer care and specialist services. It adds significant medical traffic and enhances the credibility of the region's healthcare ecosystem.

MEDICAL OFFICE

Newly developed and planned medical office buildings cater to growing healthcare demand and increase service access, making the area attractive for additional medical, retail, and multifamily development.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

INTERSTATE-49

1.0 MILE 1 MIN

HWY 265

3.3 MILES 9 MIN

HWY 71-B

1.7 MILES 5 MIN

HWY 412

0.1 MILES 0 MIN



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LOCATION CONVENIENCE



WALMART CAMPUS | BENTONVILLE

16
MILES



XNA AIRPORT | BENTONVILLE

23
MILES



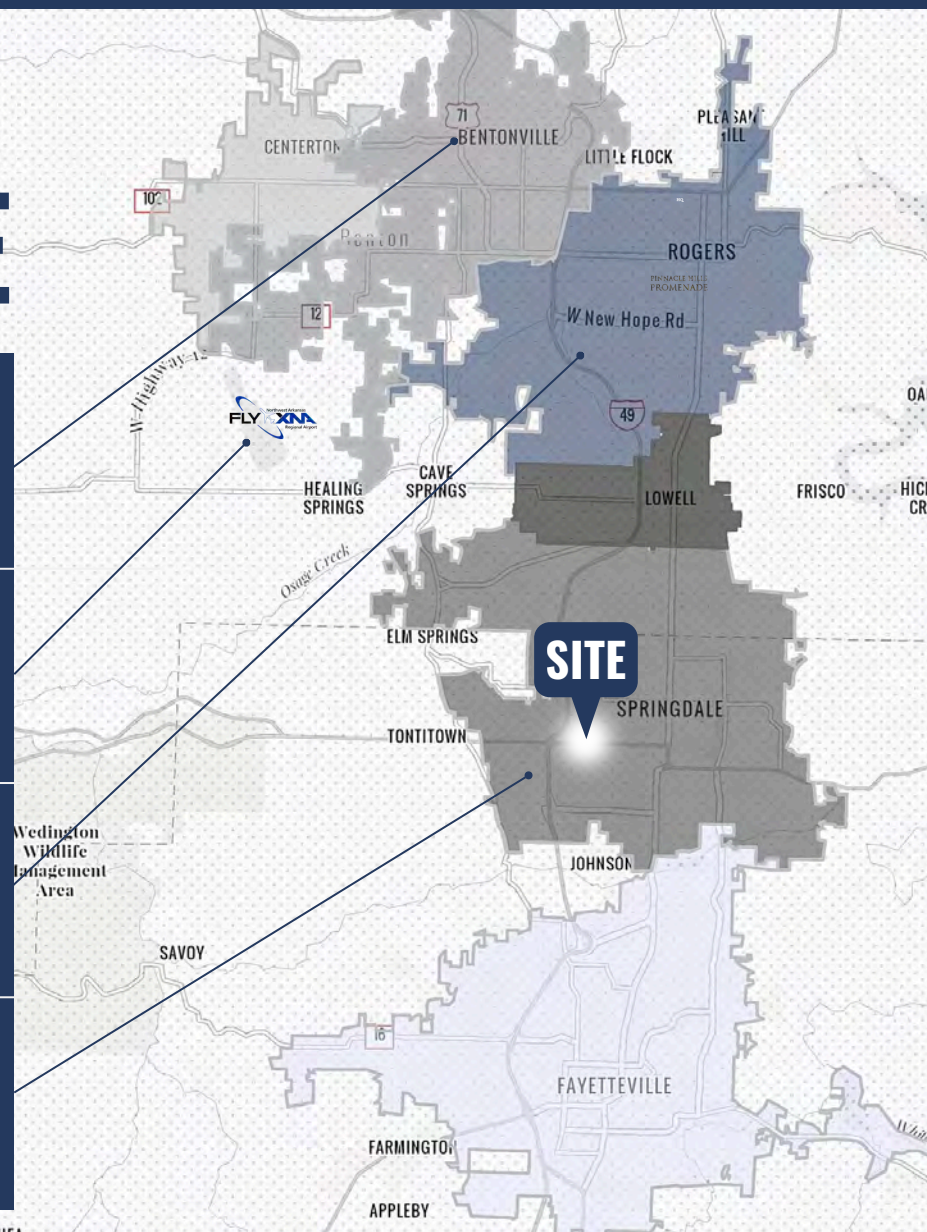
PINNACLE HILLS | ROGERS

9.5
MILES



BALLPARK OVERLAY DISTRICT

2.2
MILES



BALLPARK OVERLAY DISTRICT

The Medical Corridor / Ballpark Overlay District is rapidly transforming, with major developments already underway. Anchored by Northwest Arkansas Children's Hospital, the Blue Cross Blue Shield campus, Arkansas Urology's expansive facilities, the new University of Arkansas for Medical Sciences (UAMS) hospital, and Highlands Oncology's growing campus, this area is becoming a regional healthcare hub.

At the center of it all is Arvest Ballpark, home to the Kansas City Royals' Double-A team, the Northwest Arkansas Naturals. The nearby Northwest Arkansas Community College is also planning a significant campus expansion in Springdale, further fueling growth.

Additionally, approximately 1,300 new multifamily units are under construction or in the planning stages along the west side of I-49 within this corridor. Just 8 miles south is the University of Arkansas, making this one of the fastest-growing and most strategically located areas in Northwest Arkansas.

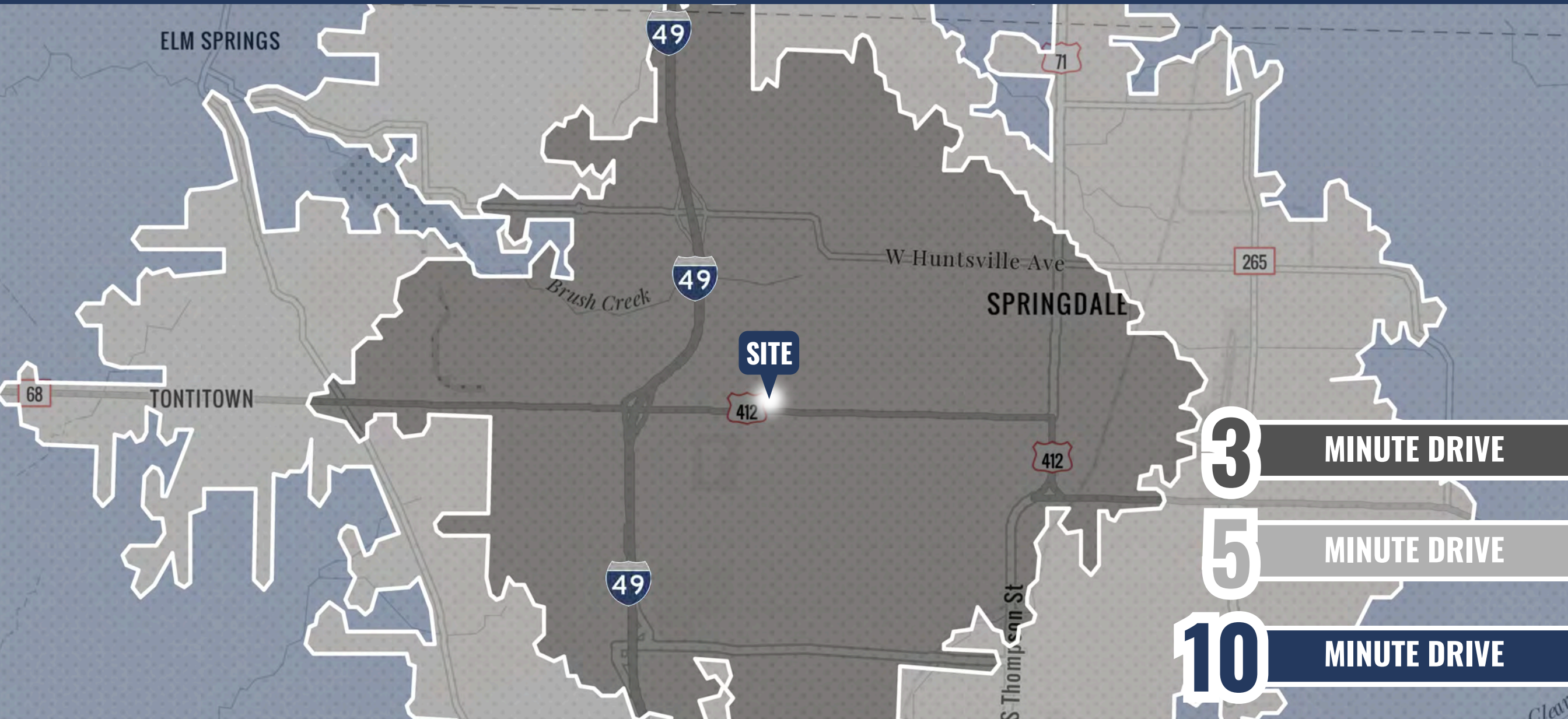
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DRIVE TIME MAP



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