

FOR LEASE

# GREAT TRAFFIC & VISIBILITY

2115 W. WALNUT | ROGERS, AR



## Property Information:

- 123,074 SF total building
- 100,000 SF ± available
- Loading dock
- Located across the street from Walmart Supercenter Store #1
- Adjacent to a very successful Hobby Lobby in the Frisco Station Mall
- Over 600 parking spaces available
- Good opportunity for a large retailer, office space or a call center
- \$11.00 SF NNN

**FOR MORE INFORMATION  
PLEASE CONTACT:**

**Tom Allen, CCIM**

479 845 3000 office

479 903 6331 cell

tallen@sagepartners.com

[www.sagepartners.com](http://www.sagepartners.com)



5100 JB Hunt Drive, Suite 800 | Rogers, AR 72758 | 479 845 3000





Walnut Street

Turtle Creek Plaza

Surplus Warehouse

POPETTES

SALLY BEAUTY

Wendy's

Walmart Supercenter

27,000 VPD

HOBBY LOBBY

Quesada Market

POPS

Frisco Station Mall

Price Cutter

ARVEST BANK

CVS Pharmacy

Walgreens

Price Cutter

Dixieland Road

15,000 VPD

Dixieland Road

Walnut Street



# FOR SALE

2115 W. WALNUT | ROGERS, AR

[www.sagepartners.com](http://www.sagepartners.com)





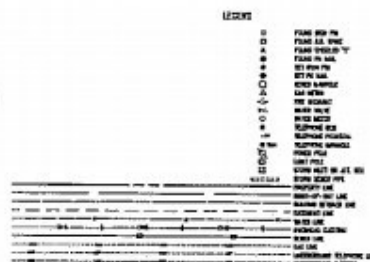
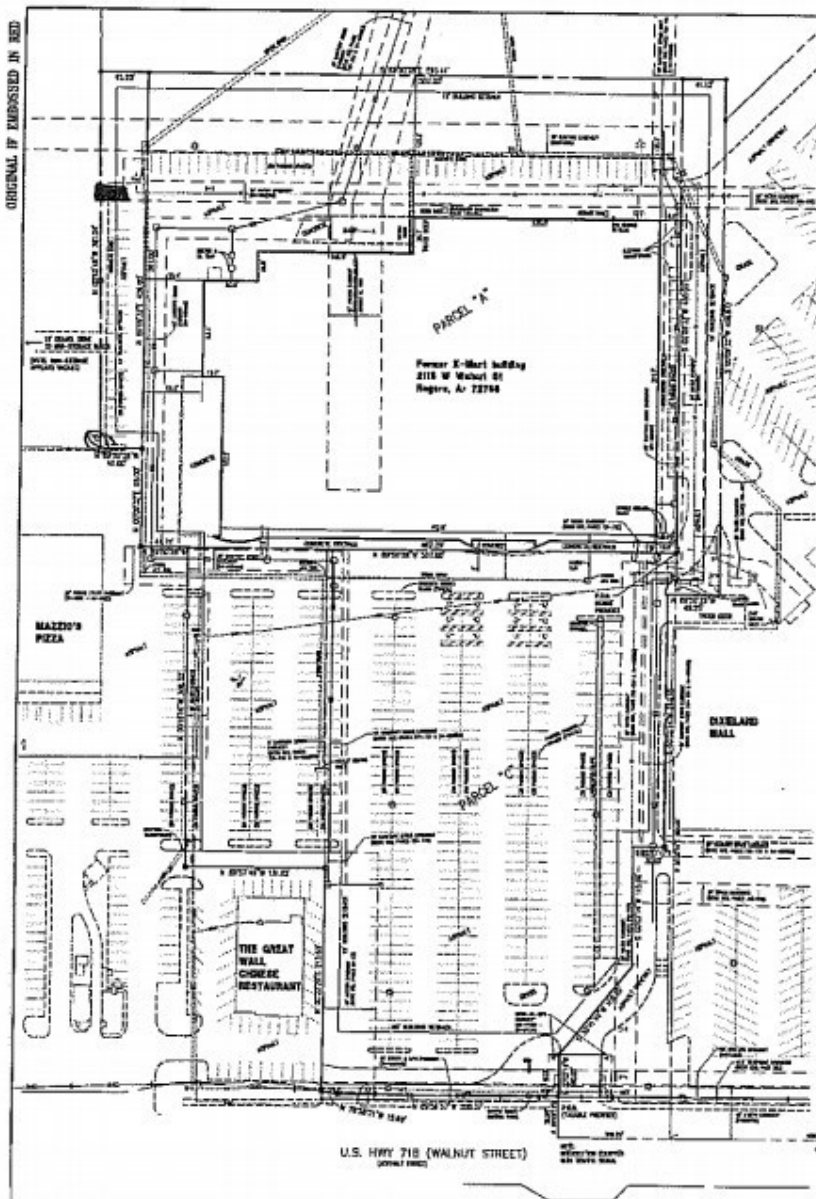


Figure 6-3

PLANS: SEEKS SHOW FOR CITY OF HOUSTON FROM RELEVANT

## 10. Final Commitment Project

UTILITIES SHOWN IN THIS DRAWING ARE FROM RECORDS ABOVE EXISTING STRUCTURES  
AND ARE BASED ON THE "USE PLAN" IN THE CONSTRUCTION PLANS.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL MAPS. STRUCTURE IS, ESTIMATED, DATED OCTOBER 25, 2000.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MATTER. IN ADDITION, THE ABOVE STATEMENT DOES NOT SUPPLEMENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF A FLOOD.

## DESCRIPTION: FAMILIAL "X" RAYE PREDILEXION

A PART OF THE NW 1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 30 WEST  
 DEKALB COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID HWY 1/4, RUN N 89°25'40" E, 100.00 FEET ALONG THE CENTERLINE OF U.S. HIGHWAY 240, THENCE N 87°25'40" E, 100.00 FEET TO THE POINT OF BEGINNING, THENCE N 85°20'00" E, 30.00 FEET, THENCE N 80°00'00" E, 30.00 FEET, THENCE S 85°20'00" E, 30.00 FEET, THENCE S 89°25'40" E, 100.00 FEET, THENCE S 87°25'40" E, 100.00 FEET TO THE POINT OF BEGINNING (CONTAINING 0.20 ACRES OR 20,000 SQUARE FEET), MORE OR LESS.

DE Schreiner, August 2nd, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 252

A PART OF THE NW 1/4, SECTION 15, T20N10P18 NORTH, RANGE 20 WEST, SEVENTH COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

This is to certify that this copy of 2002 and the survey on which it is based were made in accordance with "Minimum Manual Data Requirements for AUSA/AUSC (see The Survey)," jointly submitted and accepted by AUSA, AUSC and SPS in 1998. Pursuant to the Army's Directives as outlined by AUSA, AUSC, SPS, and AUSA and in effect on the date of the certificate, undersigned hereby certifies that the Position Information resulting from the survey measurements made on the survey do not

Corbin, T.B. & Associates, Inc.  
 By: Mark C. Harris (agent)  
Mark C. Harris  
 MARK C. HARRIS      J.S. 000

All copies filed do not bear an original seal and signature area have been retained. The above certificates must not state in any copy that does not bear an original seal and signature.



**Crafton, Tull & Associates, Inc.**  
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ALTA SURVEY OF  
THE OLD K-MART BUILDING SITE  
ROGERS, ARKANSAS

ALTA SURVEY	
Drawn by	Job Number
Checked by	G31111-1-03
	Contact Person
	AL HARRIS
Date	Sheet Number
JULY 2003	

Former K-Mart big box. Most recently a VW dealership. Dealership was sold and recently moved to another location. Great traffic and visibility. Located across the street from Walmart Supercenter Store #1. Adjacent to a very successful Hobby Lobby store which is in the Frisco Station Mall. This is a good opportunity for a large retailer; office space or a call center. Over 600 parking spaces available. New roof. This property is professionally leased and managed by Sage Partners. You can get more information to reserve your space by calling our office today!



**TOM ALLEN, CCIM**

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Northwest Arkansas is home to corporate giants like Walmart Stores Inc., Tyson Foods, and J.B. Hunt Transport, as well as the University of Arkansas.

The latest Census estimates show Northwest Arkansas grew by more than 31 people per day from July 2014 to July 2015 and topped 501,653 residents in 2015.

The population of Rogers has grown 58% since 2000 to 61,464 residents as of 2015, according to a recent report by CBRE Real Estate.

Over 1,470 new jobs were created in Rogers-Lowell in 2015.

The Rogers-Lowell Area Chamber of Commerce reported the average household income was \$81,003 in 2015.

U.S. Bureau of Economic Analysis reported that income growth in Northwest Arkansas outpaced most other U.S. metros and adjacent metropolitan regions.

According to the Bureau of Labor Statistics, the seasonally adjusted unemployment rate in Northwest Arkansas was 2.8% for June 2016.

New Quality of Life amenities like the 36 mile regional Razorback Greenway Trail, High Rise Trampoline Park and the 7,000 seat (10,000 including standing room) Arkansas Music Pavilion.

I-49 is being expanded to 6 lanes throughout Northwest Arkansas and connects major cities making travel within the region quick and easy.

The region is centrally located in the United States and only hours from Kansas City, St. Louis, Oklahoma City, Dallas, Memphis and New Orleans.