



# For lease

2 Office Building Portfolio  
±40,580 SF Available  
Lowell, AR 72745

# LOWELL'S ECONOMIC RENAISSANCE

Lowell, Arkansas has experienced remarkable development in recent years, positioning itself as one of the fastest-growing communities in Northwest Arkansas's economic corridor. Since 2022, the city has seen significant commercial and residential expansion, largely benefiting from its strategic location near the I-49 corridor between Rogers and Springdale. New housing developments have sprung up to accommodate the influx of residents attracted by the area's strong job market, particularly in logistics, retail, and technology sectors. The city's leadership has focused on managed growth, improving infrastructure while maintaining Lowell's small-town charm. This balanced approach to development has allowed Lowell to capitalize on the broader Northwest Arkansas region's economic momentum while creating its own distinct identity as a desirable place to live and work in Benton County..

## BUILDING SPECIFICATIONS



Ample Parking



Conferencing facilities



Strategic location



Furnished



Mixed-use development



Proximity to premium retail stores and restaurants



# PROPERTY OVERVIEW



Building Size	20,290 SF
Lot size	3.98 Acres
Stories	1
Year Built	2005
Parking spaces	260

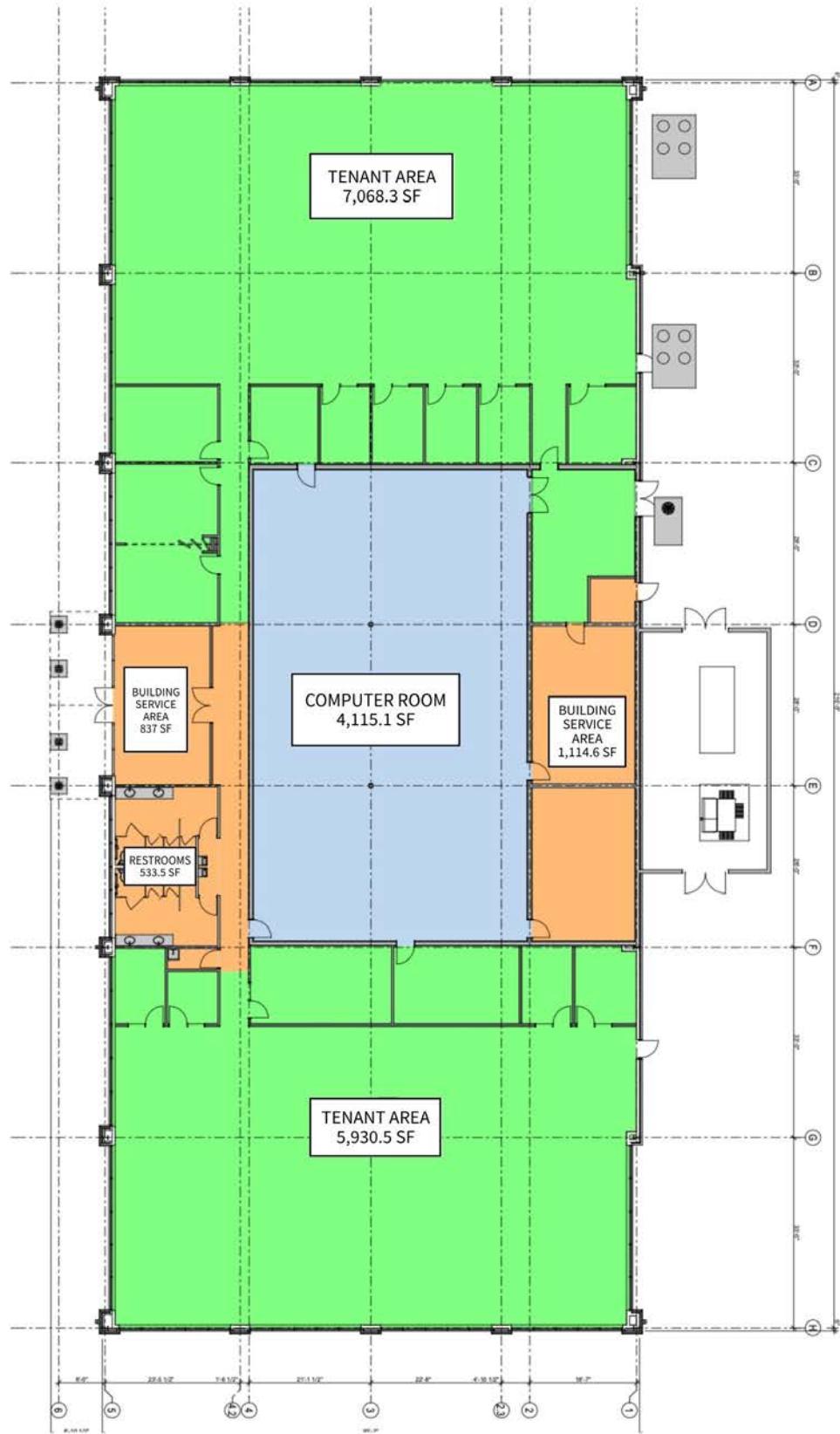
**±13,000 SF**  
of Tenant Area

**±4,100 SF**  
of Computer Area

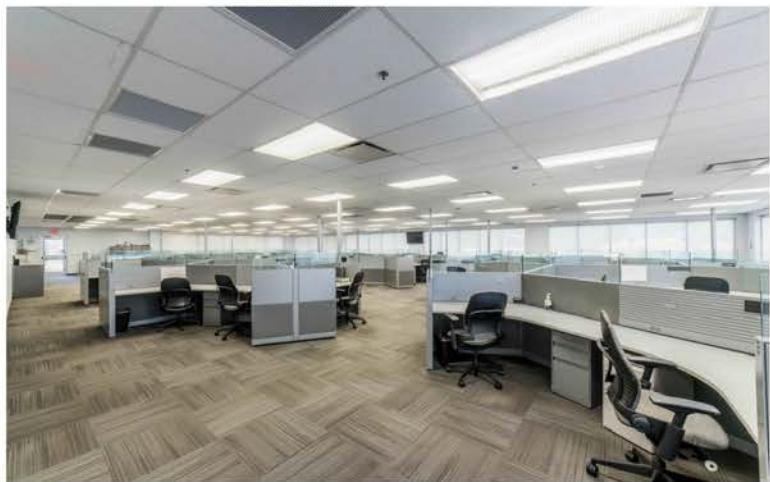
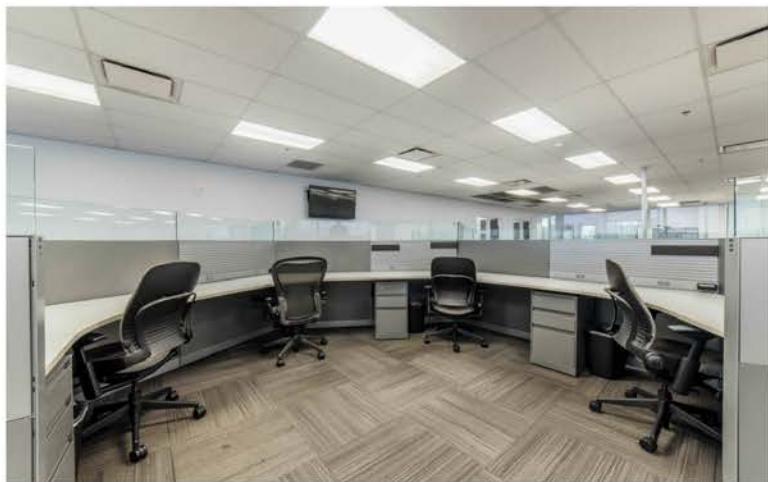


# PROPERTY SITE PLAN

224 JB Hunt Corporation Dr.



# PROPERTY PHOTOS



# PROPERTY OVERVIEW



**±17,400 SF**  
of Tenant Area

**±1,400 SF**  
Business Service Area

Building Size	20,290 SF
Lot size	3.98 Acres
Stories	1
Year Built	2005
Parking spaces	260



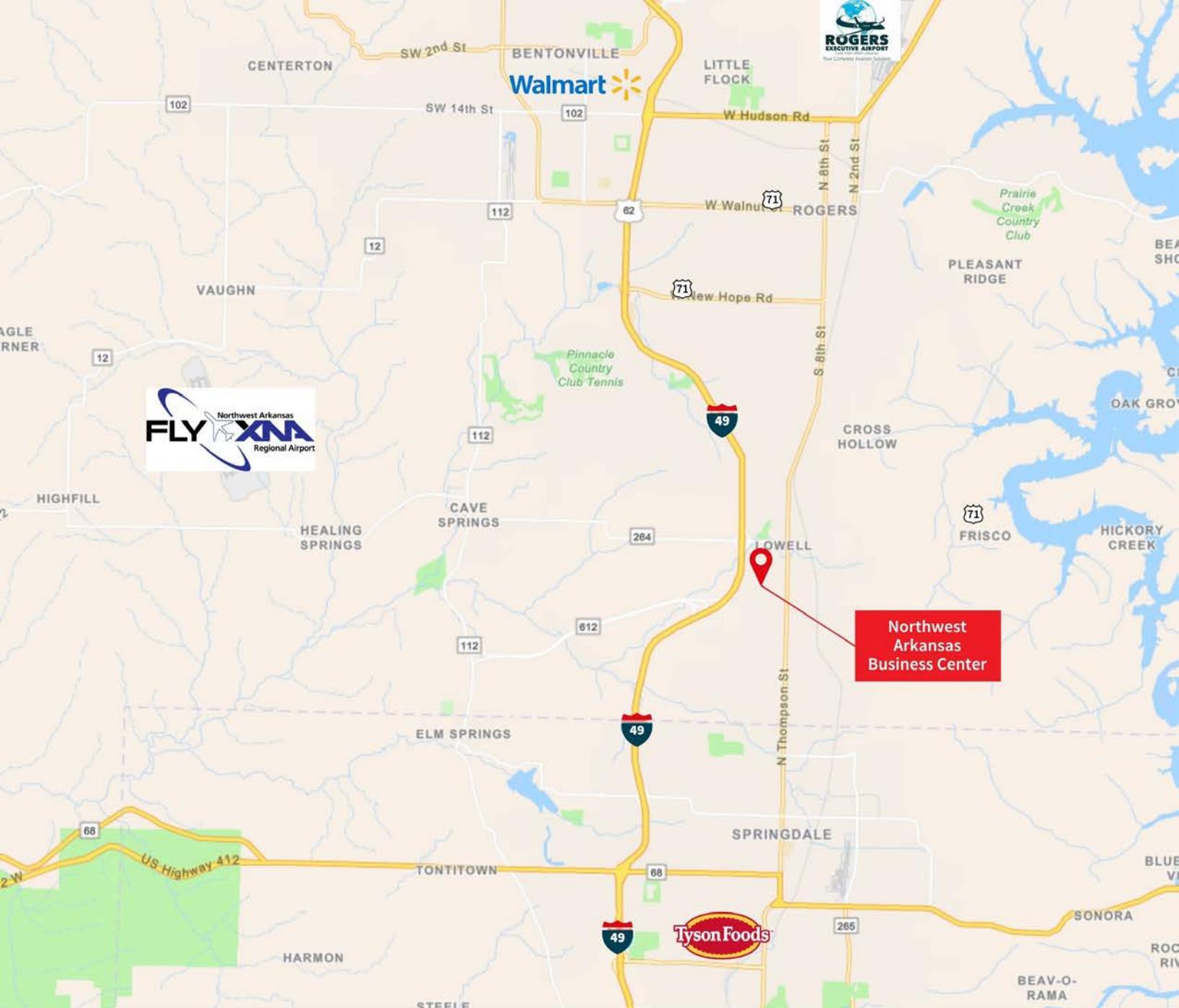
# PROPERTY SITE PLAN

306 JB Hunt Corporation Dr.



# PROPERTY PHOTOS





## STRATEGIC LOCATION

**5**

Minutes to I-49

**20**

Minutes to Tyson  
Foods Headquarters

**25**

Minutes to Rogers  
Municipal Airport

**20**

Minutes to Northwest Arkansas  
International Airport

**20**

Minutes to Downtown Bentonville  
(Walmart Corporate Headquarter)

# NORTHWEST ARKANSAS, BENTON COUNTY REMAIN FASTEST-GROWING IN STATE

The population of Northwest Arkansas is rapidly growing, with a total population of around 590,337 people. The area is made up of several cities and towns, each with their own unique character and demographic makeup.

## LOWELL DEMOGRAPHICS

Lowell is considered to be the hub of Northwest Arkansas

**±12.3K**

2025 Population

**4.33 %**

Year growth

**32.1**

Median Age

**\$92,986**

Median Household  
Income

**5,363**

Employed Population

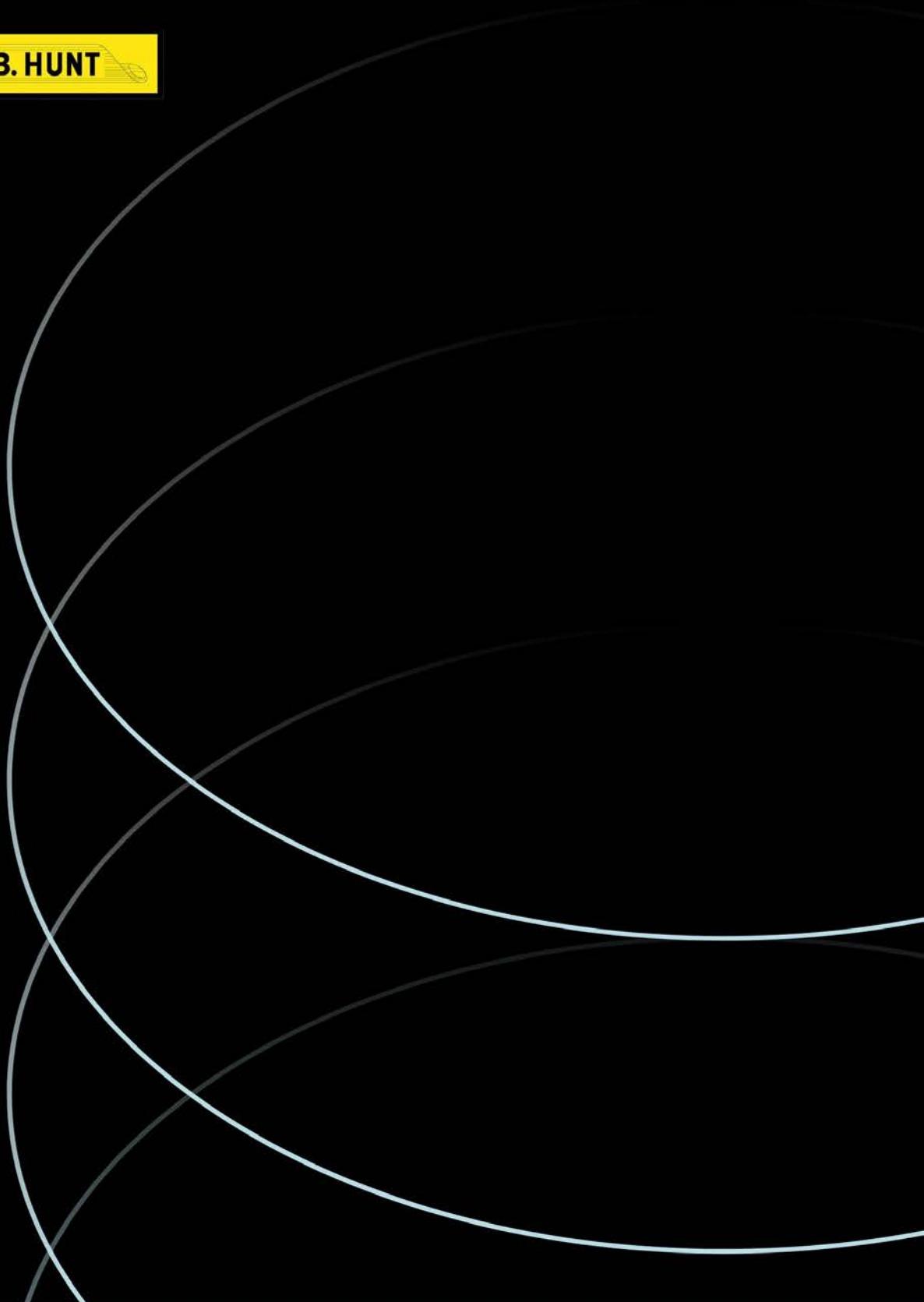


Source: talkbusiness.net





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