



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

224 JB Hunt
Corporation Dr.



Building Size

20,290 SF

Lot size

3.98 Acres

Stories

1

Year Built

2005

Parking spaces

260

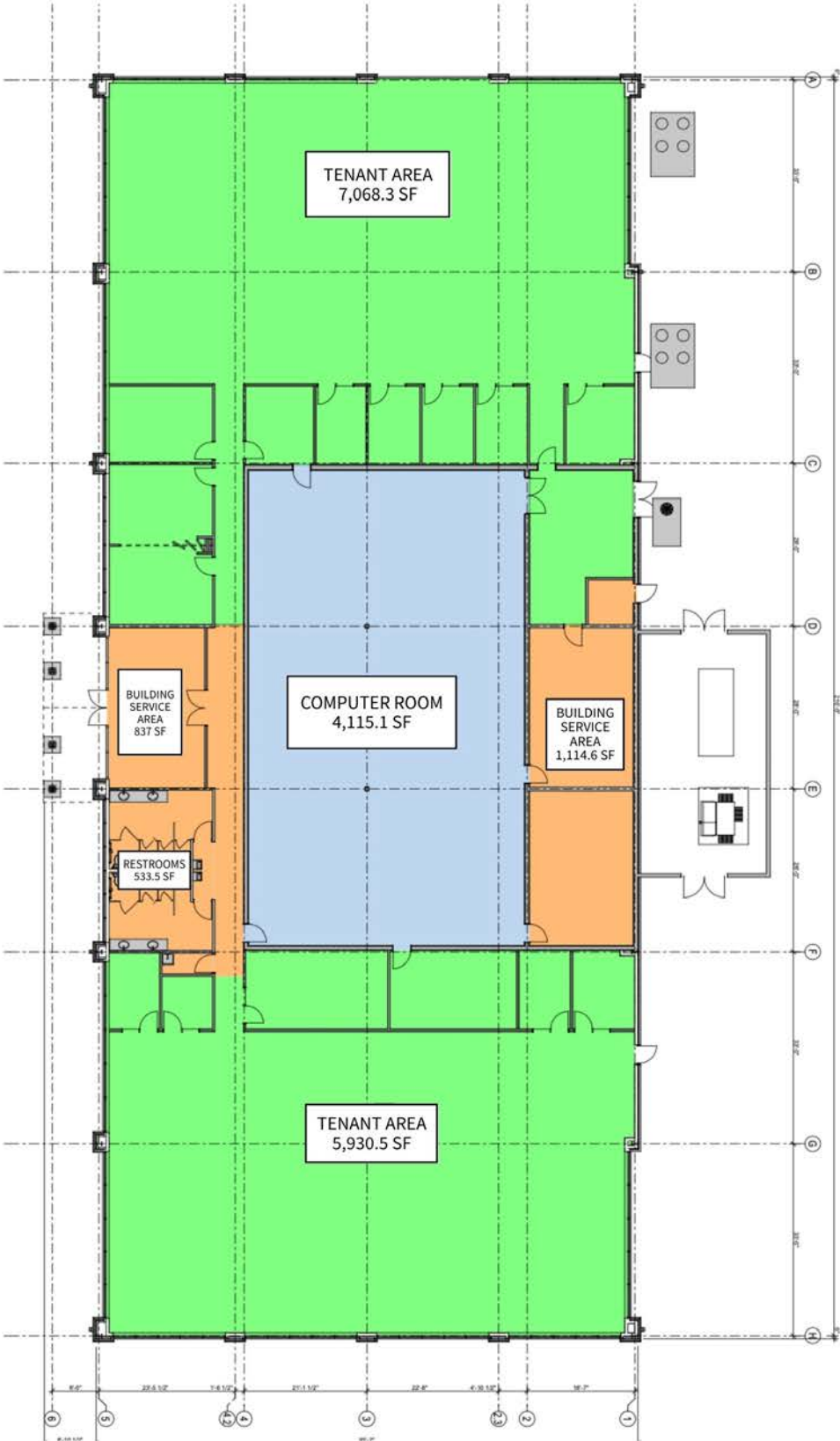
±13,000 SF
of Tenant Area

±4,100 SF
of Computer Area



PROPERTY SITE PLAN

224 JB Hunt Corporation Dr.



PROPERTY PHOTOS



PROPERTY OVERVIEW



306 JB Hunt Corporation Dr.

±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



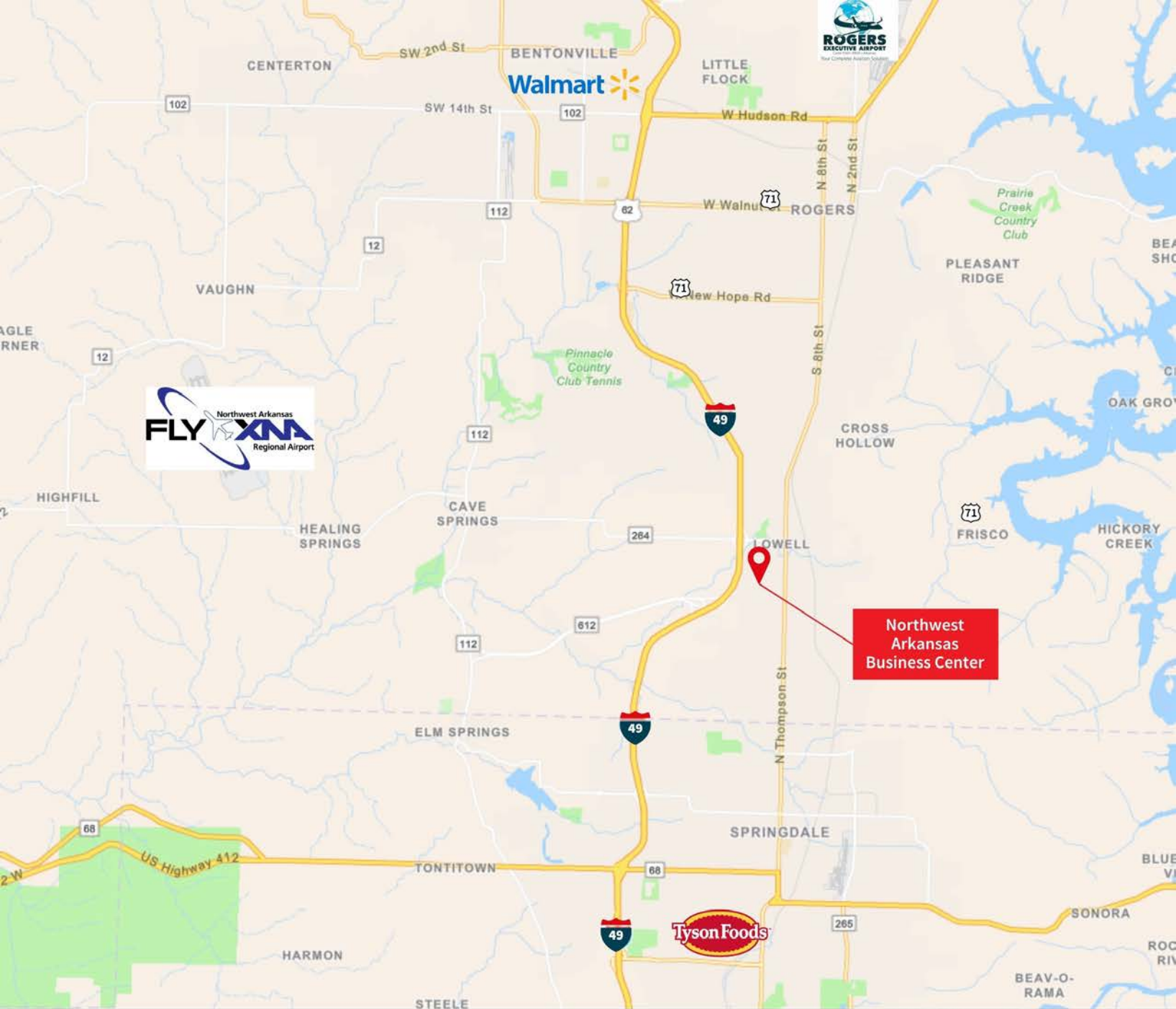
PROPERTY SITE PLAN

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

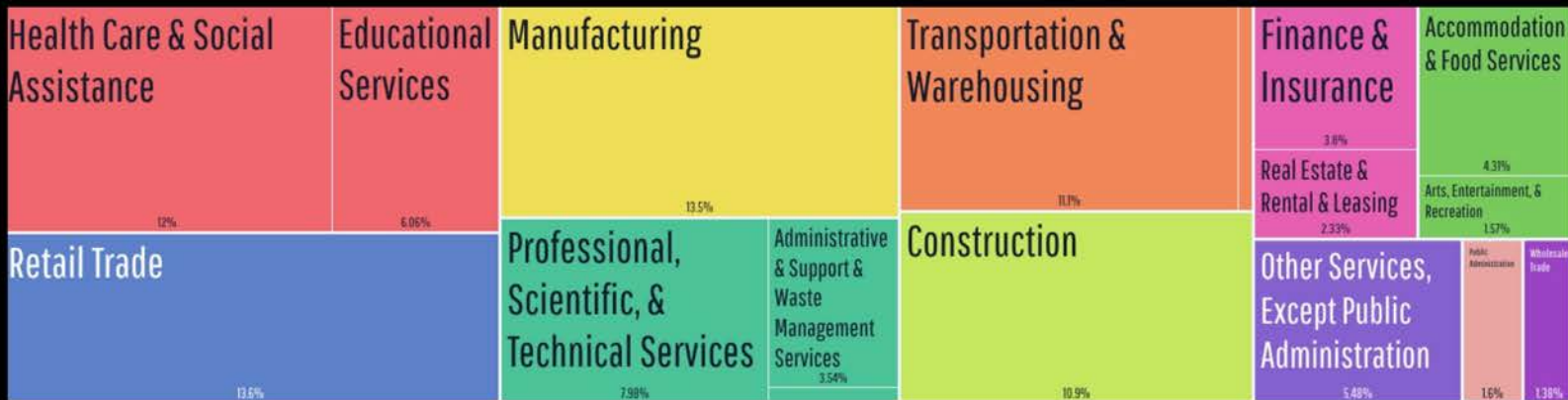
Median Age

\$92,986

Median Household
Income

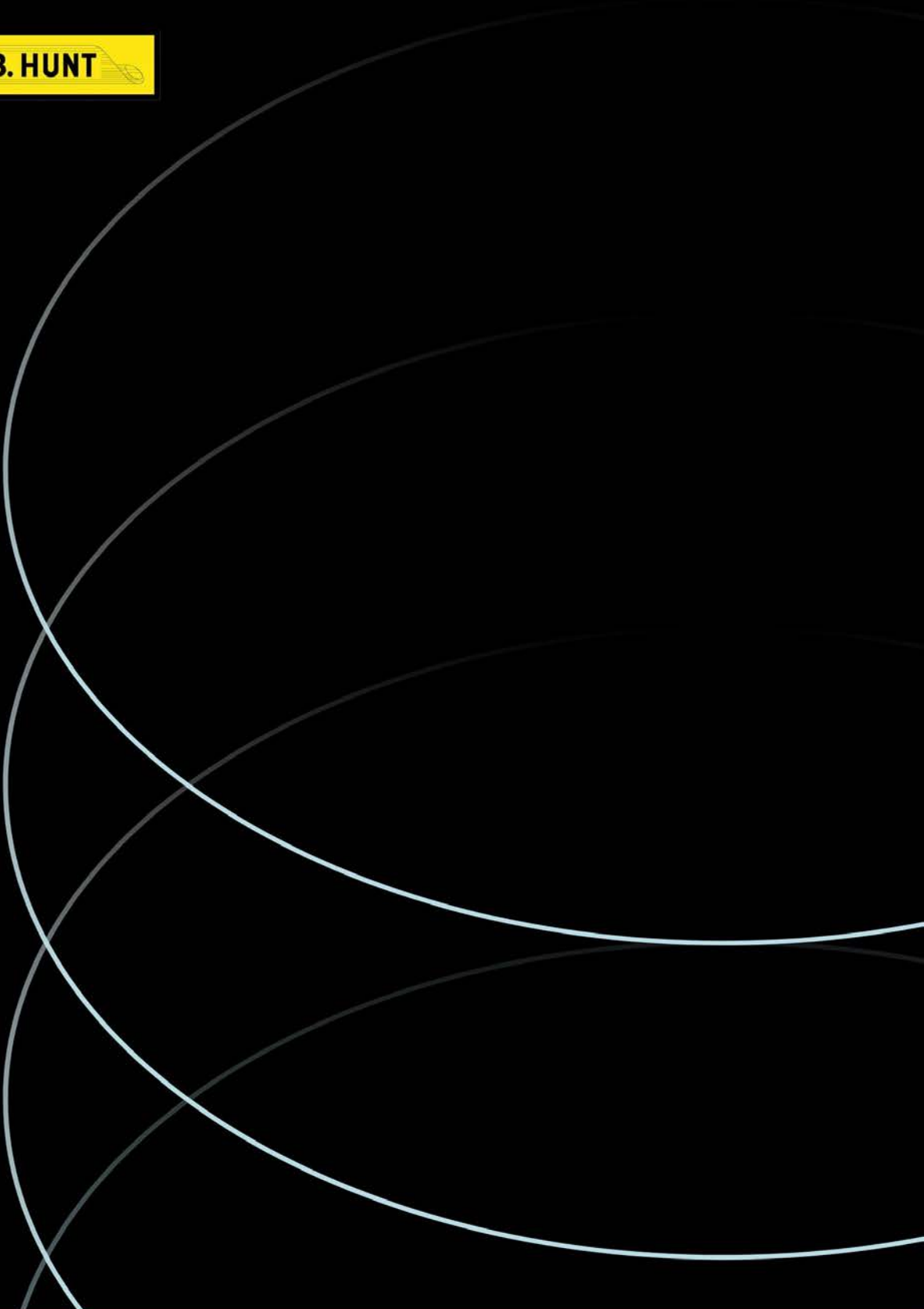
5,363

Employed Population



Source: talkbusiness.net





JM Priddy
Vice President
JM.Priddy@jll.com
(214) 952 7283

Kristina Pendleton
Transaction Manager
Kristina.Pendleton@jll.com
(479) 790 3897

jll.com

Jones Lang LaSalle Americas, Inc. License #:
CO508577000