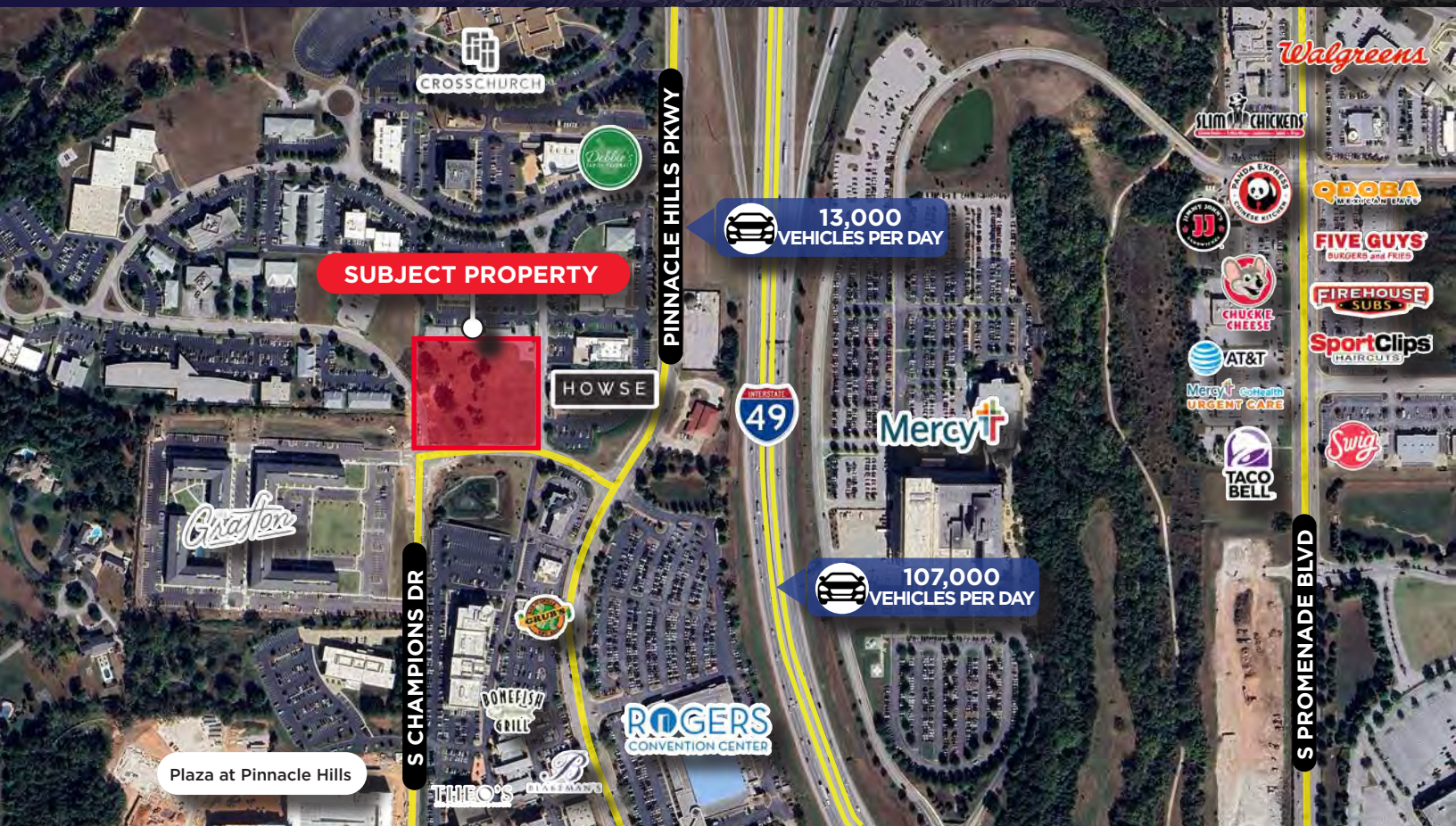




FOR SALE

PINNACLE HILLS LAND

Property Highlights

- Lot size: 3.71 ± acres
- Sale Price: \$2,900,000
- Excellent site for retail, restaurant or office establishment
- Close proximity to Walmart Amp, Topgolf, Rogers Convention Center, Pinnacle Hills Promenade, Target, and multiple retailers and restaurants
- Easy access to I-49
- Located in a high traffic area with 107,000 VPD on I-49 and 13,000 VPD on S Pinnacle Hills Pkwy

For more information, please contact:

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*information deemed reliable but not guaranteed

DEVELOPMENT MAP 2718 S CHAMPIONS DR | ROGERS, AR 72758



CUSHMAN &
WAKEFIELD

sage
PARTNERS



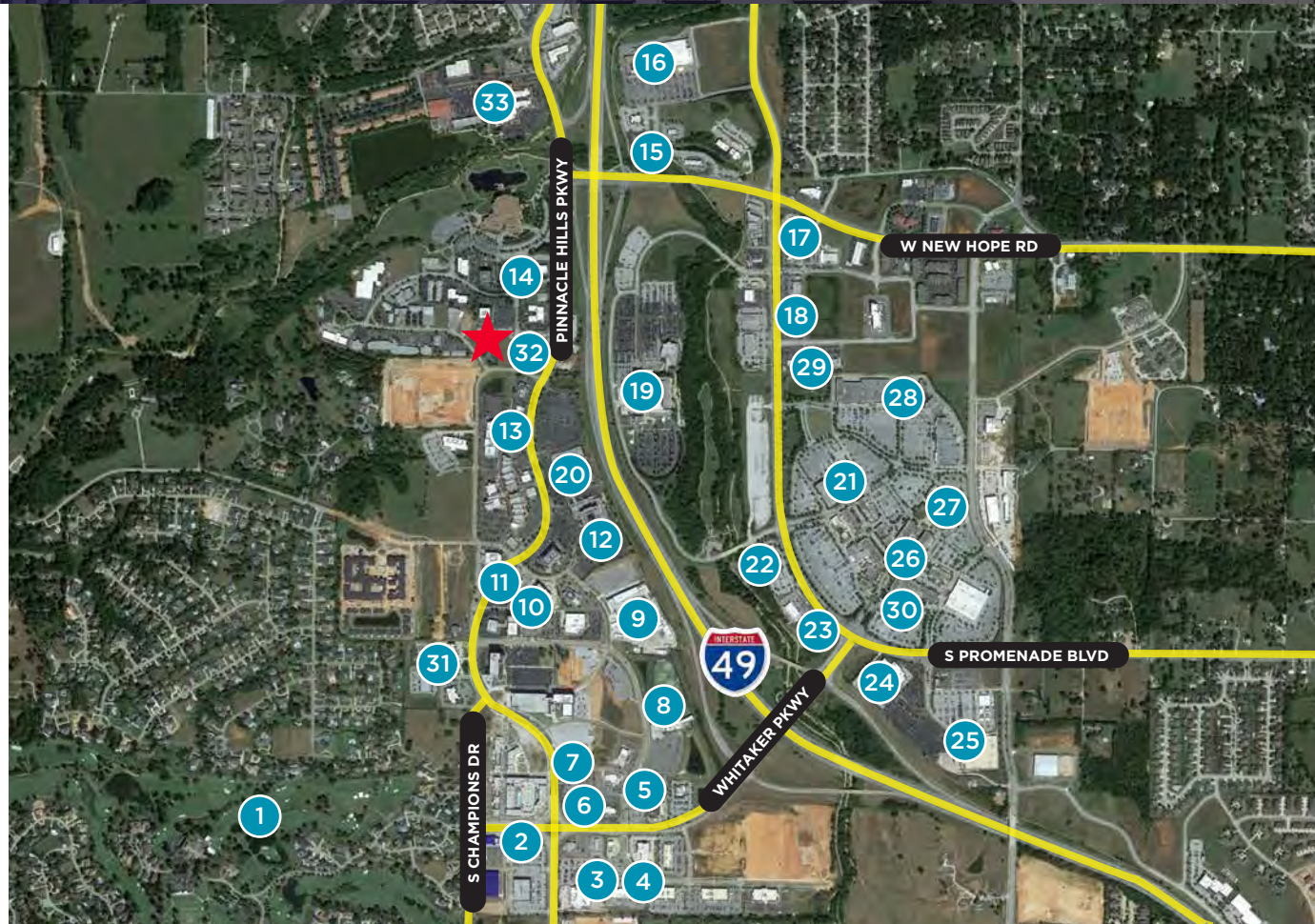


356
RETAIL

239
AREA
RESTAURANTS

33
HOTELS

*Information provided within 3 mile radius



- | | | | | |
|---|--|--|--------------------------------|--|
| 1. Pinnacle Country Club | 6. Wright's BBQ, Cappricio, Lavish Nail Lounge | Cold Stone | Starbucks | Local Lime |
| 2. Newk's Eatery, Hero's Coffee, Luma, Orange Theory, Walker Bros | 7. Tacos4Life, Walkons, Saltgrass | 14. Debbie's Family Pharmacy, Howse | 19. Mercy Hospital | 27. Dave & Buster's |
| 3. Walmart Neighborhood Market, Torchy's Tacos | 8. Topgolf | 15. Red Lobster, Olive Garden, Bariola's Pizzeria, Einstein Bros | 20. Rogers Convention Center | 28. Ulta, Old Navy, Hobby Lobby, T.J. Maxx, Carter's |
| 4. Fuzzy's Taco Shop, Mirabella's Table, Uptown Taphouse, Arvest | 9. Walmart Amp | 16. The Home Depot | 21. Dillard's | 29. Swig, Oasis Nail Bar |
| 5. Pei Wei, Chick-fil-A, Chuy's Mexican Food | 10. Domino's Pizza | 17. Walgreens, Splash, Culver's | 22. Best Buy | 30. Pinnacle Hills Promenade |
| | 11. Tropical Smoothie | 18. Five Guys, Firehouse Subs, Mojitos, TCBY, | 23. Longhorn Steakhouse | 31. Signature Bank |
| | 12. Embassy Suites | | 24. Bass Pro Shops | 32. Howse Furniture |
| | 13. Grub's, Bonefish Grill, | | 25. Target | 33. Cross Church |
| | | | 26. Big Orange, P.F.. Chang's, | |