

Walmart
Home Office Campus
350 Acres

HOME 2

U-HAUL

49

NWACO

Interstate 49 108,000 VPD

MY PLACE

Newk's

PLUM CHICKENS

jiffy lube

DIAMOND WASH
AUTO SPA

Mercy+

Walmart
Neighborhood Market

SE Hudson Road 37,000 VPD

PRISM

Sams Club

Bekaert Drive

Property

B Bekaert

FOR SALE

Asking Price:

\$12.00 - \$25.00 PSF

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1 Bekaert Drive

Rogers, Arkansas

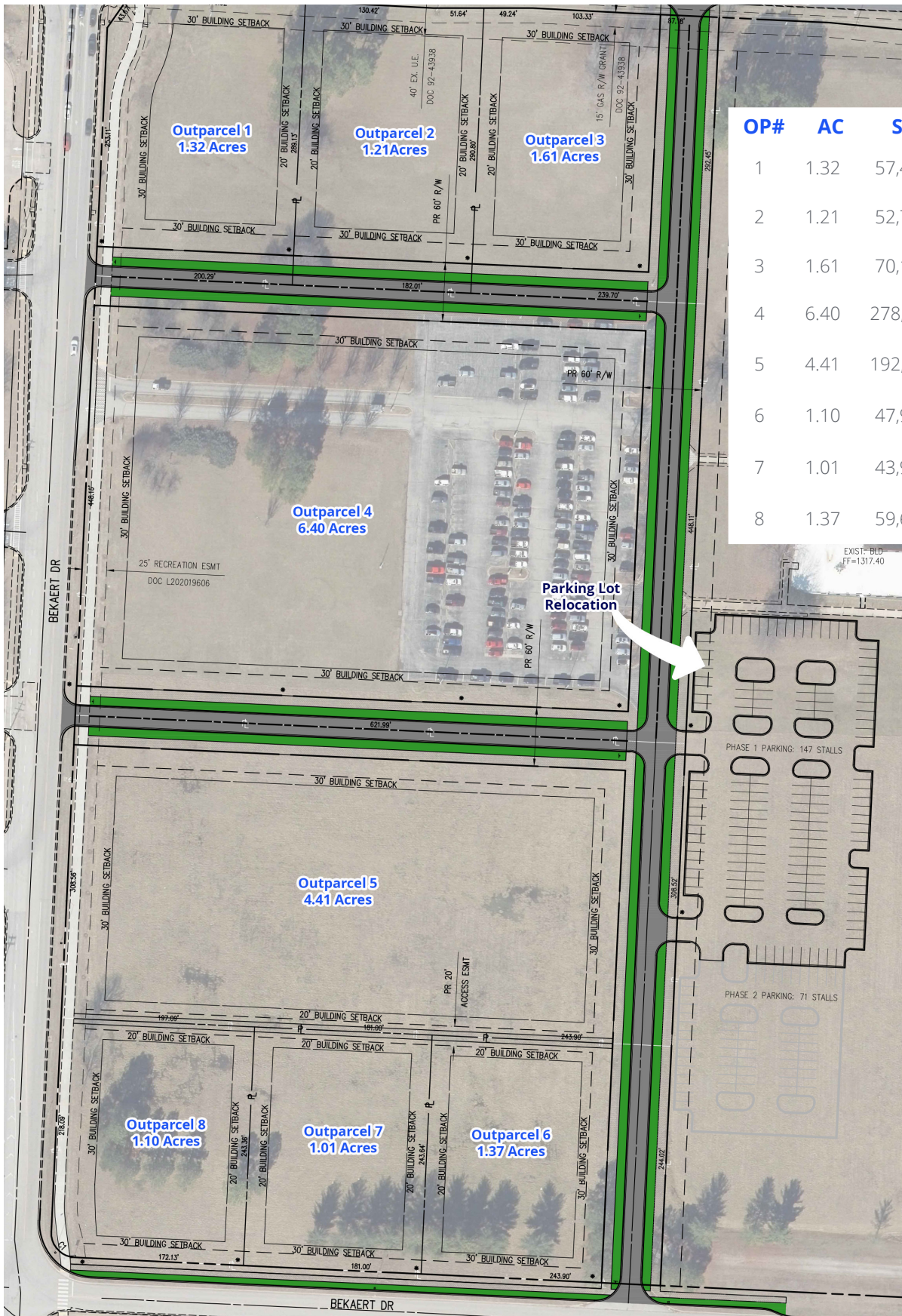
Property Features

- Prime retail location on the market for the first time
- Parcels can purchased individually or as an assemblage
- Immediately adjacent to Bentonville jurisdiction and Walmart Neighborhood Market and Sam's Club
- Signalized corner with 37,000 cars per day on W Hudson Rd
- 1 mile from the new 350-acre Walmart Home Office campus that will employ 15,000+ people per day starting in Early 2025
- 2000' from Interstate I-49 with 108,000 vehicles per day
- Flat topography with water on site and sewer across Bekaert Drive
- High Barrier to Entry retail corridor (HWY 62 West Hudson Road)
- Walking distance to Northwest Arkansas Community College
- Seller will move current parking lot off of site

Large tract of land for sale in hard to penetrate area of Rogers, Arkansas. Surrounded by new developments, Sam's Club, Mercy Hospital, Northwest Arkansas Community College and several national retail brands. The W Hudson Road corridor (Highway 62) is a highly-trafficked street and is the main highway to Beaver Lake. Property is located on a hard corner with traffic signal and allowed uses include retail, restaurants, office, lodging, auto service, health care and others under HC zoning. Residential uses are prohibited.

SITE PLAN

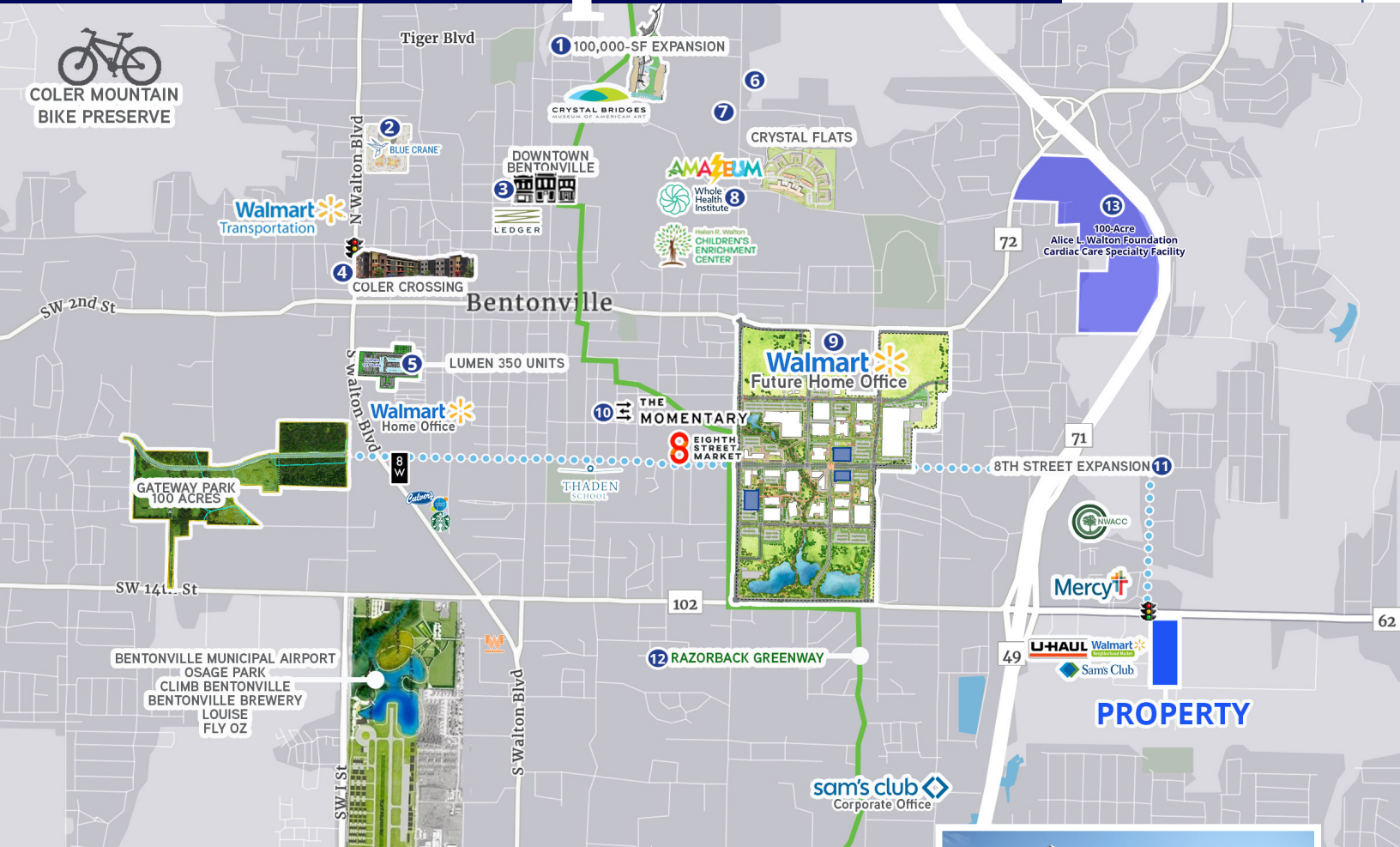
Colliers



OP#	AC	SF	\$PSF	Total\$
1	1.32	57,499	\$25.00	\$1,437,475
2	1.21	52,708	\$25.00	\$1,317,700
3	1.61	70,132	\$25.00	\$1,753,300
4	6.40	278,784	\$15.00	\$4,181,760
5	4.41	192,100	\$12.00	\$2,305,200
6	1.10	47,916	\$14.00	\$670,824
7	1.01	43,996	\$14.00	\$615,944
8	1.37	59,677	\$14.00	\$835,478

*Please note that purchasers of this property will be required to contribute and/or participate in the development of certain adjacent access improvements, ensuring connectivity.

Rogers & Bentonville Developments



- 1 Crystal Bridges Museum 100,000-square-foot expansion
- 2 Future large-scale Blue Crane development on N Walton Blvd
- 3 Downtown Bentonville projects including:
 - Ledger Building
 - Quilt of Parks
 - The Motto by Hilton
 - Walton-owned boutique hotel
- 4 Coler Crossing multifamily
- 5 Lumen multifamily
- 6 Alice L. Walton School of Medicine 300-unit apartments
- 7 Alice L. Walton School of Medicine
- 8 Whole Health Institute
- 9 Walmart Home Office campus - 350 acres
- 10 The Momentary Museum
- 11 8th Street expansion and connector to Highway 62 with stop light
- 12 Razorback Greenway trail system
- 13 100-Acre Alice L. Walton Foundation Cardiac Care Specialty Facility



PROPERTY

Market Fundamentals



- Three Fortune 500 company headquarters within a 15-mile radius radius: Walmart Inc., Tyson Foods and J.B. Hunt Transport
- \$401,126 average home value and 83.1% white-collar workforce within a 1-mile radius
- 2.6 % Northwest Arkansas MSA unemployment rate, 2.5% Bentonville city unemployment rate (BLS)
- Northwest Arkansas is the 18th fastest-growing metro area in the U.S., on track to hit nearly one million residents by 2045 (Northwest Arkansas Council)
- Northwest Arkansas MSA named a top-ten-best-performing city for 2024 by the Milken Institute, noting one of the nation's fastest growing high-tech sectors
- "The New Capital of Cool" - Wall Street Journal



20,000+ Employees



14,000+ Employees



Tyson

1,700+ Employees

No 5

Fastest Growing Economic Market in the U.S.

Synergos Technologie, 2023

No 1

Top Mountain Bike Destinations

Mountain Bike Action, 2022

No 2

Most Cutting-Edge Mid-Size Metro

Wall Street Journal, 2023

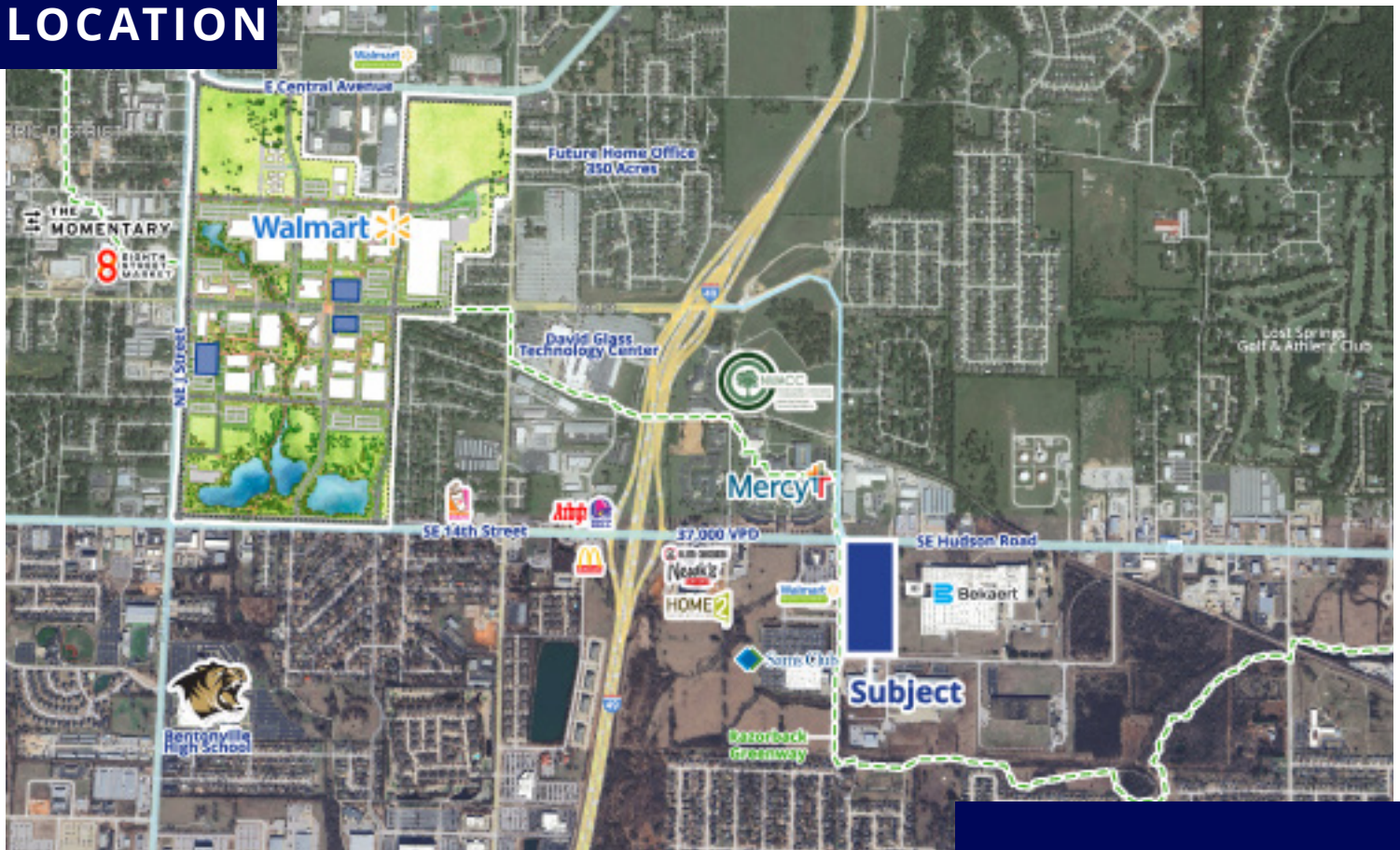
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Best-Performing Cities

Milken Institute, 2024



LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	7,226	52,636	120,042
Projected Population (2029)	7,862	57,608	131,288
Average HH Income (2024)	\$99,090	\$103,240	\$122,427
Proj. Average HH Income (2029)	\$111,349	\$116,214	\$137,744
Households (2024)	2,831	20,891	45,399



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