



S BELVIEW ROAD

S JB HUNT DRIVE

**FOR SALE  
OR LEASE**

**S JB HUNT DRIVE  
ROGERS, AR**

# THE HIGHLANDS AT OSAGE CREEK

**1.00 - 11.40 ± ACRES**

FOR MORE INFORMATION  
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# THE HIGHLANDS AT OSAGE CREEK

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- A** 1.20 Acres - Medical or Retail  
Total Building Area: 16,200 SF
- B** 1.20 Acres - Medical or Retail  
Total Building Area: 16,570 SF
- C** 1.00 Acres - Medical  
Total Building Area: 11,370 SF
- D** 1.10 Acres - Medical  
Total Building Area: 14,600 SF
- E** 1.10 Acres - Medical  
Total Building Area: 20,435 SF
- F** 5.80 Acres - Medical  
Total Building Area: 60,000 SF
- G** 1.35 Acres - Medical  
Total Building Area: 13,500 SF
- H** 4.2 Acres - Medical  
Total Building Area: 35,000 SF



# THE HIGHLANDS AT OSAGE CREEK

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## Osage Medical Park: A *Unique Mixed-Use and Medical Park*

Osage Medical Park is an innovative project that integrates state of the art medical facilities and neighborhood retail with the convenience of being located in the “downtown” of Pinnacle in Northwest Arkansas, all within a beautifully landscaped, ecologically friendly, park setting.

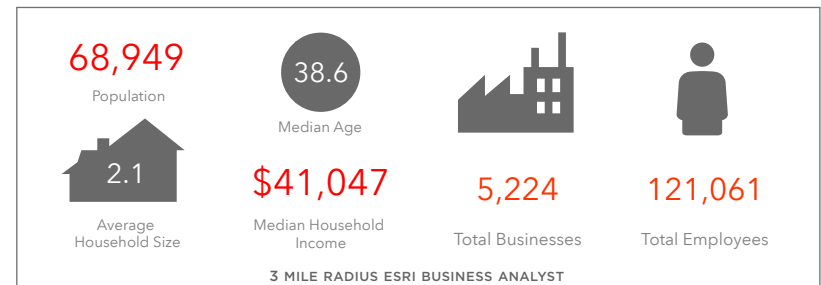
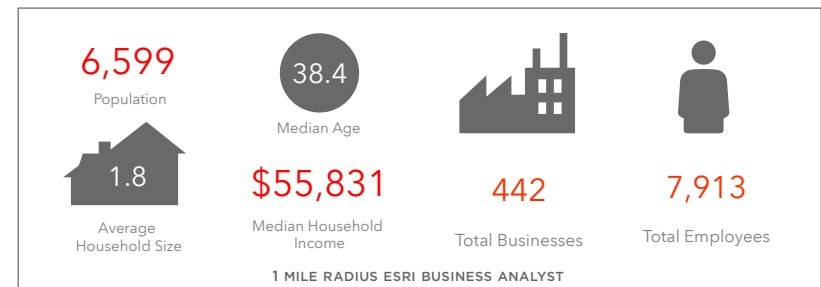
### Northwest Arkansas Area Info:

- Northwest Arkansas has ranked Top 10 in the Milken Institutes rankings of “Top Performing Cities” for three consecutive years.
- The net population of NWA grows 36 residents per day and is expected to hit 1,000,000 residents by 2045.
- The healthcare sector currently adds \$2.7 billion to the NWA economy annually.
- Of the \$1.1 billion spent on Northwest Arkansas Medicare enrollees’ health care in 2019, \$240 million was spent on services provided outside the region, an analysis by the Arkansas Center for Health Improvement shows.
- The NWA Council reports that \$3.4 billion could be added to the NWA annual healthcare economy by 2040.



|                         |                      |
|-------------------------|----------------------|
| Acreage Available:      | 1.00 - 11.40 ± Acres |
| Parking:                | 1,526 parking spots  |
| Major Tenants:          | Highlands Oncology   |
| Year Built:             | 2024/2025            |
| Sales Price/Lease Rate: | Negotiable           |

\*information deemed reliable but not guaranteed

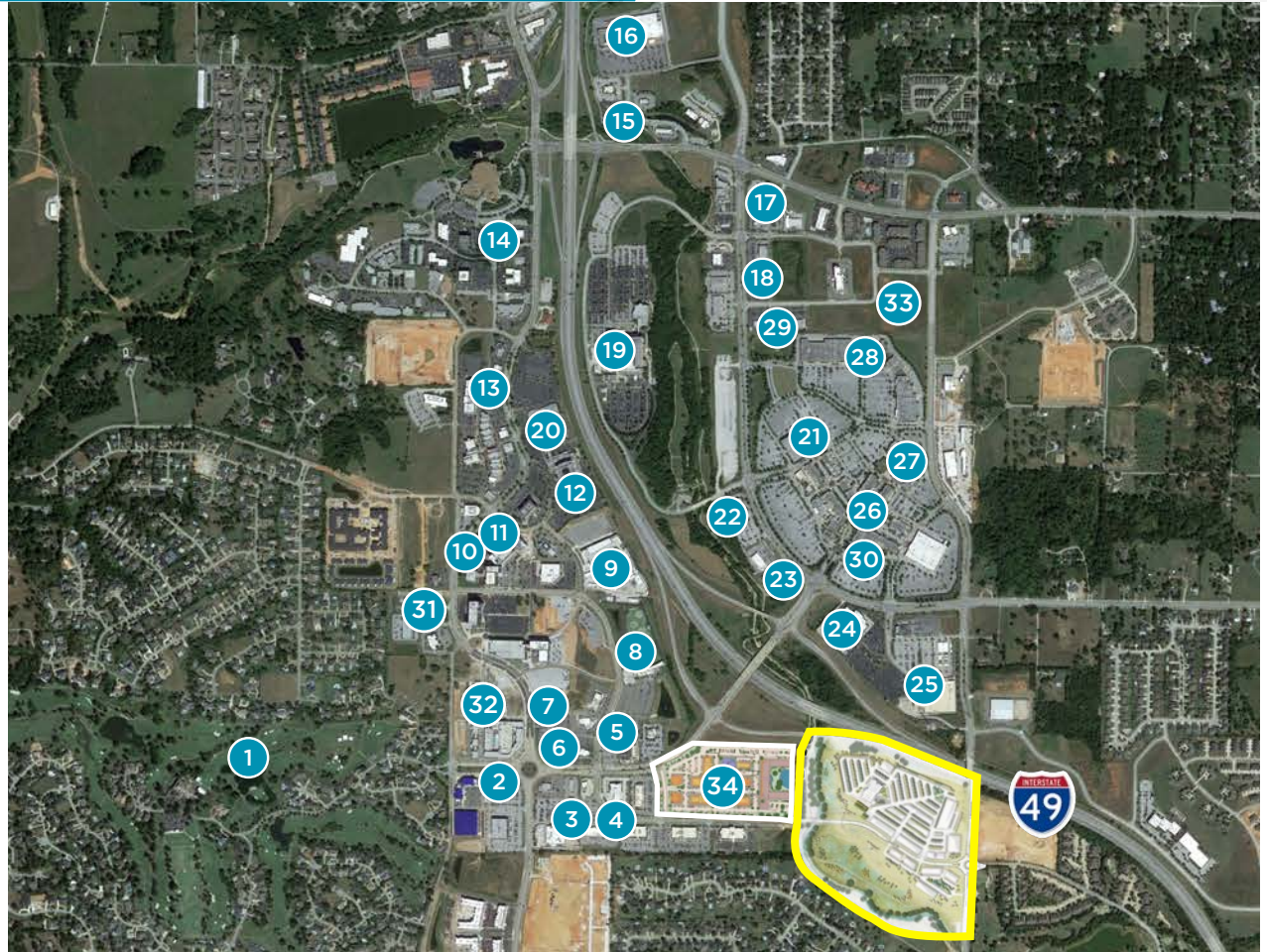


**425**  
RETAIL

**225**  
AREA  
RESTAURANTS

**36**  
HOTELS

\*Information provided within 3 mile radius



- |  |  |  |   |  |
|--|--|--|---|--|
| 1. Pinnacle Country Club   | 6. Wright's BBQ, Cappricio, Lavish Nail Lounge | 14. Howse  | 19. Mercy Hospital                        | 28. Ulta, Old Navy, Hobby Lobby, T.J. Maxx, Carter's |
| 2. Newk's Eatery, Hero's Coffee, Wellingtons, Loma, Orange Theory, Walker Bros | 7. Tacos4Life, Walkons, Saltgrass              | 15. Red Lobster, Olive Garden, Steak n' Shake, Bariola's Pizzeria, Einstein Bros | 20. Rogers Convention Center              | 29. Dickey's Barbecue, Swig, Oasis Nail Bar          |
| 3. Walmart Neighborhood Market, Torchy's Tacos                                 | 8. TopGolf                                     | 16. The Home Depot, Pinnacle Springs Development                                 | 21. Dillard's                             | 30. Pinnacle Hills Promenade                         |
| 4. Fuzzy's Taco Shop, Mirabella's Table, Uptown Taphouse, Arvest               | 9. Walmart Amp                                 | 17. Walgreens, Splash, Culver's  | 22. Best Buy                              | 31. Signature Bank                                   |
| 5. Pei Wei, Chick-fil-A, Chuy's Mexican Food                                   | 10. Ruth's Chris Steakhouse                    | 18. Five Guys, Firehouse Subs, Mojitos, TCBY, Starbucks                          | 23. Longhorn Steakhouse                   | 32. Future Tapestry Hotel                            |
|  | 11. Tropical Smoothie                          |  | 24. Bass Pro Shops                        | 33. USL Soccer Stadium                               |
|  | 12. Embassy Suites                             |  | 25. Target                                | 34. The District (Mixed Use Development)             |
|  | 13. Grub's, Bonefish Grill, Cold Stone         |  | 26. Big Orange, P.F.. Chang's, Local Lime |  |
|  |  |  | 27. Dave & Buster's                       |  |



# POTENTIAL SITE RENDERINGS

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