

EXECUTIVE SUMMARY

On behalf of Griffin Commercial, I am pleased to present a premier land acquisition opportunity consisting of **17.8 prime acres** with an additional 10 acres adjoining the western border, located at the northern terminus of the **Springdale Care Corridor** on North Gene George Blvd.

As Northwest Arkansas (NWA) aggressively transitions into a national healthcare destination—fueled by the Alice L. Walton School of Medicine and the \$700M Cleveland Clinic/Mercy affiliation—this site represents the last significant "blank canvas" strategically positioned to capture the region's massive patient migration.

THE STRATEGIC ADVANTAGE

- **Geographic Center of Gravity:** Situated smack-dab between South Fayetteville and North Bentonville, this site provides a "20-minute reach" to over 70% of the NWA population.
- **The "Care Corridor" Connection:** The property serves as the northern bookend to a medical ecosystem that already includes **Arkansas Children's Northwest, Highlands Oncology, and Blue Cross Blue Shield**.
- **Infrastructure Ready:** Immediate proximity to **I-49** ensures seamless regional access for "destination" patients traveling from Missouri, Oklahoma, and the River Valley.

TARGETED USE CASES

This acreage is ideally suited for organizations looking to challenge the current market status quo or fill critical service gaps:

1. **Specialty Cardiac or Orthopedic Hospital:** A perfect "counter-position" to the Rogers-based centers of excellence.
2. **Inpatient Rehabilitation & Post-Acute Care:** Essential infrastructure to support the high volume of surgical cases currently flooding the Corridor.
3. **Graduate Medical Education (GME) & Research Campus:** Ample space for a satellite research park or clinical teaching facility to partner with the new regional medical school.

MARKET CONTEXT (2026) The "healthcare leakage" in NWA—nearly \$1 billion annually—is rapidly being reclaimed by local expansions. As Northwest Health, Mercy, and UAMS solidify their footprints, this North Gene George Blvd location offers a high-visibility, high-accessibility foothold for an organization ready to plant a permanent flag in the fastest-growing metro in the Heartland.

NEXT STEPS I have a due diligence package ready, including survey and preliminary site plan and would welcome the opportunity to discuss how this site fits into your 5-year strategic growth plan.

Sincerely, Jason Moles

