

1566 PLEASANT GROVE ROAD, LOWELL, ARKANSAS

# 2.76 ACRES FOR SALE

Concord St

Pleasant Grove Rd: 18K VPD

**KYLE CONRAD**  
BROKERAGE ASSOCIATE  
479.462.4828  
KYLE@FOCUSCREGROUP.COM

**FOCUS**  
COMMERCIAL REAL ESTATE

**RAMSAY BALL**  
EXECUTIVE BROKER  
479.640.6405  
RAMSAY@FOCUSCREGROUP.COM





## EXECUTIVE SUMMARY

This ±2.76-acre level tract offers an exceptional opportunity for commercial development in the rapidly growing City of Lowell, Arkansas. Situated on a hard corner at Pleasant Grove Rd. with a traffic signal and featuring excellent visibility and access, the property benefits from high traffic counts and strong surrounding growth. Priced at \$980,100 per acre (\$22.50 per square foot), the site also offers possible build-to-suit opportunities for qualified tenants or users. Currently zoned R-1, the site is designated for C-2 zoning in the City of Lowell's Future Land Use map, presenting a clear path for commercial use. Ideally located less than a mile from Interstate-49 and Highway 71B, this parcel is surrounded by several new multifamily neighborhoods, retail centers, and restaurants—creating a vibrant trade area with consistent consumer activity. With new developments continuing to expand in every direction and its proximity to major employment and retail hubs such as Pinnacle Hills in Rogers, this site offers prime positioning for investors or developers seeking a high-visibility, high-growth location.

1566 PLEASANT GROVE ROAD, LOWELL

## PROPERTY HIGHLIGHTS

±2.76 ACRES  
AVAILABLE

\$2,705,076.00  
ASKING PRICE

\$980,100.00  
PER ACRE

\$22.50  
PER SQUARE FOOT

R-Z (DESIGNATED FOR C-2 ZONING IN THE CITY OF LOWELL'S FUTURE LAND USE MAP)  
ZONING

HARD CORNER  
AT PLEASANT GROVE RD

POSSIBLE BUILD TO SUIT OPPORTUNITIES

[3D AERIAL VIEW](#)



# AERIAL MAP VIEW



1566 PLEASANT GROVE ROAD, LOWELL

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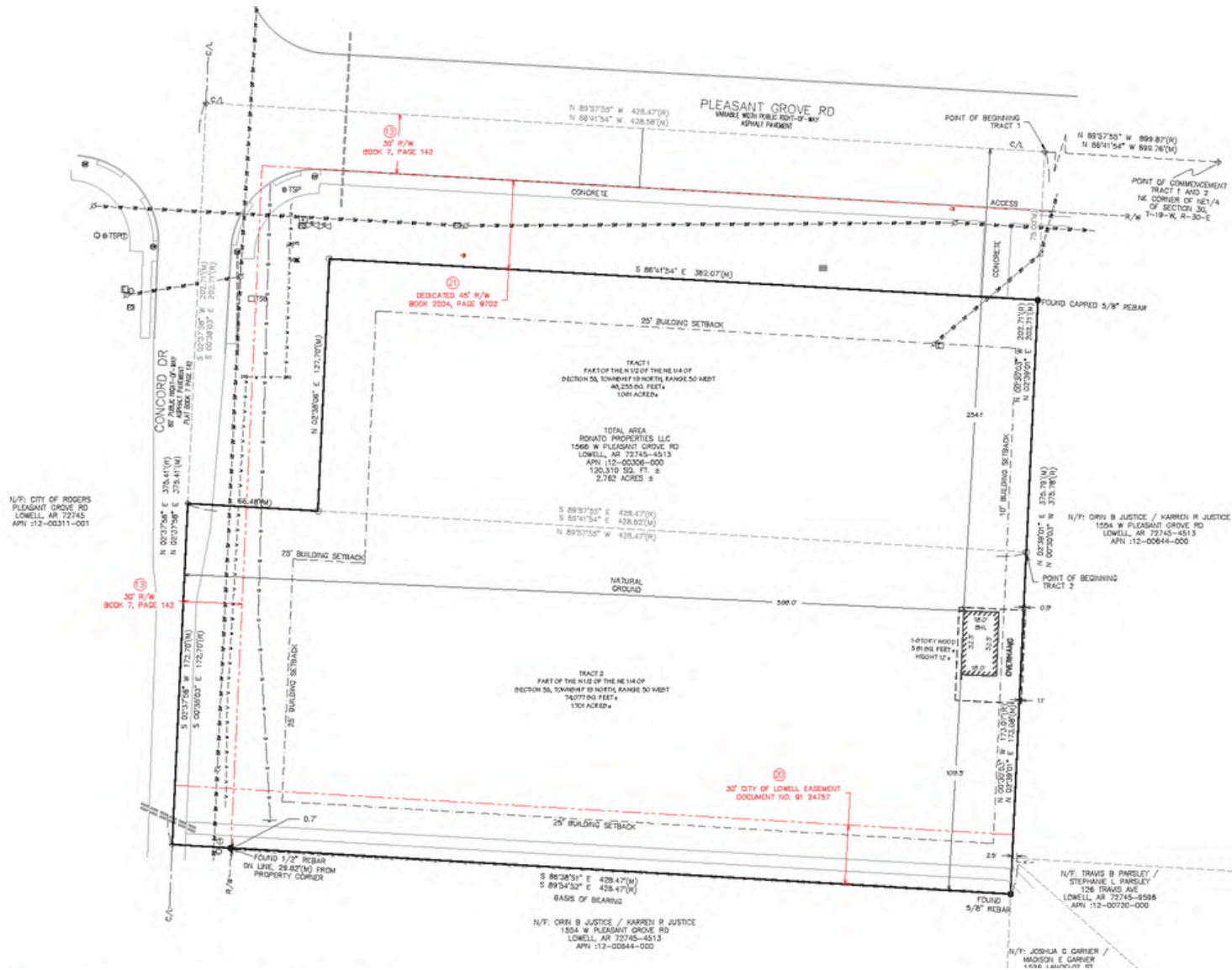


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# SITE SURVEY



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# AERIAL VIEW



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# AERIAL VIEW



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# DEMOGRAPHIC SUMMARY

1566 PLEASANT GROVE ROAD, LOWELL  
3-MILES

## KEY FACTS

105,102

Population



38,205

Households

34.6

Median Age

\$76,654

Median Disposable Income

## EDUCATION

10.8%

No High School Diploma



30.1%

High School Graduate



22.0%

Some College/  
Associate's Degree



37.2%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$94,078

Median Household Income



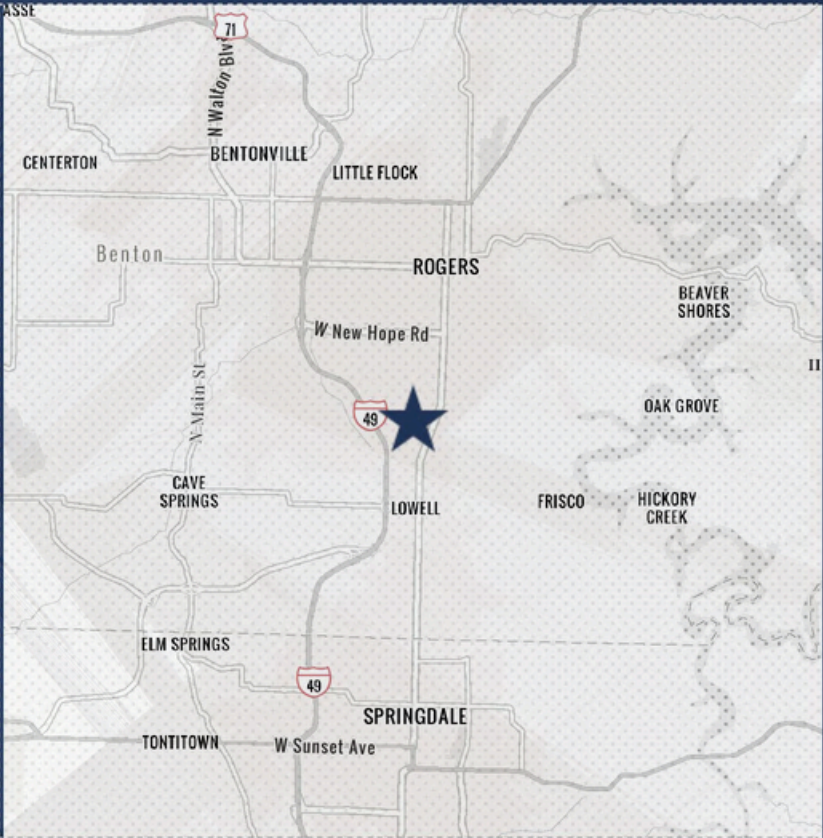
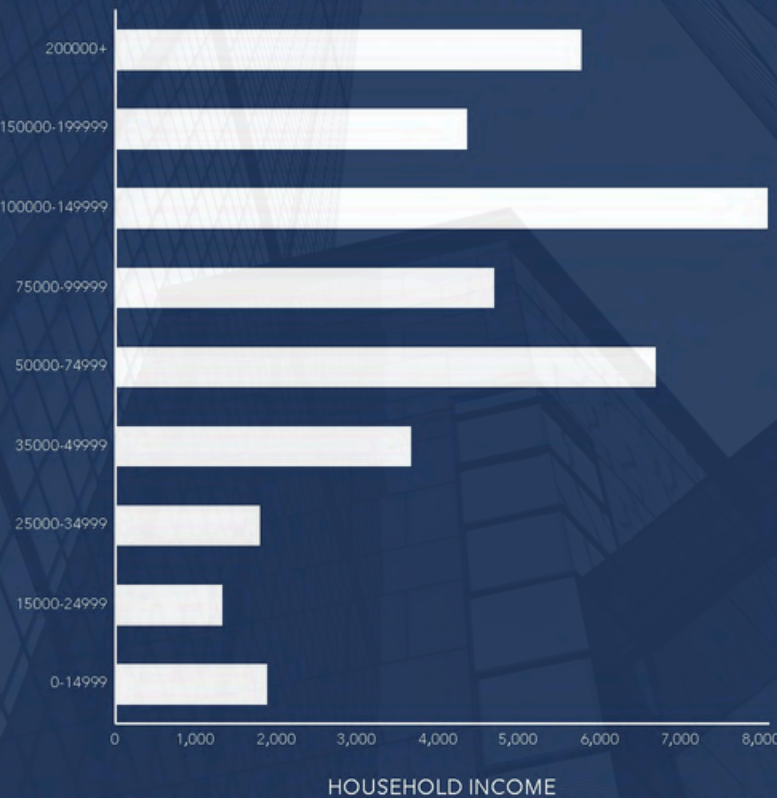
\$45,249

Per Capita Income



\$225,596

Median Net Worth



## EMPLOYMENT



White Collar

59.8%



Blue Collar

28.1%



Services

14.8%

2.7%

Unemployment Rate

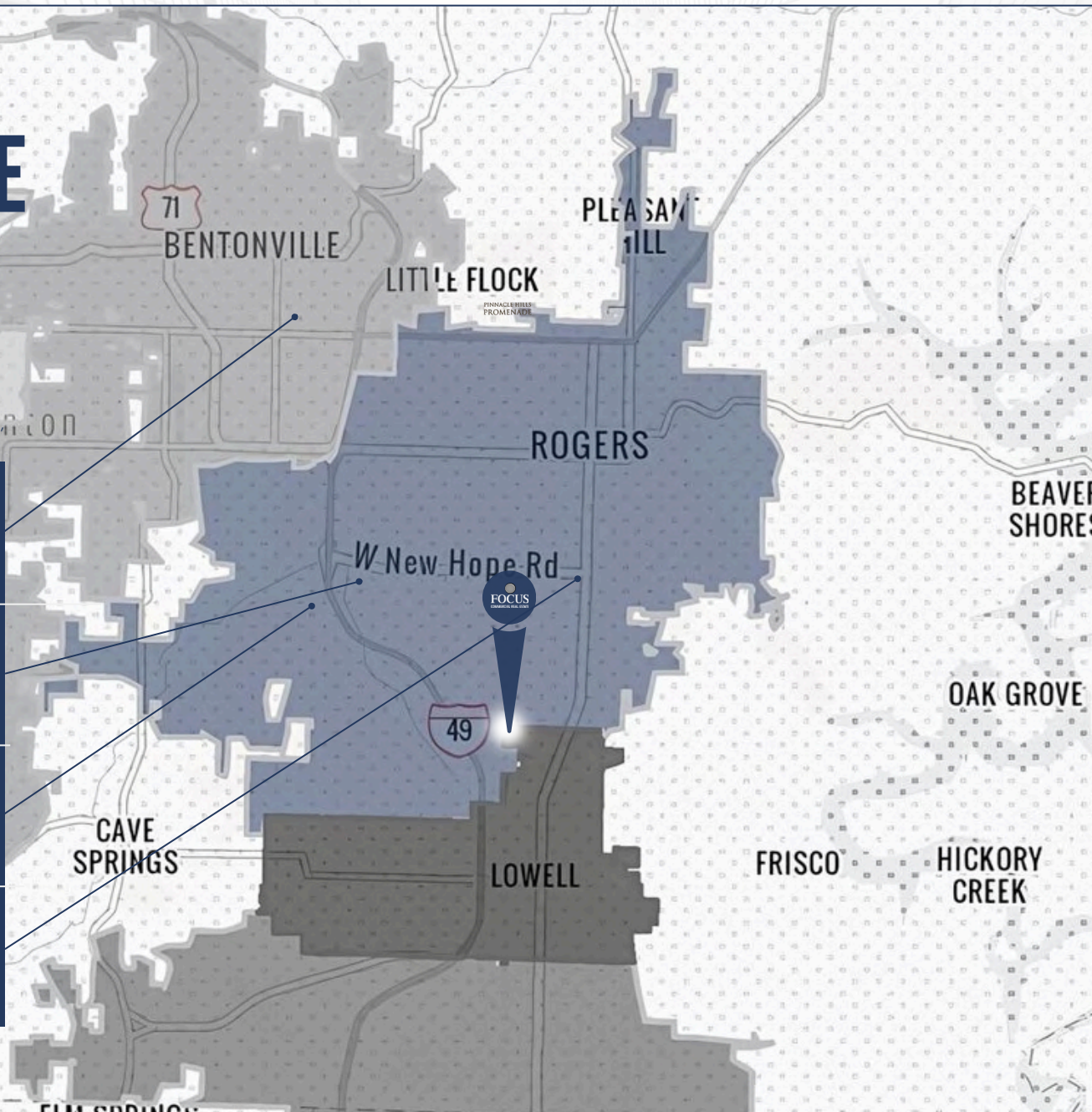


# LOCATION CONVENIENCE

## Rogers: A Thriving Hub

Rogers is one of the fastest-growing cities in the state, blending rapid development with small-town charm. The city is booming with new residential, commercial, and mixed-use projects, especially in the vibrant Pinnacle Hills area, home to high-end shopping, dining, and entertainment like the Walmart AMP and Pinnacle Hills Promenade. Meanwhile, Downtown Rogers is thriving with revitalized historic buildings, local shops, breweries, and a lively arts and food scene. With its dynamic growth, strong community, and strategic location in Northwest Arkansas, Rogers is quickly becoming a top destination to live, work, and explore.

 WALMART CAMPUS   BENTONVILLE	4 MILES
 PINNACLE HILLS   ROGERS	2.5 MILES
 WALMART AMP   ROGERS	4 MILES
 DOWNTOWN ROGERS	7.5 MILES



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**MARKET  
OVERVIEW**

1566 PLEASANT GROVE ROAD, LOWELL





**Walmart** built a new 350-acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



**UNIVERSITY OF ARKANSAS**

The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.



**Crystal Bridges** Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



**J.B. Hunt** is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



**Tyson Foods** has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.

# REGIONAL EMPLOYERS

## A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.



# WHY NORTHWEST ARKANSAS?

## A Higher Potential

Regional growth in Northwest Arkansas has never been more vibrant, enriching and enjoyable – and it keeps getting better. Even with the robust growth, town roots remain firmly in the soil that have given families, friends and neighbors reasons to call this area home.

Business here is good, too, being home to multiple Fortune 500 companies, a world-class university, museums, performing arts centers, sport venues and access to outdoor activities. There is a bustling retail environment with shopping centers of all sizes, amazing downtown districts, trail systems, and outdoor spaces and restaurants across the area to satisfy most every appetite.

**6<sup>th</sup>**

Fastest Growing  
Metros in America

**VISUAL  
CAPITALIST**

**26<sup>B</sup>**

Gross MetroProduct  
Northwest Arkansas

**bea**  
Bureau of Economic Analysis  
U.S. DEPARTMENT OF COMMERCE

**26<sup>th</sup>**

Gross MetroProduct  
Northwest Arkansas

**U.S. BUREAU  
OF LABOR  
STATISTICS**

**TOP 10**

Real EstateMarket  
in 2023 and into the future

**NATIONAL  
ASSOCIATION OF  
REALTORS®**

**3<sup>rd</sup>**

Hottest U.S. Job Market Metro  
Areas Under 1 Million Pop.

**THE WALL STREET JOURNAL  
WSJ**

**8<sup>th</sup>**

Best Performing Large  
City in the U.S.

**MILKEN  
INSTITUTE**

**484**

Total Miles of Outdoor  
Recreation Trails

**USNews**  
A WORLD REPORT

**2<sup>nd</sup>**

Best Metro Area for  
Minority Entrepreneurs

**FASTCOMPANY**

**TOP 10**

Best Place to Live  
in the U.S.

**USNews**  
A WORLD REPORT



# CONTACT US



**KYLE CONRAD**  
BROKERAGE ASSOCIATE  
479.462.4828  
KYLE@FOCUSCREGROUP.COM

Kyle began his career in commercial real estate brokerage in 2022, bringing a strong background in construction and project management. Before transitioning into brokerage, he served as a Project Manager for a private real estate development firm, contributing to projects such as historic renovations, adaptive re-use developments, tenant infill, and new construction across multiple markets. He also managed large-scale demolition projects throughout the Sunbelt region, giving him valuable insight into every phase of the real estate lifecycle and development process.

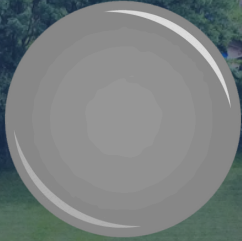



**RAMSAY BALL**  
EXECUTIVE BROKER  
479.640.6405  
RAMSAY@FOCUSCREGROUP.COM

Ramsay Ball is an Executive Broker at Focus Commercial Real Estate, specializing in lead generation and managing complex transactions. With over 40 years of experience, he began his career in 1983 at Barnes, Quinn, Flake, and Anderson in Little Rock. After relocating to Northwest Arkansas in 2003, he founded what became the Colliers International office in Bentonville and later established Cignus Real Estate. Beyond brokerage, Ramsay is a founding manager of Cannon Capital and HighGround Hospitality, investing in early-stage companies and outdoor adventure projects, and serves on multiple boards and investment funds.







# FOCUS

## COMMERCIAL REAL ESTATE

WE **FOCUS** ON REAL RESULTS FOR OUR CLIENTS

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