

COMING FALL 2026 | NEW 18,360 SF CLASS-A RETAIL CENTER

UNDER CONSTRUCTION | PRE-LEASING NOW



FOR LEASE

RETAIL SPACE

Property Highlights

- Join David's Burgers in this new Class-A retail development shadow-anchored by Walmart Supercenter, strategically positioned along I-30 in Benton's fastest growing retail corridor
- Lease Rate: Contact Agent for Pricing
- Available Space: 1,200 SF to 14,730 SF (Divisible)
- Delivery: September 2026 (Under Construction)
- Cold-Shell delivery condition with Tenant Improvement Allowance incentives for qualified tenants
- Ideal for restaurant, medical, and service retail concepts seeking high visibility and strong daily traffic
- Premier visibility and access to Interstate 30
- Strong Daily Traffic Counts: $\pm 92,000$ VPD on I-30; $\pm 21,000$ VPD on Military Road
- Ample Parking: 152 spaces ($\pm 8.3/1,000$ SF)

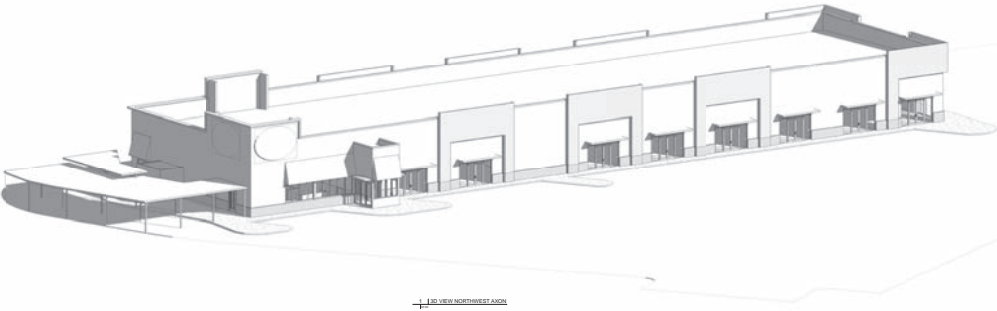
*information deemed reliable but not guaranteed

**For more information, please
contact:**

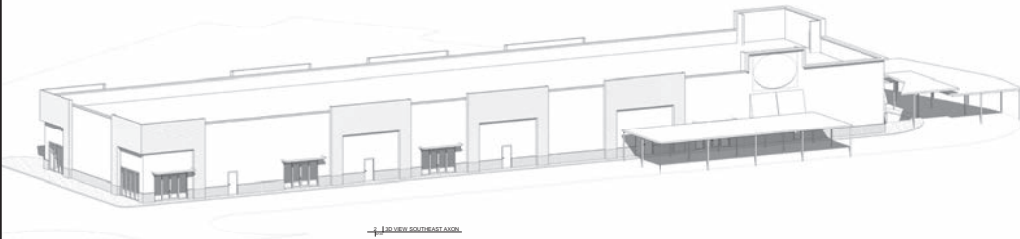
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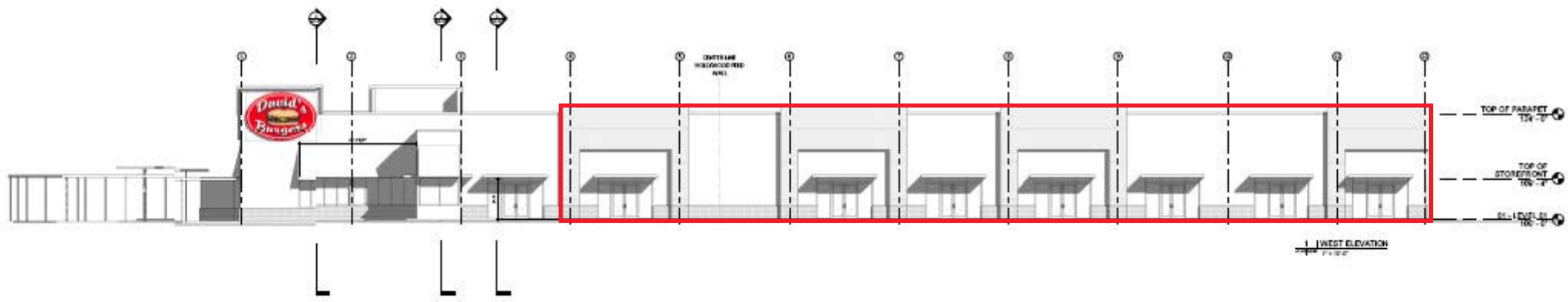
Future Storefront (Conceptual Rendering)



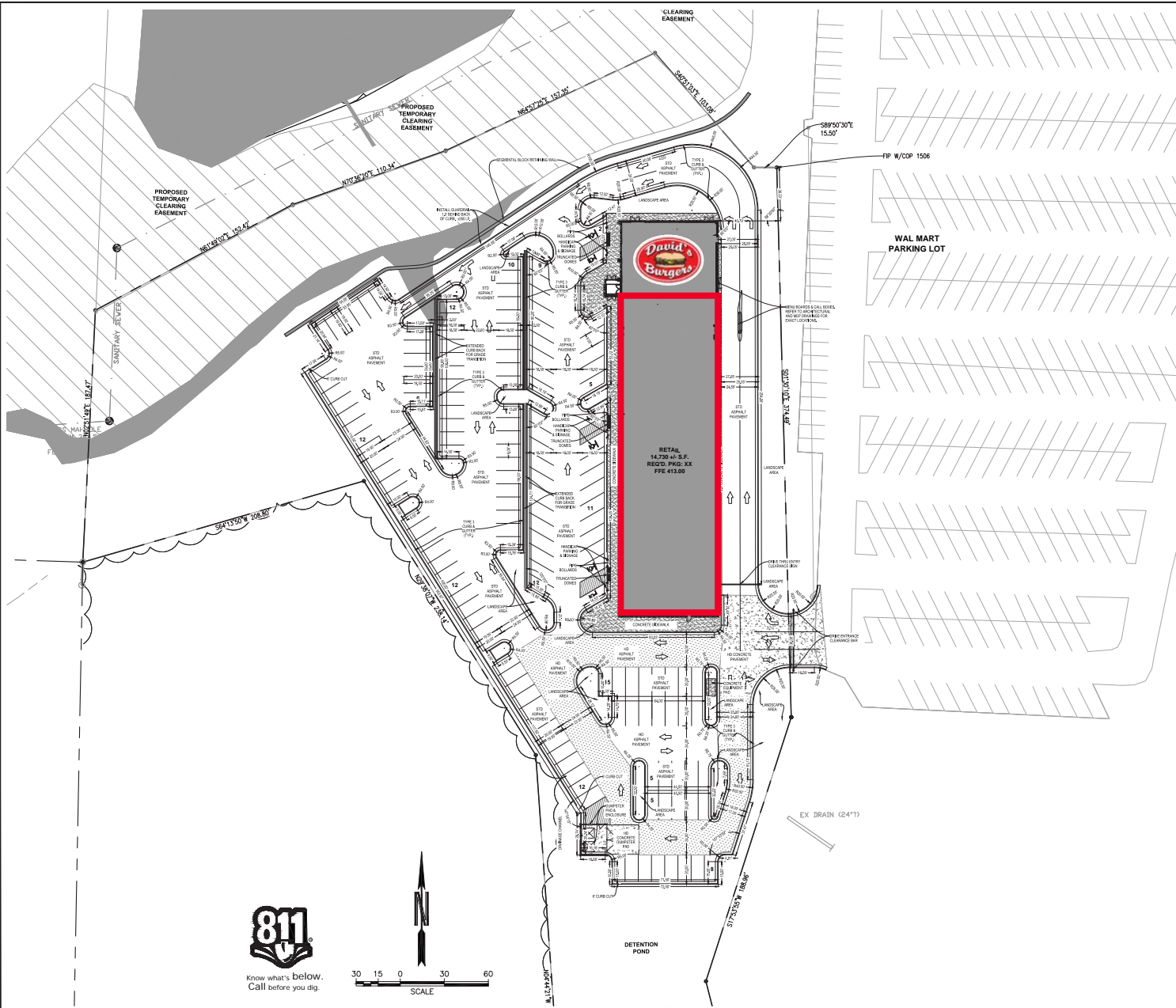
Conceptual East Elevations



Conceptual Storefront Elevations



SITE PLAN 17279 I-30 SOUTH | BENTON, AR



- GENERAL NOTES
1. THE LOCATION OF THE EXISTING WATER AND GAS UTILITIES ARE BASED ON RECORDS FROM SAGE UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
 2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
 3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REMOVAL OR REPLACEMENT OF EXISTING UTILITIES DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY CHANGES IN INTERRUPTED UTILITIES IMMEDIATELY.
 5. ALL SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS.
 6. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS.
 7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
 8. ALL AREAS WITHIN THE PARKING LOT ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL. IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER, A RATE OF 10 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 9. ALL AREAS WITHIN THE PARKING LOT ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL. IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER, A RATE OF 10 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 10. AFTER NEW INLET ARE CONSTRUCTED, STRAW BALS AND GRAVEL FILTER BARRIERS ARE TO BE PLACED TO ALLOW FLOW THROUGH THE BERM.
 11. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION DEBRIS AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
 12. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEMS ACCORDING TO PROTECTIVE MEASURES PROVIDED.
 13. ALL DRAINAGE AREAS TO BE BACK OF CURB UNLESS OTHERWISE NOTED.
 14. PAINT HANDICAP PARKING BUMPER CURBS AND SLOPED PORTIONS OF SIDEWALKS HANDICAP BLUE.
 15. ALL BUILDING DIMENSIONS ARE TO THE FOUNDATION BLAND AND ARE PERPENDICULAR TO THE PROPERTY LINE. SEE ARCHITECTURAL FOUNDATION PLAN FOR EXACT DIMENSIONS.
 16. BOUNDARY & TOPOGRAPHIC SURVEY BY OTHERS.
 17. SUBJECT PROPERTY ZONED C-1.
 18. SITE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING THE SITE TO SUB-GRADE ELEVATIONS, INSTALLING EROSION CONTROL BARRIERS, CONSTRUCTING THE RETAINING WALLS, AND PROVIDING THE BUILDING PAD.
 19. THE BUILDING CONTRACTOR SHALL ACCEPT THE SITE AS-BUILT FROM THE SITE CONTRACTOR AND COMPLETE ALL FINISHING WORK.
 20. CONTRACTORS SHALL PROTECT THE WORK OF OTHERS.

THIS SHEET FOR REFERENCE ONLY
NOT IN EARTHWORK & UTILITIES CONTRACT

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES OR STRUCTURES SHOWN ON THESE DRAWINGS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR EXISTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT SHOWN OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

REVISIONS	
NO.	DESCRIPTION

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RME

SCALE 1" = 30'

DRAWN BY: EMM

CHECKED BY: MER

DATE: 10/06/25

ENGINEER'S SEAL

PRICING SET
NOT FOR CONSTRUCTION

CORPORATE SEAL

SEAL OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER

David's Burgers

PROJECT TITLE: DAVID'S BURGERS
BENTON, ARKANSAS

SHEET TITLE: DIMENSIONING PLAN

PROJECT NO.: 24-014

SHEET NO.: C2.01



sage
PARTNERS

