

OFFERING MEMORANDUM

THE GREENFIELD SCENARIO

149 & PLEASANT GROVE RD.
ROGERS, AR 72758



140 ACRES

92,000 CPD

49

29,000 CPD

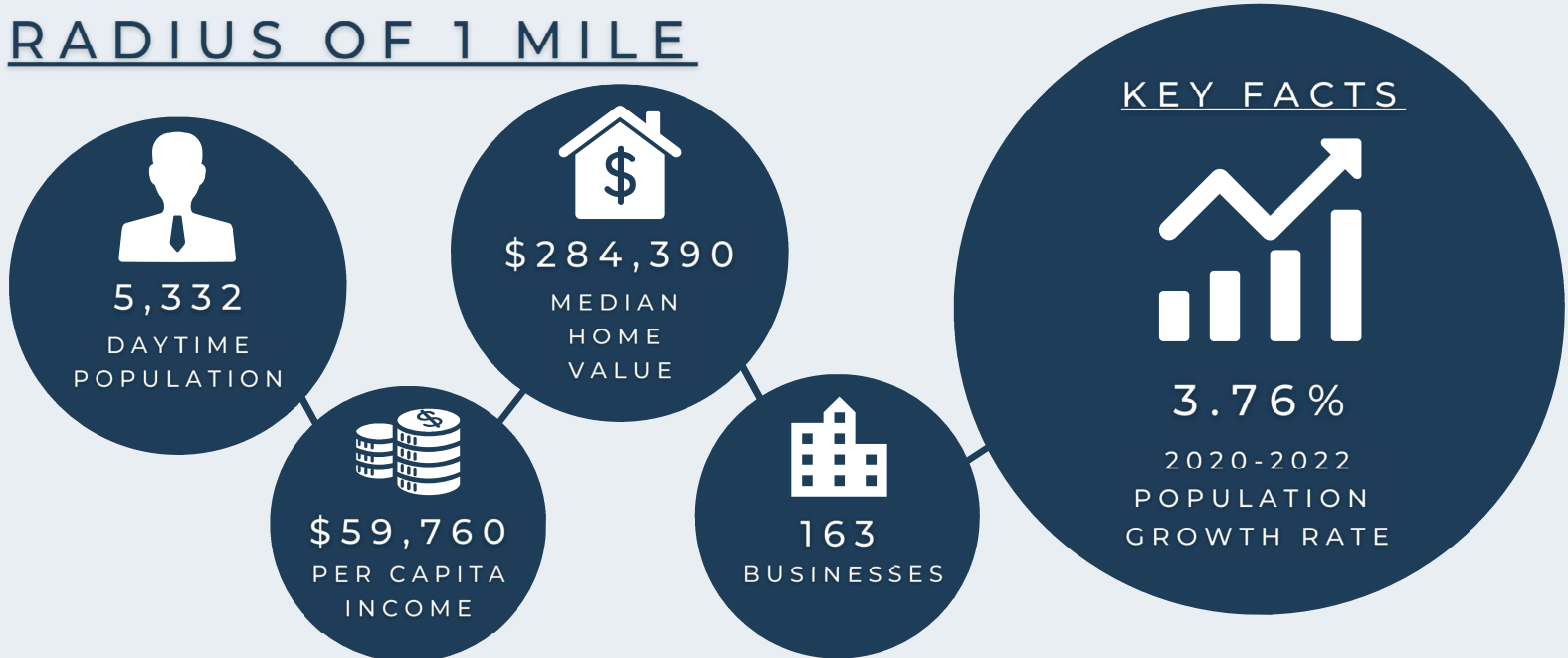
JASON MOLES
(479)-530-6794
JasonM@weichertgriffin.com

NICHOLAS KERN
(479)-715-9128
Nicholas@weichertgriffin.com

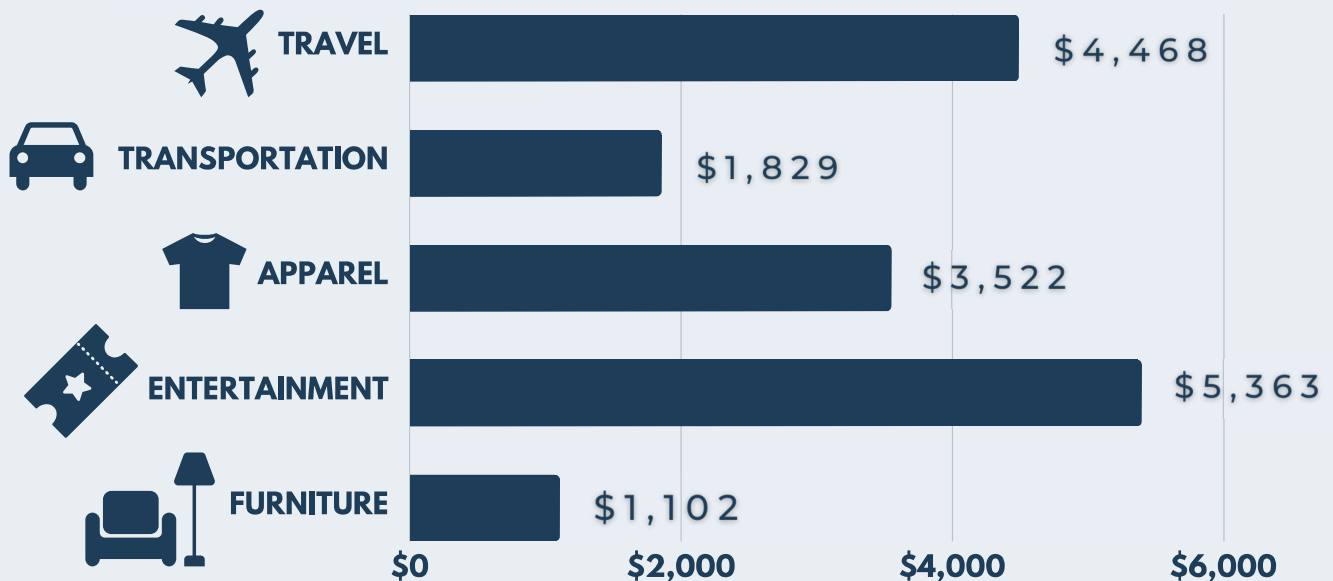
EXECUTIVE SUMMARY

- 140 ACRES SITTING AT THE INTERSECTION OF INTERSTATE 49 & PLEASANT GROVE ROAD ADJACENT TO KEY ECONOMIC DRIVERS
- INTERSTATE 49 SEES 92,000 VEHICLES PER DAY
- PLEASANT GROVE ROAD SEES 29,000 VEHICLES PER DAY
- LOCATED NEAR HERE:
 - CRYSTAL BRIDGES MUSEUM - 12 MINUTE DRIVE TIME
 - NEW WALMART HOME OFFICES - 7 MINUTE DRIVE TIME
 - TYSON FOOD HQ - 13 MINUTE DRIVE TIME
 - UNIVERSITY OF ARKANSAS - 20 MINUTE DRIVE TIME

RADIUS OF 1 MILE



SPENDING FACTS PER CAPITA

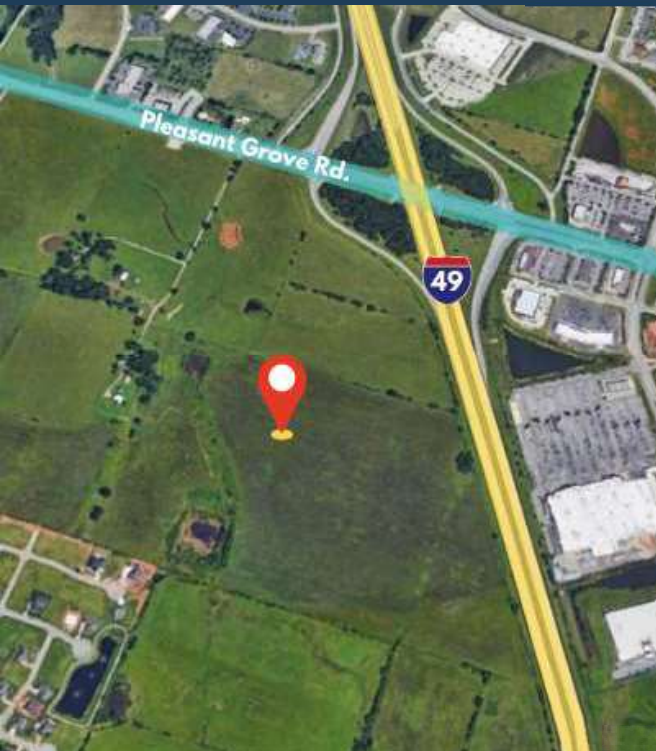


Weichert
REALTORS®
The Griffin Company

P
PORTER WELLS Co.
REAL ESTATE GROUP
479-715-9128

EXECUTIVE SUMMARY

1 MILE RADIUS



DEMOGRAPHIC SUMMARY

	2022	2027
POPULATION	4,430	5,025
POPULATION 18+	3,198	3,663
HOUSEHOLDS	1,803	2,029
MEDIAN HOUSEHOLD INCOME	\$111,827	\$126,035

SUMMARY

	CENSUS 2010	2022	2027	2022-2027 CHANGE	2022-2027 ANNUAL RATE
POPULATION	2,268	4,430	5,025	595	2.55%
MEDIAN AGE	32.7	36.5	37.0	0.5	0.27%
HOUSEHOLDS	829	1,803	2,029	226	2.39%
AVERAGE HOUSEHOLD SIZE	2.74	2.41	2.44	0.03	0.25%

2022 HOUSEHOLDS BY NET WORTH

MEDIAN NET WORTH	\$315,498
AVERAGE NET WORTH	\$1,766,003

Weichert
REALTORS®
The Griffin Company


PORTER WELLS Co.
REAL ESTATE GROUP
479-715-9128

EXECUTIVE SUMMARY

3 MILE RADIUS

	CENSUS 2010	2022	2027	2022-2027 CHANGE	2022-2027 ANNUAL RATE
POPULATION	26,420	41,703	45,195	3,492	1.62%
MEDIAN AGE	31.8	34.5	34.8	0.3	0.17%
HOUSEHOLDS	9,133	14,652	15,884	1,232	1.63%
AVERAGE HOUSEHOLD SIZE	2.89	2.83	2.83	0.00	0.00%

2022 HOUSEHOLDS BY NET WORTH

MEDIAN NET WORTH	\$219,531
AVERAGE NET WORTH	\$1,385,088

5 MILE RADIUS

	CENSUS 2010	2022	2027	2022-2027 CHANGE	2022-2027 ANNUAL RATE
POPULATION	71,906	100,426	107,878	7,452	1.44%
MEDIAN AGE	31.8	34.2	34.4	0.2	0.12%
HOUSEHOLDS	25,252	35,374	37,994	2,620	1.44%
AVERAGE HOUSEHOLD SIZE	2.83	2.82	2.82	0.00	0.00%

2022 HOUSEHOLDS BY NET WORTH

MEDIAN NET WORTH	\$150,702
AVERAGE NET WORTH	\$990,573

Weichert
REALTORS®
The Griffin Company


PORTER WELLS Co.
REAL ESTATE GROUP
479-715-9128

140 ACRE DEVELOPMENT SITE



Weichert
REALTORS®
The Griffin Company


PORTER WELLS Co.
REAL ESTATE GROUP
479-715-9128

CONTACTS

Weichert
REALTORS®
The Griffin Company



JASON MOLES

(479)-530-6794

JasonM@weichertgriffin.com



Weichert
REALTORS®
The Griffin Company



NICHOLAS KERN

(479)-715-9128

Nicholas@weichertgriffin.com