

HIGHWAY 412 & INTERSTATE 49, SPRINGDALE

SAM'S CLUB OUTLOTS FOR SALE



UAMS
UNIVERSITY OF ARKANSAS
FOR MEDICAL SCIENCES

Arkansas
Children's
Hospital

ARVEST

CMCC

Clear Creek
APARTMENT HOMES

CE
Christian
Brothers
AUTOMOTIVE

Sam's
CLUB

Gene George Blvd: 5,200 VPD

FOCUS
COMMERCIAL REAL ESTATE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SAM'S CLUB OUTLOTS | HWY 412 & INTERSTATE 49, SPRINGDALE

OVERVIEW | LOCATION

LOT	GROSS		USEABLE	
	ACRES	SF	ACRES	SF
1	1.85	80,586	1.34	58,370
2	2.29	99,752	2.29	74,052
3	9.52	414,691	8.06	351,093

PRICING

THE LOTS ARE NOT PRICED. PLEASE SUBMIT THE FOLLOWING INFORMATION TO FOCUS FOR CONSIDERATION BY SAM'S CLUB'S REAL ESTATE COMMITTEE. CONTACT FOCUS TO RECEIVE SAM'S CLUB'S LOI FORM.

- LETTER OF INTENT ON SAM'S CLUB LOI FORM
- SITE PLAN OF THE PROPOSED DEVELOPMENT
- OVERALL AERIAL WITH THE SITE PLAN OVERLAID SHOWING SAM'S CLUB AND SURROUNDING STREETS
- INFORMATION ABOUT THE COMPANY INQUIRING ABOUT THE SITE

LOCATION

LOCATED JUST OUTSIDE THE INTERSECTION OF I-49 AND US HIGHWAY 412 AND ADJACENT TO THE BALLPARK OVERLAY DISTRICT AND MEDICAL CORRIDOR. SURROUNDED BY MAJOR INSTITUTIONS LIKE NORTHWEST ARKANSAS CHILDREN'S HOSPITAL, BLUE CROSS BLUE SHIELD, ARKANSAS UROLOGY, UAMS, AND HIGHLANDS ONCOLOGY, THE AREA HAS EMERGED AS A HUB FOR HEALTHCARE, EDUCATION, AND RESIDENTIAL GROWTH—WITH MORE THAN 1,300 NEW MULTIFAMILY UNITS PLANNED OR UNDERWAY AND A MAJOR EXPANSION AT NORTHWEST ARKANSAS COMMUNITY COLLEGE IN PROGRESS.



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SAM'S CLUB OUTLOTS | HWY 412 & INTERSTATE 49, SPRINGDALE

AERIAL VIEW



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LOT 1 AERIAL VIEW



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BALLPARK OVERLAY DISTRICT



1 CHILDREN'S HOSPITAL

A state-of-the-art pediatric hospital serving families across Northwest Arkansas. Its presence reinforces Springdale as a regional healthcare destination and drives consistent traffic to the corridor.

2 CHILDREN'S CENTER

An essential extension of the hospital, offering outpatient pediatric services. It enhances the continuum of care in the area and supports the growing demand for child-focused medical facilities.

3 UAMS

The new University of Arkansas for Medical Sciences hospital campus anchors medical education, research, and advanced healthcare in Springdale, attracting top talent and long-term institutional investment.

4 NWACC

The expansion of Northwest Arkansas Community College's Springdale campus will bring thousands of students, faculty, and staff to the area—driving demand for housing, retail, and services.

5 ARVEST BALLPARK

A major entertainment hub and home to the NWA Naturals (Double-A affiliate of the Kansas City Royals). The ballpark draws consistent visitors year-round and adds to the area's appeal for mixed-use development.

6 BLUE CROSS OFFICE

This multi-building campus supports hundreds of high-paying healthcare and administrative jobs, contributing to daytime population density and bolstering area services and retail demand.

7 HIGHLANDS

Highlands Oncology's large, modern campus delivers world-class cancer care and specialist services. It adds significant medical traffic and enhances the credibility of the region's healthcare ecosystem.

8 MEDICAL OFFICE

Newly developed and planned medical office buildings cater to growing healthcare demand and increase service access, making the area attractive for additional medical, retail, and multifamily development.

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LOCATION CONVENIENCE



16
MILES



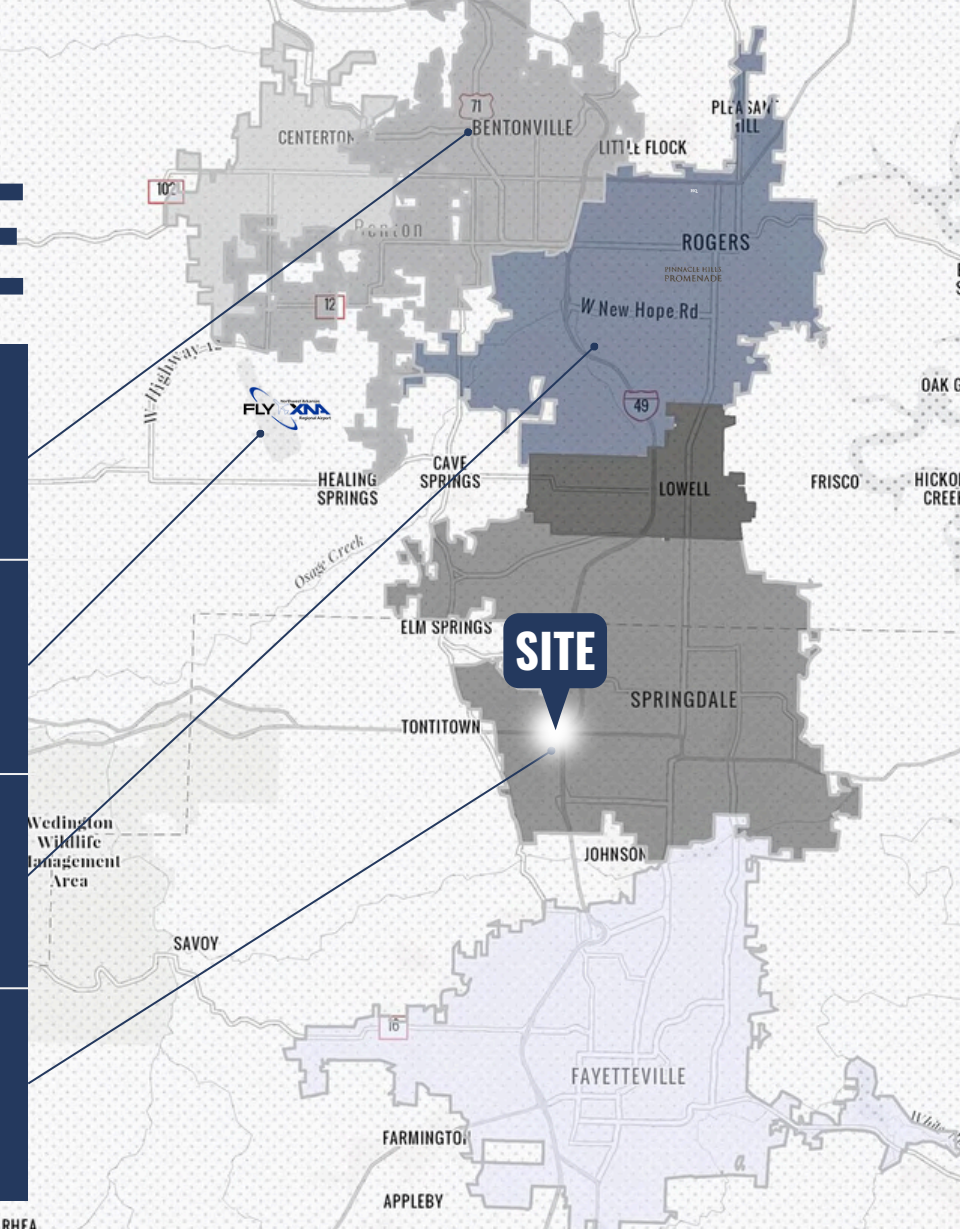
22
MILES



9.5
MILES



1.2
MILES



BALLPARK OVERLAY DISTRICT

The Medical Corridor / Ballpark Overlay District is rapidly transforming, with major developments already underway. Anchored by Northwest Arkansas Children's Hospital, the Blue Cross Blue Shield campus, Arkansas Urology's expansive facilities, the new University of Arkansas for Medical Sciences (UAMS) hospital, and Highlands Oncology's growing campus, this area is becoming a regional healthcare hub.

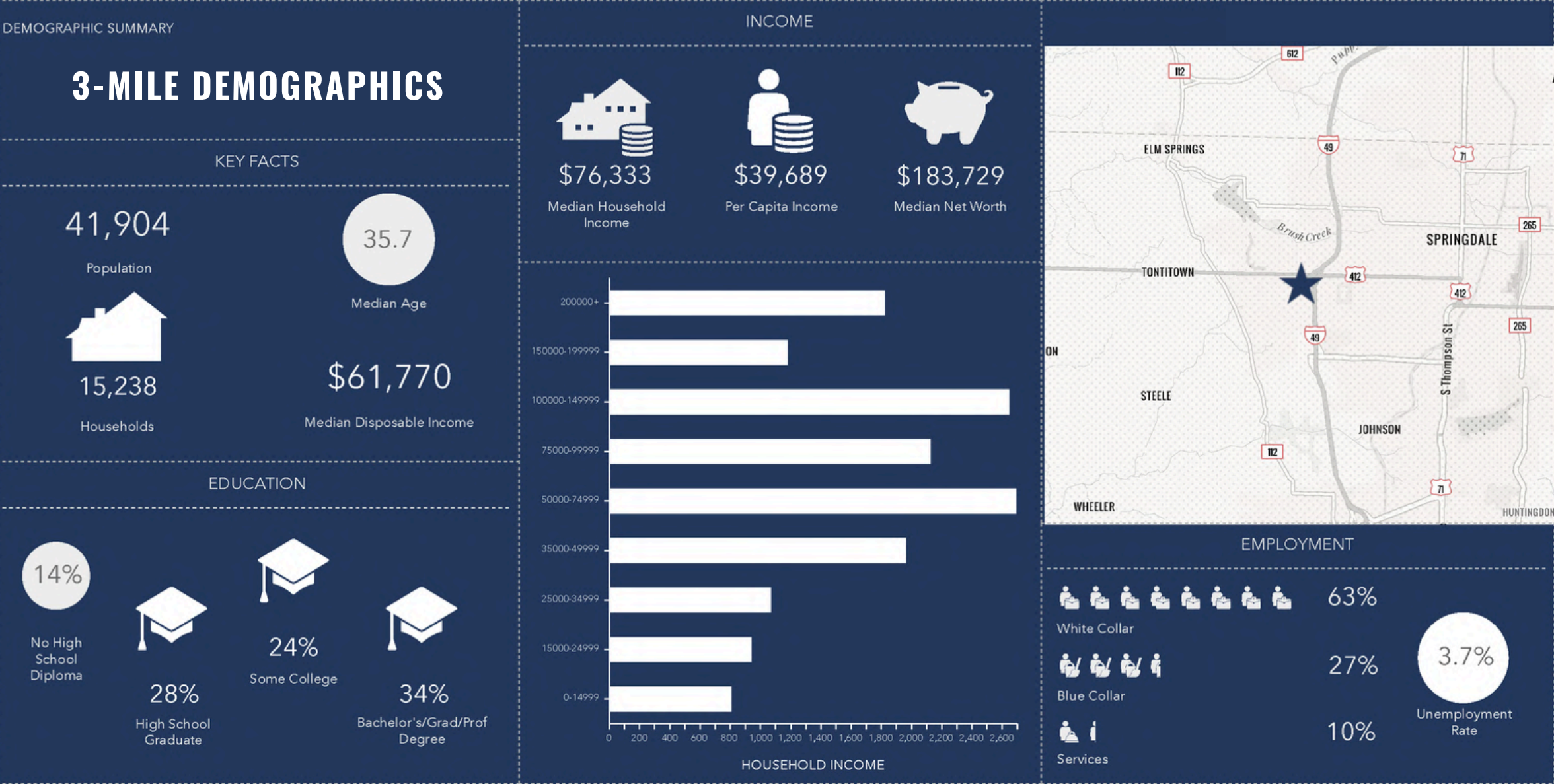
At the center of it all is Arvest Ballpark, home to the Kansas City Royals' Double-A team, the Northwest Arkansas Naturals. The nearby Northwest Arkansas Community College is also planning a significant campus expansion in Springdale, further fueling growth.

Additionally, approximately 1,300 new multifamily units are under construction or in the planning stages along the west side of I-49 within this corridor. Just 8 miles south is the University of Arkansas, making this one of the fastest-growing and most strategically located areas in Northwest Arkansas.

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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

Fastest Growing
Metros in America



26

Gross MetroProduct
Northwest Arkansas



26

Gross MetroProduct
Northwest Arkansas



TOP 10

Real EstateMarket
in 2023 and into the future



3rd

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



8th

Best Performing Large
City in the U.S.



484

Total Miles of Outdoor
Recreation Trails



2nd

Best Metro Area for
Minority Entrepreneurs



TOP 10

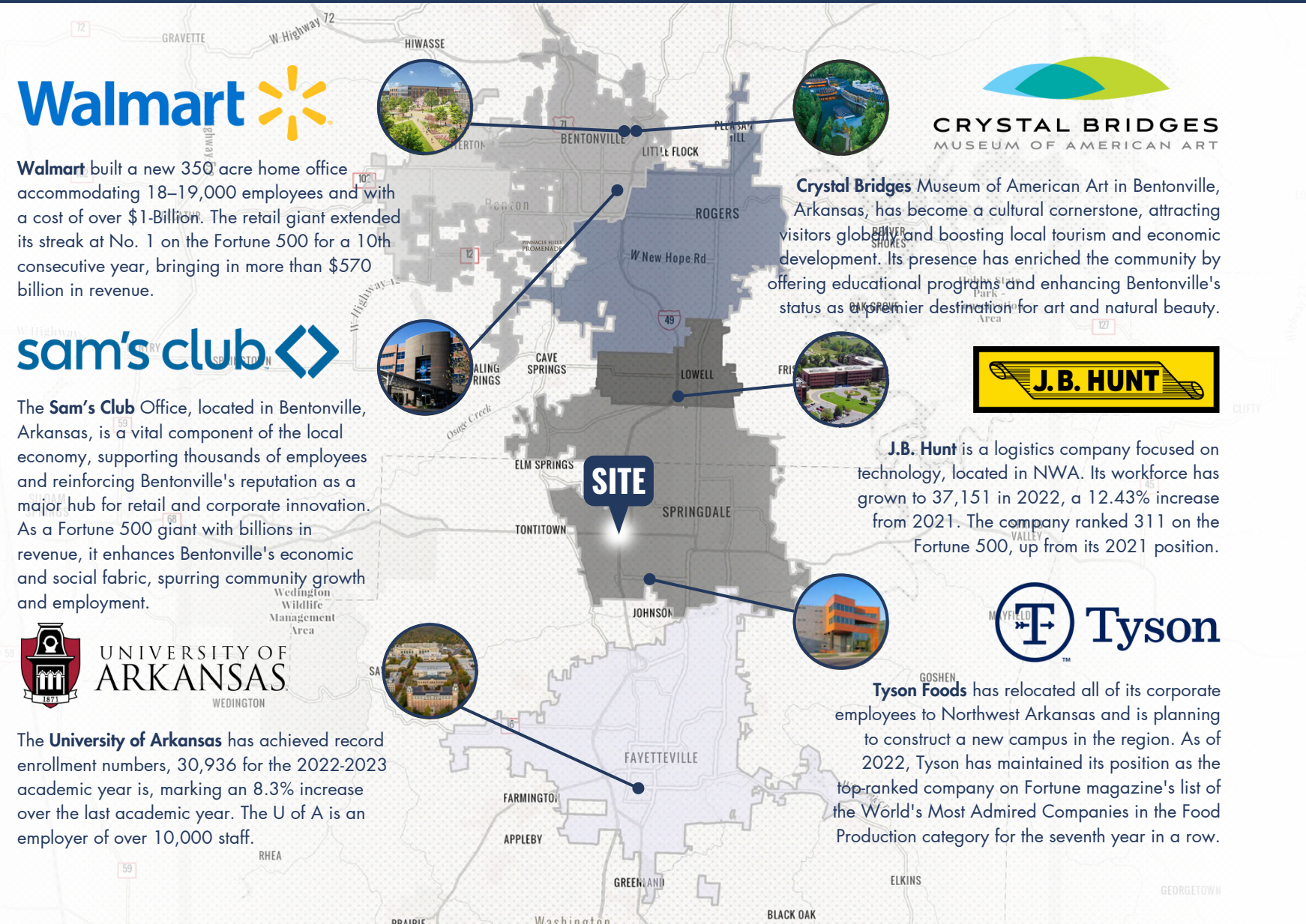
Best Place to Live
in the U.S.



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Walmart

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.

sam's club

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

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

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

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.

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CONTACT US



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Butch Gurganus is the Co-Managing Director of Focus Commercial Real Estate and a seasoned broker with over 20 years of experience. After starting his career in development and due diligence roles with Home Depot and Robert Pattillo Properties, he moved to Northwest Arkansas in 2005 and spent 15 years at Colliers International, completing over 1,000 transactions. A CCIM and SIOR designee, Butch brings strategic insight, operational leadership, and a client-first mindset to his work at Focus. He holds a Bachelor of Landscape Architecture from the University of Arkansas and an MBA from Belmont University.



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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, specializing in semi-truck insurance and developing key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across Northwest Arkansas, bringing a proactive, detail-oriented approach to every deal.



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