

Mills Farm: +/- 1 To 79 Acres For Sale, Lease, Or Build-To-Suit

ROGERS, AR: HOME TO WALMART WORLD HEADQUARTERS



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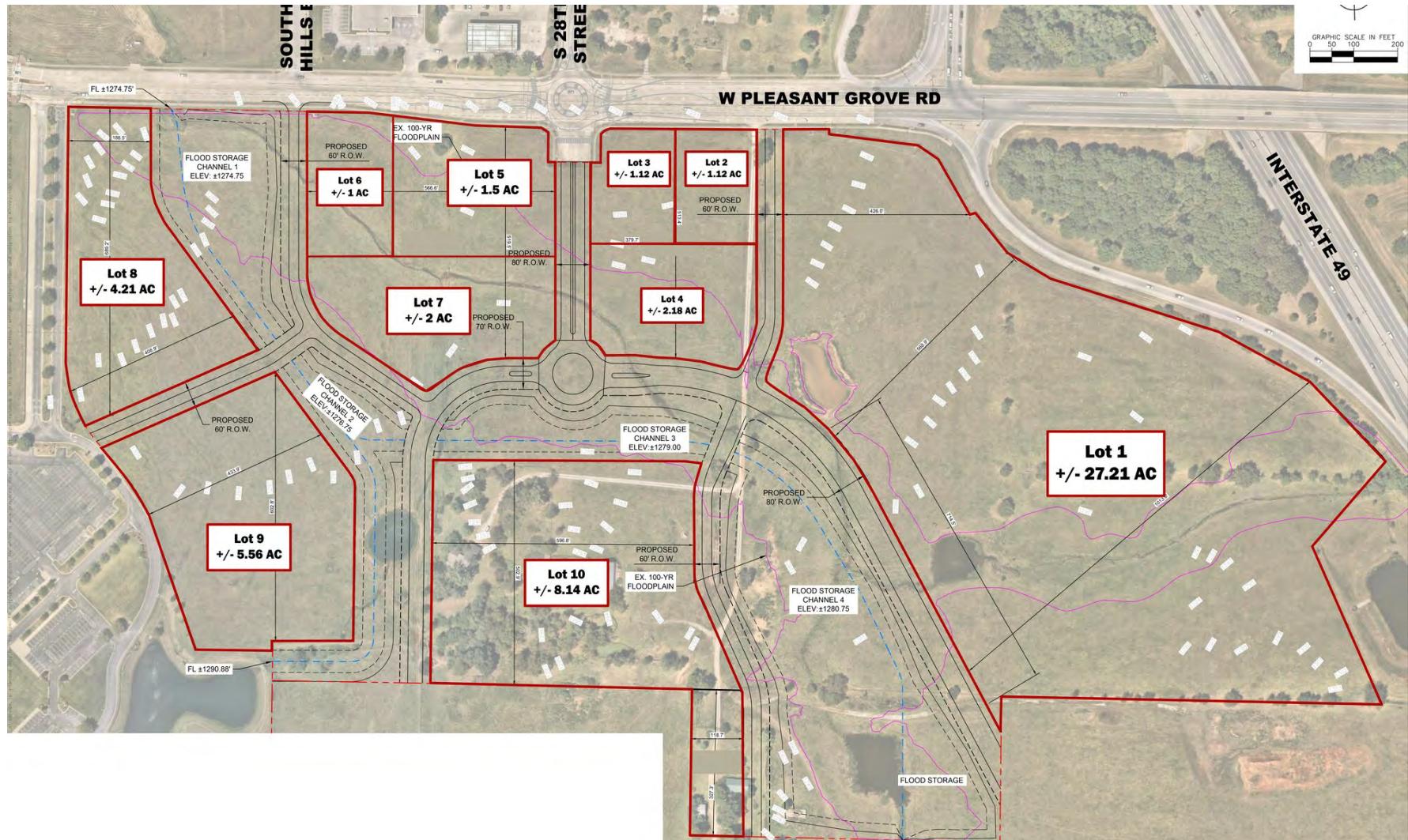
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MILLS FARM

1

PROPERTY INFORMATION

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Property Summary



PROPERTY DESCRIPTION

Discover an exceptional opportunity to buy or lease +/- 1 to 79 acres of prime commercial land located just off I-49 in Rogers, Arkansas. This highly visible site offers direct access from Exit 81 and boasts full utility access, making it ready for immediate development. Surrounded by top national retailers such as Walmart, Starbucks, Chick-fil-A, McDonald's, Cavender's, Academy Sports, Ross, and a future Dick's Sporting Goods, the property is ideally positioned for high-traffic commercial use. The location sees approx. 110,000 VPD on I-49 and around 18,000 VPD on W Pleasant Grove Rd, offering excellent exposure for grocery stores, retail stores, restaurants, and QSR concepts. The property is just 2.5 miles from Top Golf and the Walmart AMP, approx. 10 minutes from the new Walmart World HQ, and less than 20 minutes from Northwest Arkansas National Airport (XNA). Additionally, the University of Arkansas for Medical Sciences (UAMS) is building a new facility directly behind the site, and Schuber Mitchell Homes is set to develop approx. 550 townhome condos nearby - adding even more long-term growth and foot traffic to this dynamic location.



OFFERING SUMMARY

Sale Price:	\$1,950,000 - \$89,000,000
Lot Size:	1 to 79 Acres
Zoning:	Highway Commercial
Utilities:	All on Site
Avg. HH Income:	\$168,000



Property Highlights



HIGHLIGHTS

- Flexible Lot Sizes: +/- 1 to 79 Acres of prime commercial land available for development.
- Strategic Location: Located just off I-49 at Exit 81 in Rogers, AR, with easy access and excellent visibility.
- High Traffic Counts: Approx. 110,000 VPD on I-49 and 18,000 VPD on W Pleasant Grove Rd.
- Utilities On-Site: All utilities available, making the site development-ready.
- Surrounded by Major Retailers: Neighboring national brands include Walmart, Starbucks, Chick-fil-A, McDonald's, Ross, Academy Sports, and a future Dick's Sporting Goods.
- Proximity to Key Attractions: Just minutes from Top Golf, the Walmart AMP, the new Walmart World HQ, and XNA Airport.
- Upcoming Developments Nearby: Adjacent to future UAMS Facility and a 550-unit townhome community by Schuber Mitchell Homes.



Property Details

Sale Price

**\$1,950,000 - \$89,000,000
DEPENDING ON PARCEL SIZE**

LOCATION INFORMATION

Property Name Mills Farm
 Street Address SW Quadrant of Pleasant Grove Rd/I-49
 City, State, Zip Rogers, AR 72758
 County Benton

PROPERTY INFORMATION

Property Type Land
 Property Subtype Mixed-Use
 Lot Size 79 Acres
 Traffic Count 110,000 and 18,000
 Traffic Count Street I-49 and W Pleasant Grove Rd
 Amenities High Traffic Counts
 Surrounded by National Retailers
 Right off I-49 (Exit 81)
 All Utilities Available on Site
 Adjacent to Future UAMS Facility and a
 550-unit Townhome Community by
 Schuber Mitchell Homes.



Additional Photos



MILLS FARM

LOT DESCRIPTION

2

LOT 1: 27.21 ACRES

LOT 2: 1.12 ACRES

LOT 3: 1.12 ACRES

LOT 4: 2.18 ACRES

LOT 5: 1.5 ACRES

LOT 6: 1 ACRE

LOT 7: 2 ACRES

LOT 8: 4.21 ACRES

LOT 9: 5.56 ACRES

LOT 10: 8.14 ACRES

Lot 1: +/- 27.21 Acres - \$39,000,000

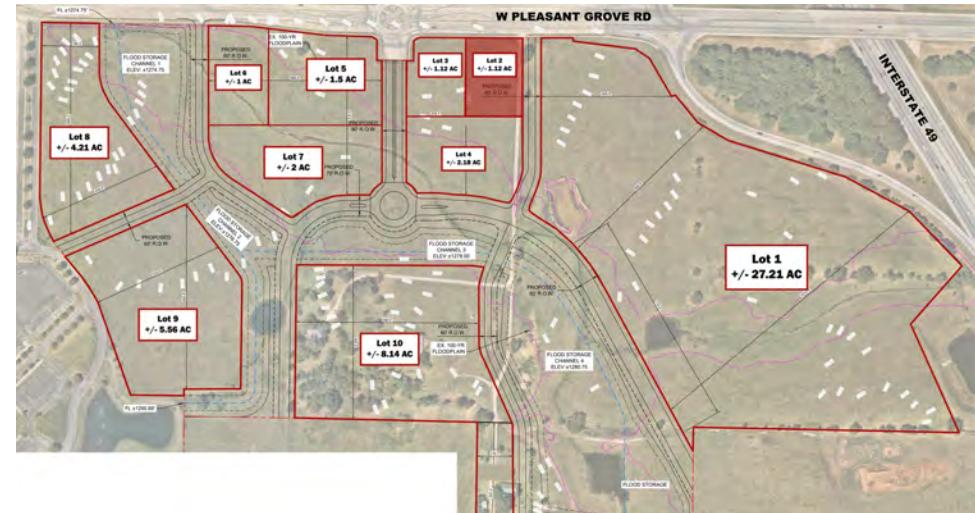


LOT HIGHLIGHTS

- +/- 27.21 Acres of prime land with frontage to I-49 (110,000 VPD)
- Designed perfectly for large big box retailer, grocery store, hospitality, or general retail
- Situated across from Casey's General Store and near Walmart, Starbucks, Chick-fil-A, McDonald's, and more
- A new road is planned to be constructed next to this site
- Schuber Mitchell Homes is planning to build +/- 520 housing units near this site
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



Lot 2: +/- 1.12 Acres - \$2,184,000



LOT HIGHLIGHTS

- +/- 1.12 Acres of prime land fronting W Pleasant Grove Rd (18,000 VPD)
- Perfect for restaurants, QSRs, pharmacies, coffee shops, banks, and general retail
- Corner lot situated at the on/off ramp for I-49
- Situated near Walmart, Starbucks, Chick-fil-A, McDonald's, and more
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



Lot 3: +/- 1.12 Acres - \$2,184,000

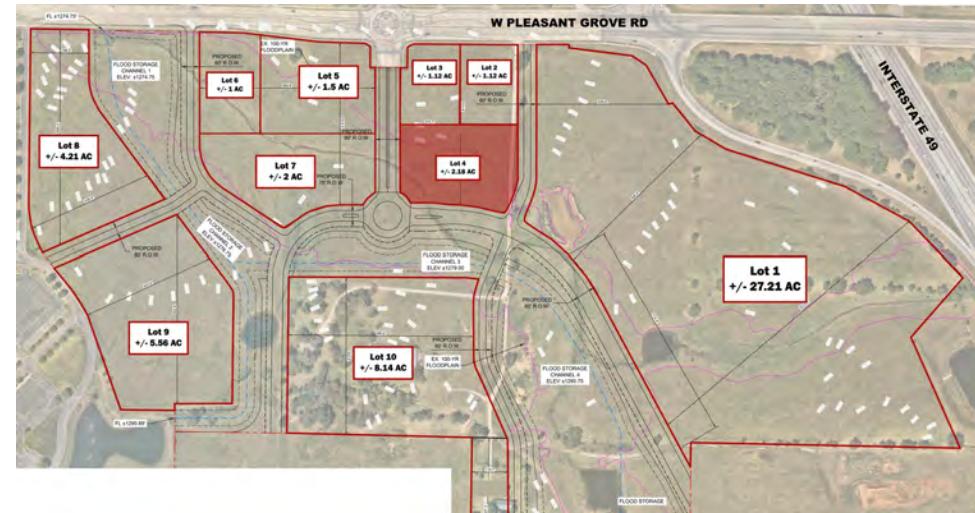


LOT HIGHLIGHTS

- +/- 1.12 Acres of prime land on W Pleasant Grove Rd (18,000 VPD)
- Future road to be built around the parcel
- Gas at street, 10" sewer lines, 24" water line, and electric on site
- Perfect for restaurants, QSRs, pharmacies, coffee shops, banks, and general retail
- Situated across from Walmart, Starbucks, Chick-fil-A, McDonald's, and more
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



Lot 4: +/- 2.18 Acres - \$4,142,000

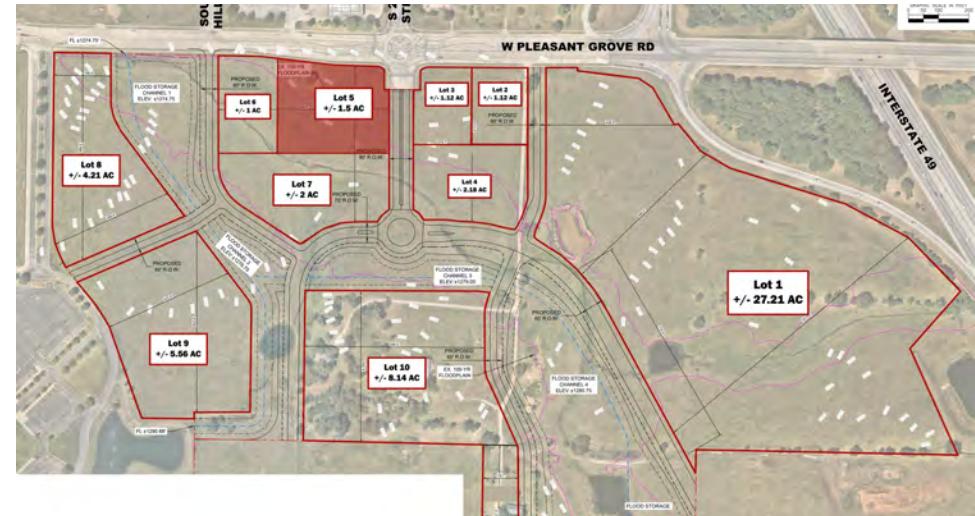


LOT HIGHLIGHTS

- +/- 2.18 Acres of prime land on W Pleasant Grove Rd (18,000 VPD)
- Future road to be built around the parcel
- Gas at street, 10" sewer lines, 24" water line, and electric on site
- Perfect for restaurants, QSRs, pharmacies, coffee shops, banks, and general retail
- Situated across from Walmart, Starbucks, Chick-fil-A, McDonald's, and more
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



Lot 5: +/- 1.5 Acres - \$2,925,000

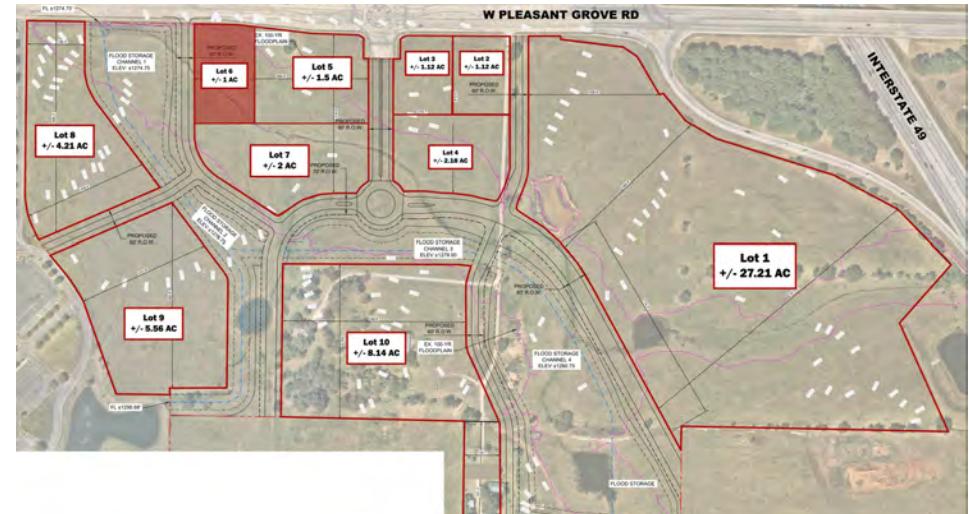


LOT HIGHLIGHTS

- +/- 1.5 Acres of prime land with frontage to W Pleasant Grove Rd (18,000 VPD)
- Future road to be built around the parcel
- Gas at street, 10" sewer lines, 24" water line, and electric on site
- Perfect for restaurants, QSRs, pharmacies, coffee shops, banks, and general retail
- Situated across from Walmart, Starbucks, Chick-fil-A, McDonald's, and more
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



Lot 6: +/- 1 Acre - \$1,950,000

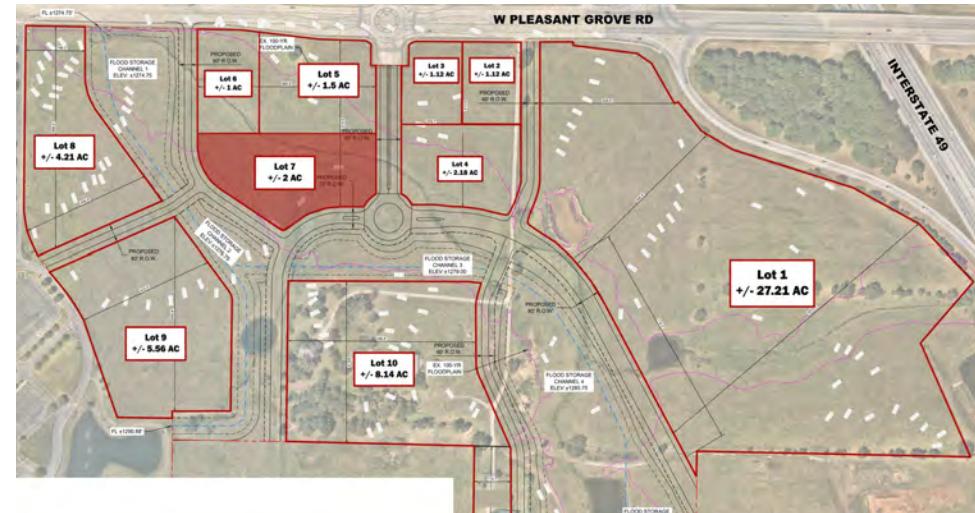


LOT HIGHLIGHTS

- +/- 1 Acre of prime land with frontage to W Pleasant Grove Rd (18,000 VPD)
- Future road to be built around the parcel
- Gas at street, 10" sewer lines, 24" water line, and electric on site
- Perfect for restaurants, QSRs, pharmacies, coffee shops, banks, and general retail
- Situated across from Walmart, Starbucks, Chick-fil-A, McDonald's, and more
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



Lot 7: +/- 2 Acres - \$3,750,000

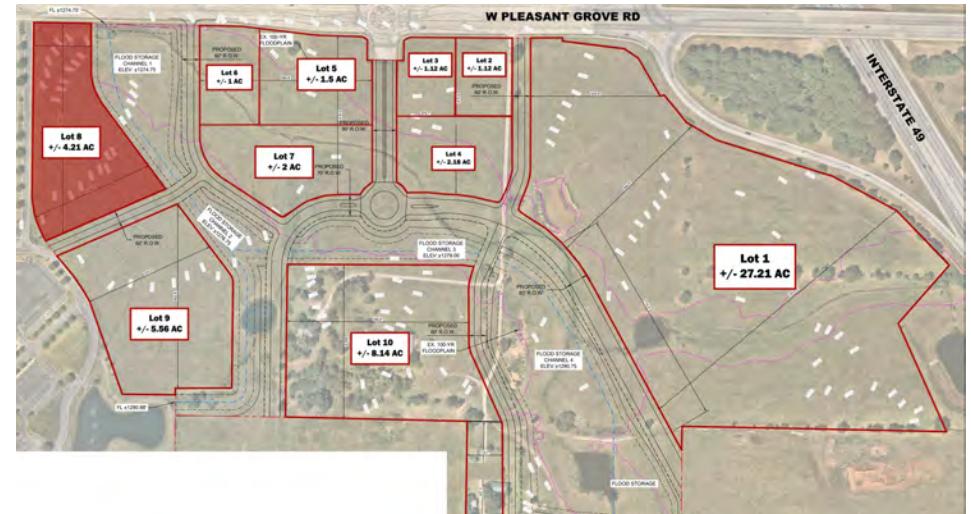


LOT HIGHLIGHTS

- +/- 2 Acres of prime land on W Pleasant Grove Rd (18,000 VPD)
- Future road to be built around the parcel
- Gas at street, 10" sewer lines, 24" water line, and electric on site
- Perfect for restaurants, QSRs, pharmacies, coffee shops, banks, and general retail
- Situated across from Walmart, Starbucks, Chick-fil-A, McDonald's, and more
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



Lot 8: +/- 4.21 Acres - \$6,990,000

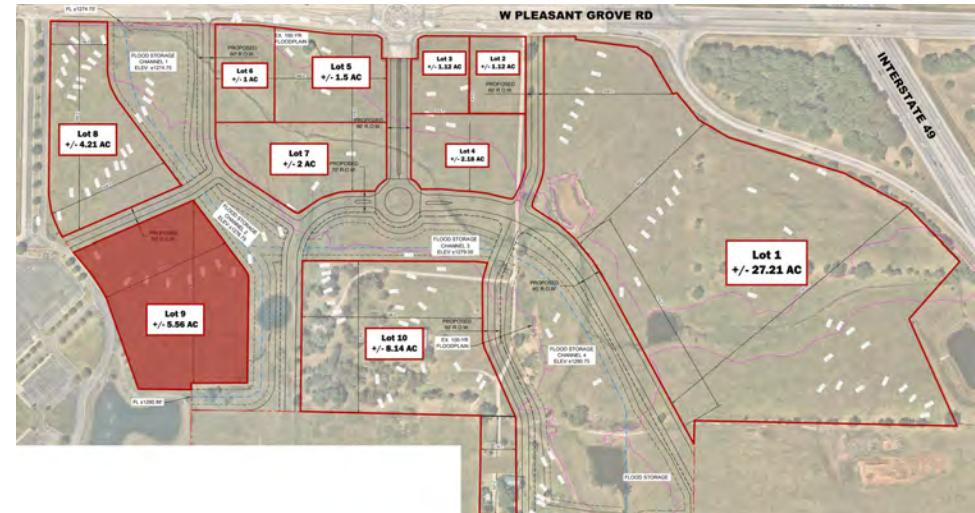


LOT HIGHLIGHTS

- +/- 4.21 Acres of prime land off Pleasant Grove Rd (18,000 VPD)
- Perfect for retail, big box, grocery, and more
- Can fit a +/- 30,000 SF Building
- Situated across the interstate from Walmart, McDonald's, Starbucks, Chick-fil-A, Cavender's, and a future Dick's Sporting Goods
- Across the street from Casey's Gas Station and I-49 off-ramp
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



Lot 9: +/- 5.56 Acre Lot - \$7,706,000

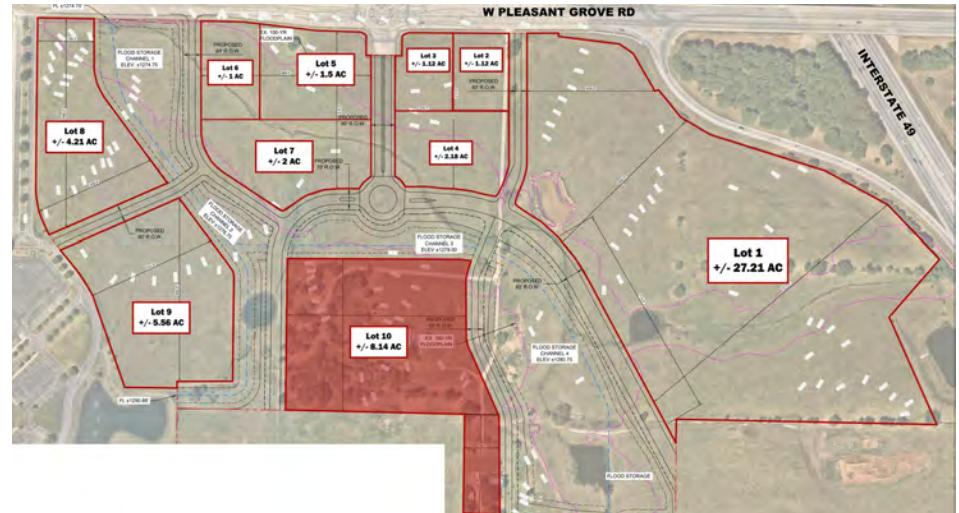
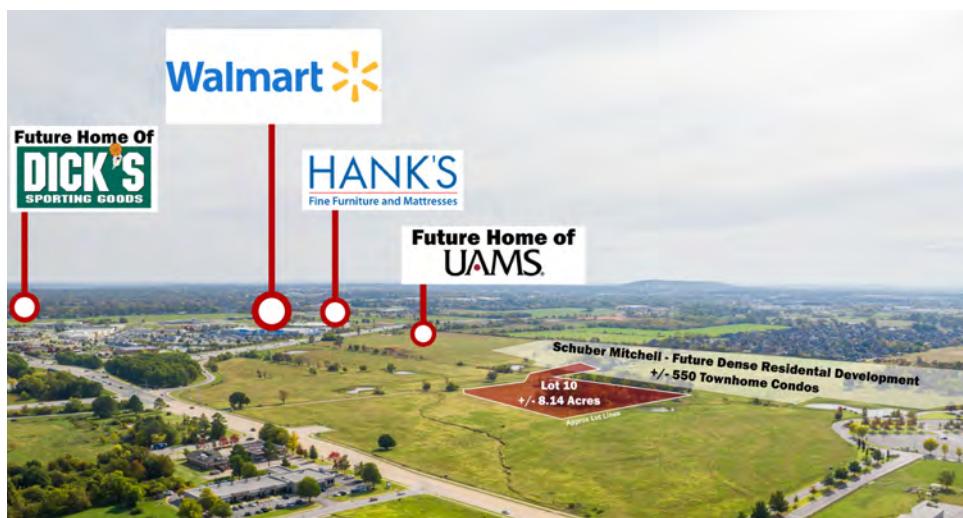


LOT HIGHLIGHTS

- +/- 5.56 Acres of prime land off Pleasant Grove Rd (18,000 VPD)
- Perfect for retail, big box, grocery, and more
- Can fit a +/- 50,000 SF Big Box
- Situated across the interstate from Walmart, McDonald's, Starbucks, Chick-fil-A, Cavender's, and a future Dick's Sporting Goods
- Schuber Mitchell is building a brand new townhome community directly next to this site
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



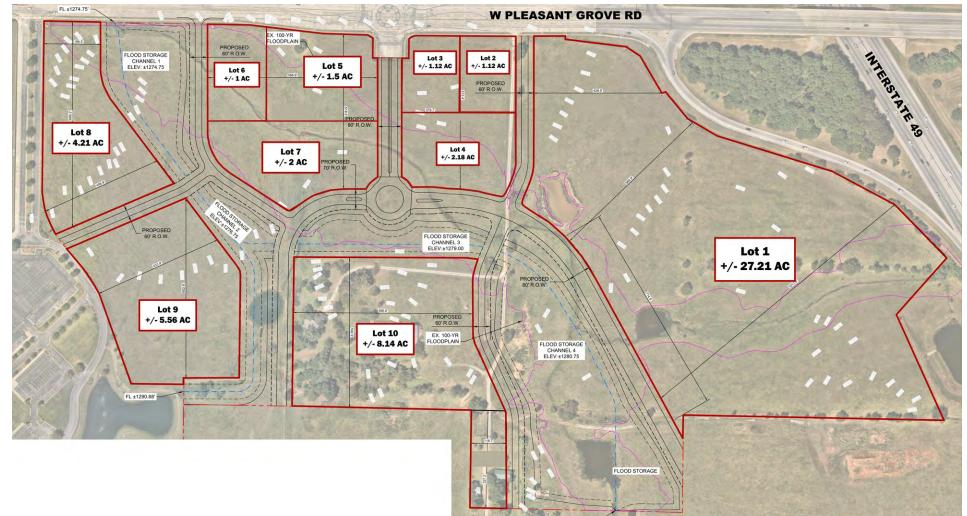
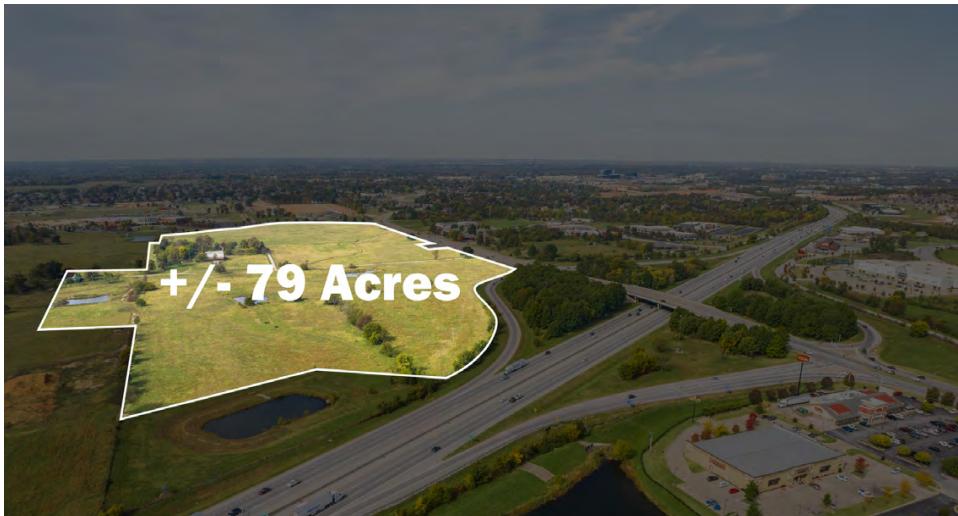
Lot 10: +/- 8.14 Acres - \$11,599,500



LOT HIGHLIGHTS

- +/- 8.14 Acres of prime land off I-49 (110,000 VPD)
- Perfect for retail, big box, grocery, and more
- Can fit a +/- 75,000 SF Big Box
- Situated across the interstate from Walmart, McDonald's, Starbucks, Chick-fil-A, Cavender's, and a future Dick's Sporting Goods
- Central lot the Mills Farm Retail Development, and directly next to the new Schuber Mitchell Townhome Development
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user

All 79 Acres - \$89,000,000

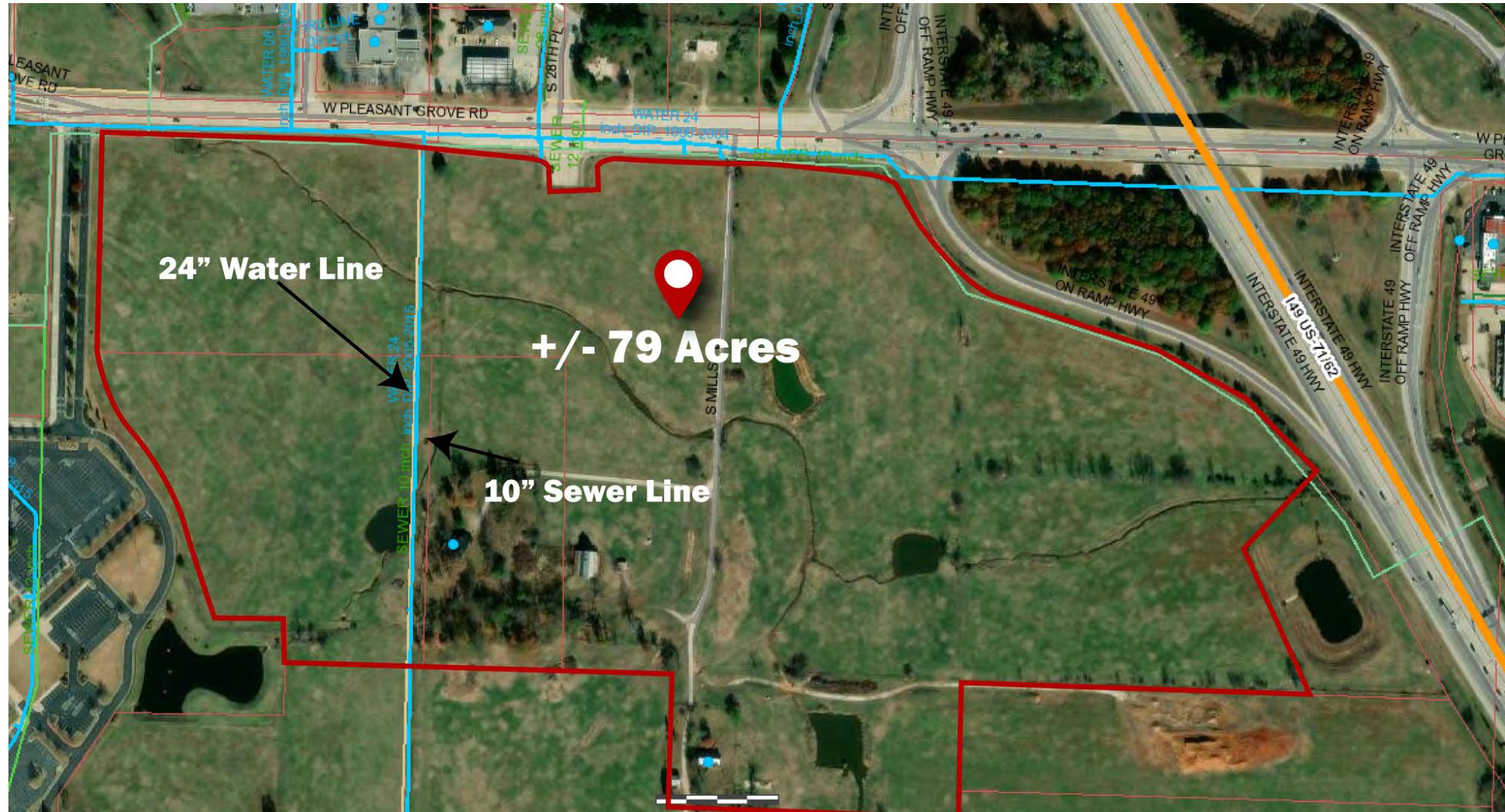


LOT HIGHLIGHTS

- +/- 79 Acres of prime land off I-49 (110K VPD) and W Pleasant Grove Rd (18K VPD)
- Perfect for big box retail, grocery stores, pharmacies, coffee shop, general retail, and more
- Situated near Walmart, Starbucks, Chick-fil-A, McDonald's, Academy, a future Dick's Sporting Goods, and more
- University of Arkansas for Medical Sciences (UAMS) is building a new facility next to this site
- Schuber Mitchell Homes is set to develop +/- 520 housing units next to this site as well
- Site plan is preliminary; shape, size, and access are subject to change and can be tailored to suite the end user



Utility Map



MILLS FARM

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LOCATION INFORMATION

REGIONAL MAP

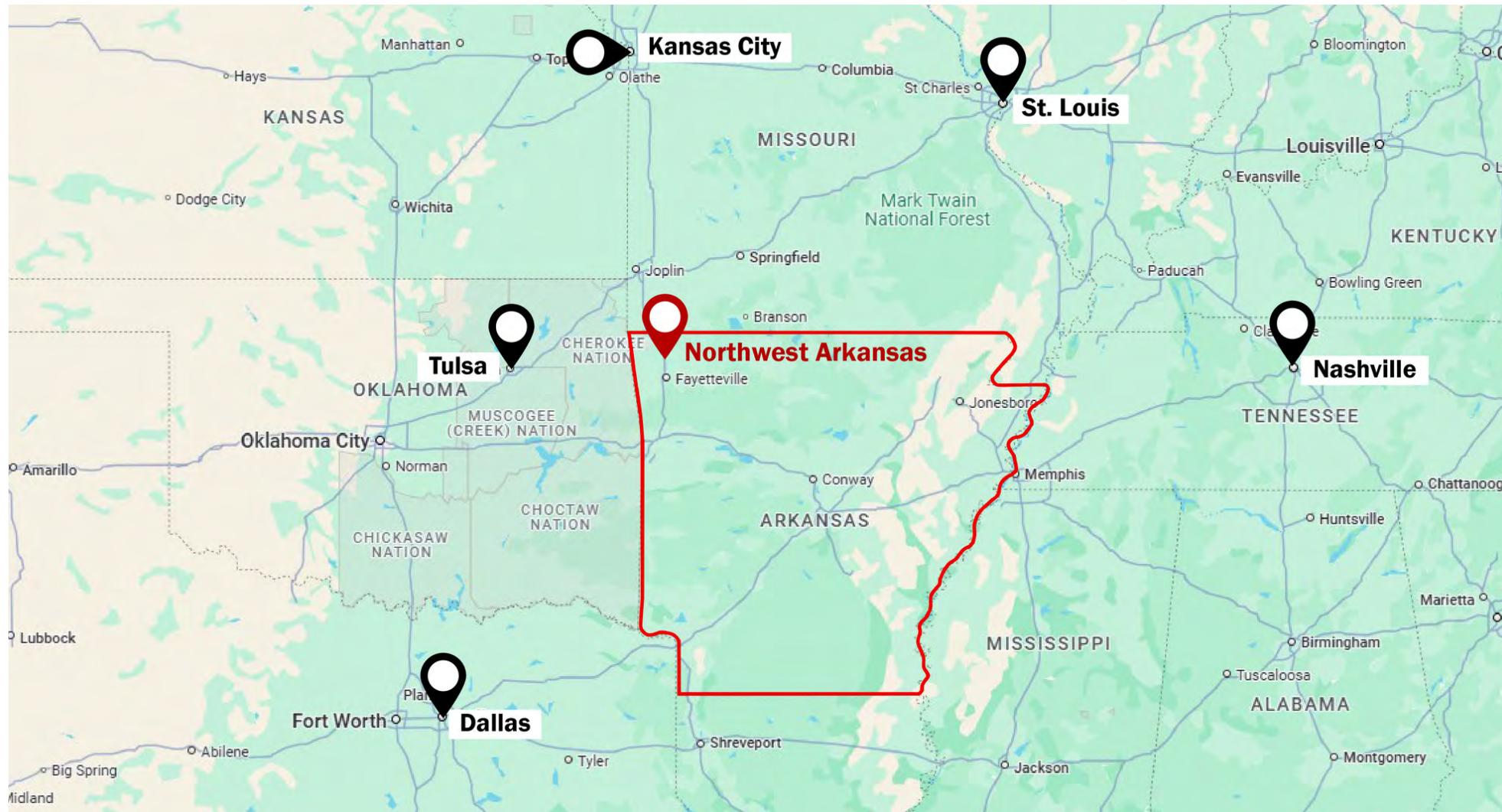
LOCATION MAP

SCHUBER MITCHELL DEVELOPMENT

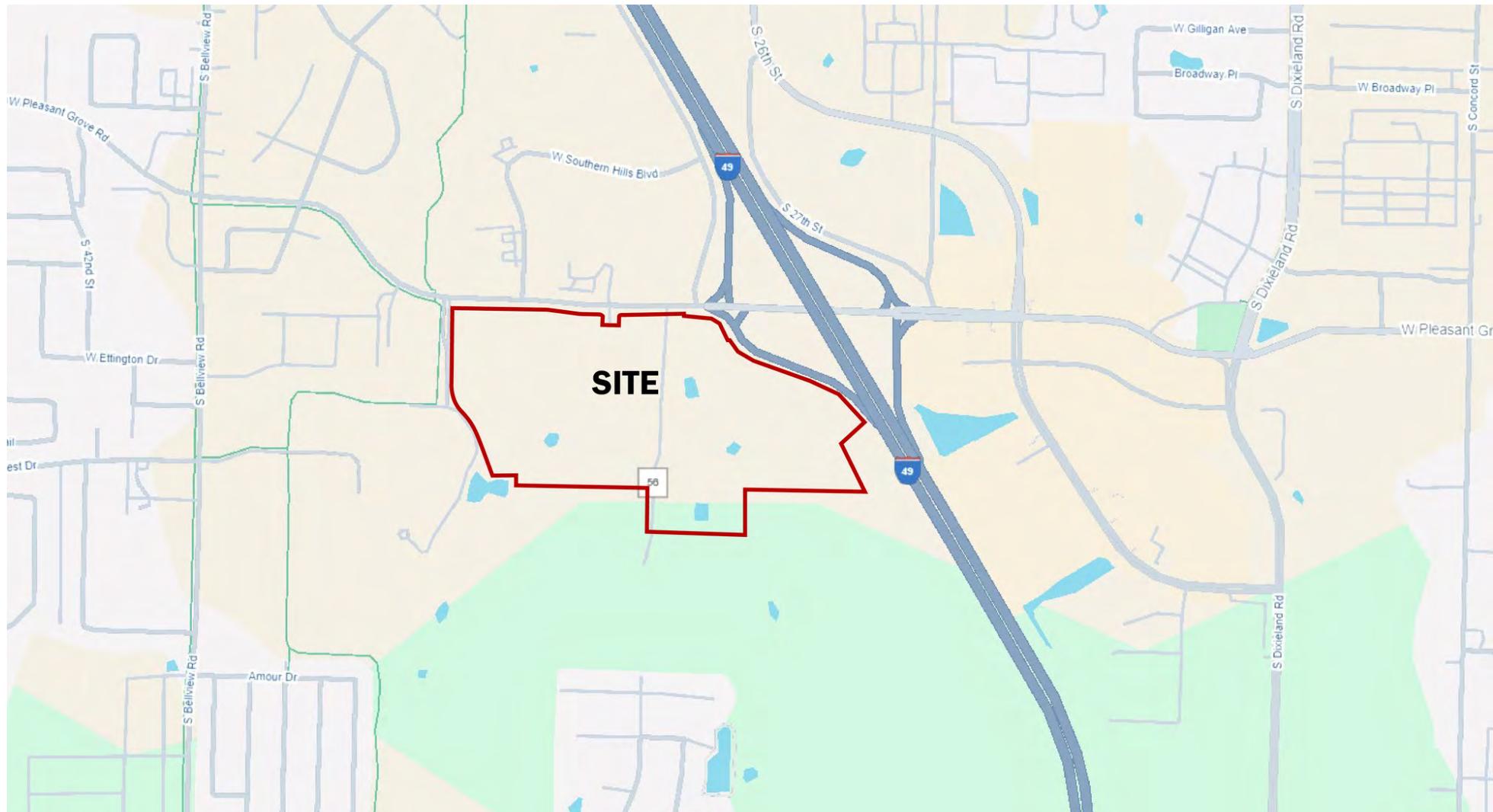
RETAILER MAP

NWA SURROUNDING SITES

Regional Map



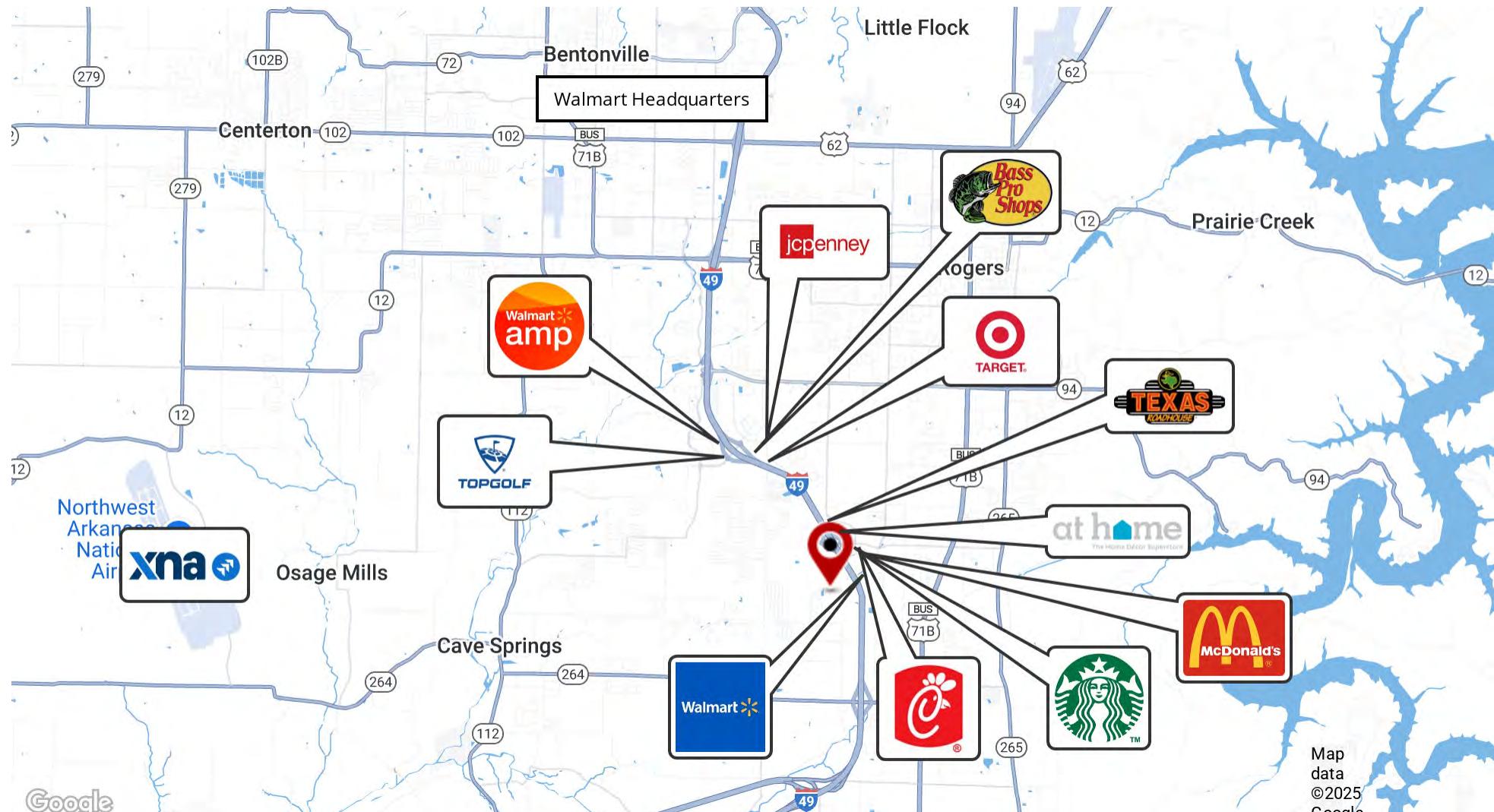
Location Map



Schuber Mitchell Development To The South



Retailer Map



Northwest Arkansas Surrounding Sites

1. Crystal Bridges: A world-class museum in Bentonville, AR featuring a renowned collection of American art.

2. XNA: Northwest Arkansas Airport is a modern, convenient airport offering direct flights to major U.S. cities.

3. SITE: +/- 79 Acres of prime commercial land just off I-49. Full utility access, with gas at the street, and water, sewer, and electric on site. Ideal for big box, grocery, retail, and more!

4. Walmart HQ: A 350-acre, sustainability-driven workplace featuring office buildings, a fitness center, childcare facility, food hall, public retail, and miles of greenways connecting to downtown Bentonville.

5. NWACC: Northwest Arkansas Community College is a public community college offering affordable certificate and associate degree programs.

6. Pinnacle Hills Promenade: A vibrant 933,984 SF outdoor retail lifestyle center in Rogers, AR spanning over 150 landscaped acres with nearly 100 stores and anchors like Target, Dillard's, JC Penney, Best Buy, and Dave & Buster's.

7. University of Arkansas: A major public research university in Fayetteville, AR offering a wide range of academic programs and serving as the state's flagship campus.

The map illustrates the proximity of various landmarks to the study area. Bentonville is the central hub, with the SITE and Walmart HQ developments nearby. To the north is Bella Vista, and to the east are Rogers, Lowell, and Springdale. To the south is Fayetteville, home to the University of Arkansas.




MILLS FARM

DEMOGRAPHICS

4

DEMOGRAPHICS REPORT

DEMOGRAPHICS MAP

Demographics Report



Demographic and Income Profile

1616-1656 S Mills Pl
1616-1656 S Mills Pl, Rogers, Arkansas, 72758
Ring: 1 mile radius

Prepared by Esri

Report Date: 16.02.2023

Location ID: 10-10101

Summary	Census 2010	Census 2020	2024	2029
Population	2,782	4,723	5,566	6,506
Households	1,060	2,042	2,412	2,853
Families	818	1,307	1,502	1,743
Average Household Size	2.62	2.26	2.27	2.25
Owner Occupied Housing Units	785	1,118	1,140	1,209
Renter Occupied Housing Units	275	924	1,272	1,644
Median Age	33.1	34.1	34.3	35.4
Trends: 2024-2029 Annual Rate				
Population	3.17%	0.33%	0.38%	
Households	3.42%	0.48%	0.64%	
Families	3.02%	0.34%	0.56%	
Owner HHs	1.18%	0.58%	0.97%	
Median Household Income	1.13%	2.74%	2.95%	
2024				
Households by Income		Number	Percent	Number
<\$15,000		42	1.7%	42
\$15,000 - \$24,999		47	1.9%	40
\$25,000 - \$34,999		50	2.1%	41
\$35,000 - \$49,999		135	5.6%	133
\$50,000 - \$74,999		308	12.8%	314
\$75,000 - \$99,999		267	11.1%	279
\$100,000 - \$149,999		681	28.2%	876
\$150,000 - \$199,999		378	15.7%	458
\$200,000+		504	20.9%	671
Median Household Income		\$120,172		\$127,136
Average Household Income		\$152,759		\$168,233
Per Capita Income		\$61,556		\$68,626



Demographics Map

