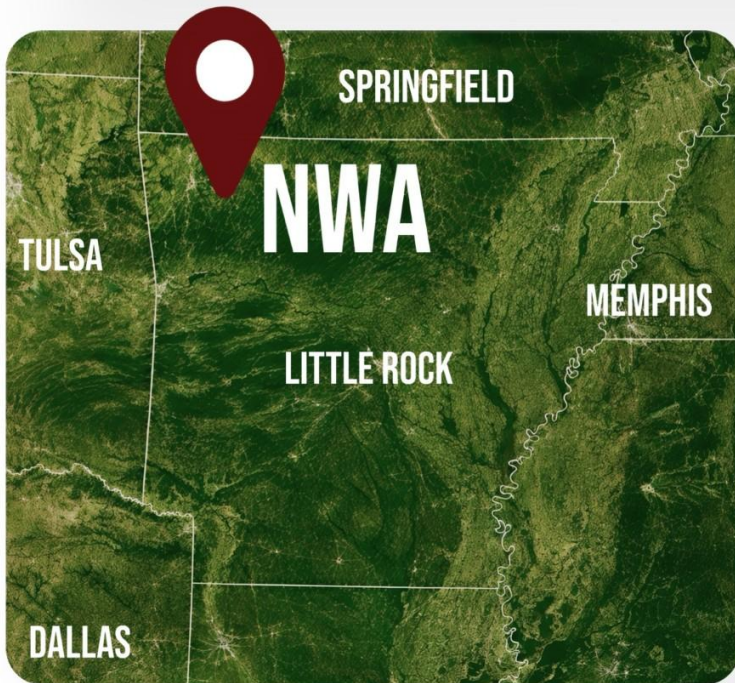


PLEASANT CROSSING - PHASE 4

Pleasant Grove Rd & Dixieland, Lowell, Arkansas



ADDITIONAL AREA RETAILERS

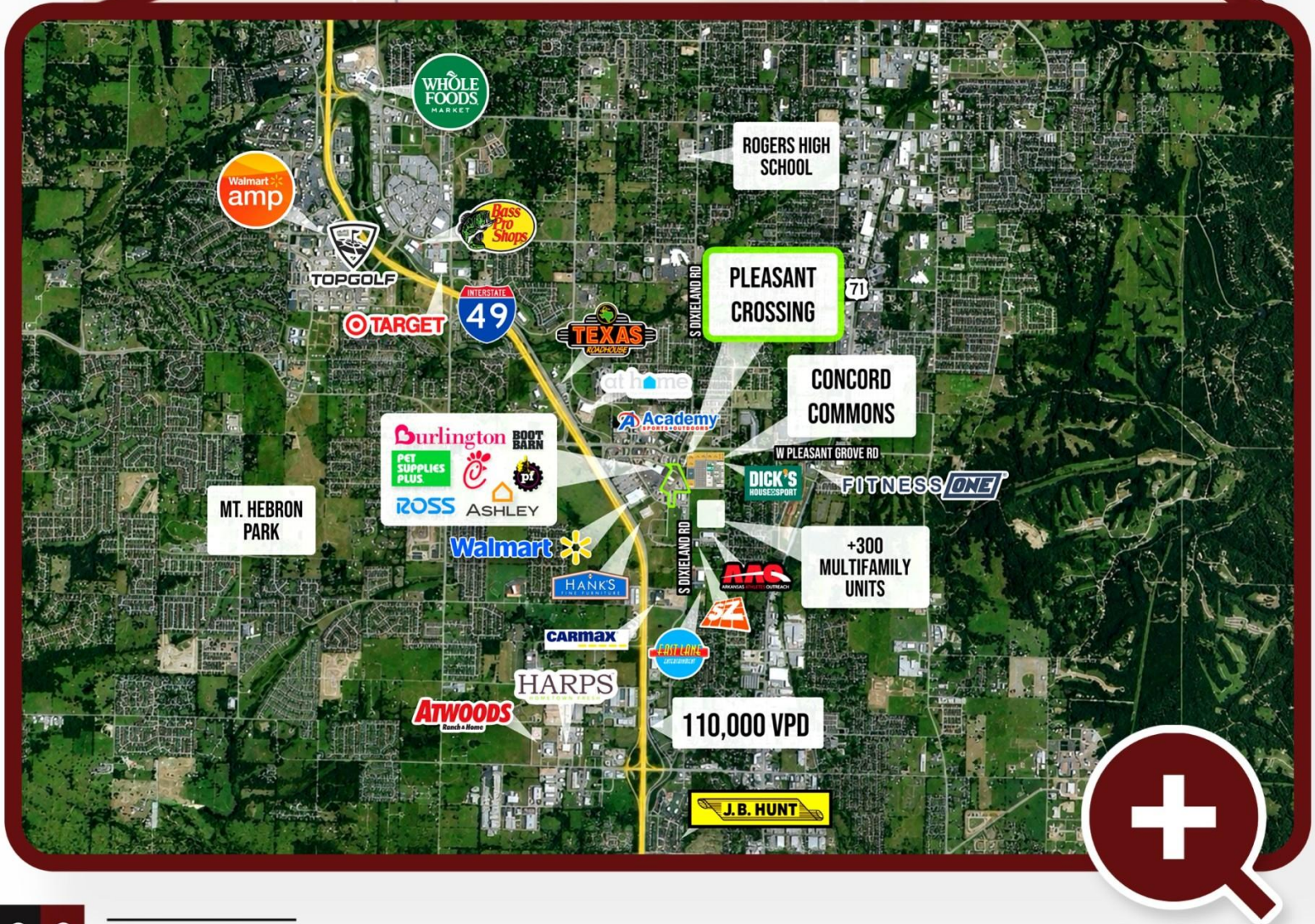


2025 DEMOS	3 MI	5 MI	10 MI	MSA
POPULATION	45,055	106,491	301,345	605,615
AVG HH INCOME	\$131,742	\$124,847	\$123,293	\$97,000
HOUSEHOLDS	16,204	38,627	108,453	224,357



Northwest Arkansas is one of the fastest-growing regions in the United States, anchored by Walmart, Tyson Foods, J.B. Hunt, and a rapidly expanding population with household incomes well above national averages.

LOCAL MAP



110,000 VPD on I-49

5 Min | Pinnacle Hills, Walmart AMP, Topgolf



25,000 VPD on W Pleasant Grove Rd

15 Min | Walmart HQ, Crystal Bridges, XNA

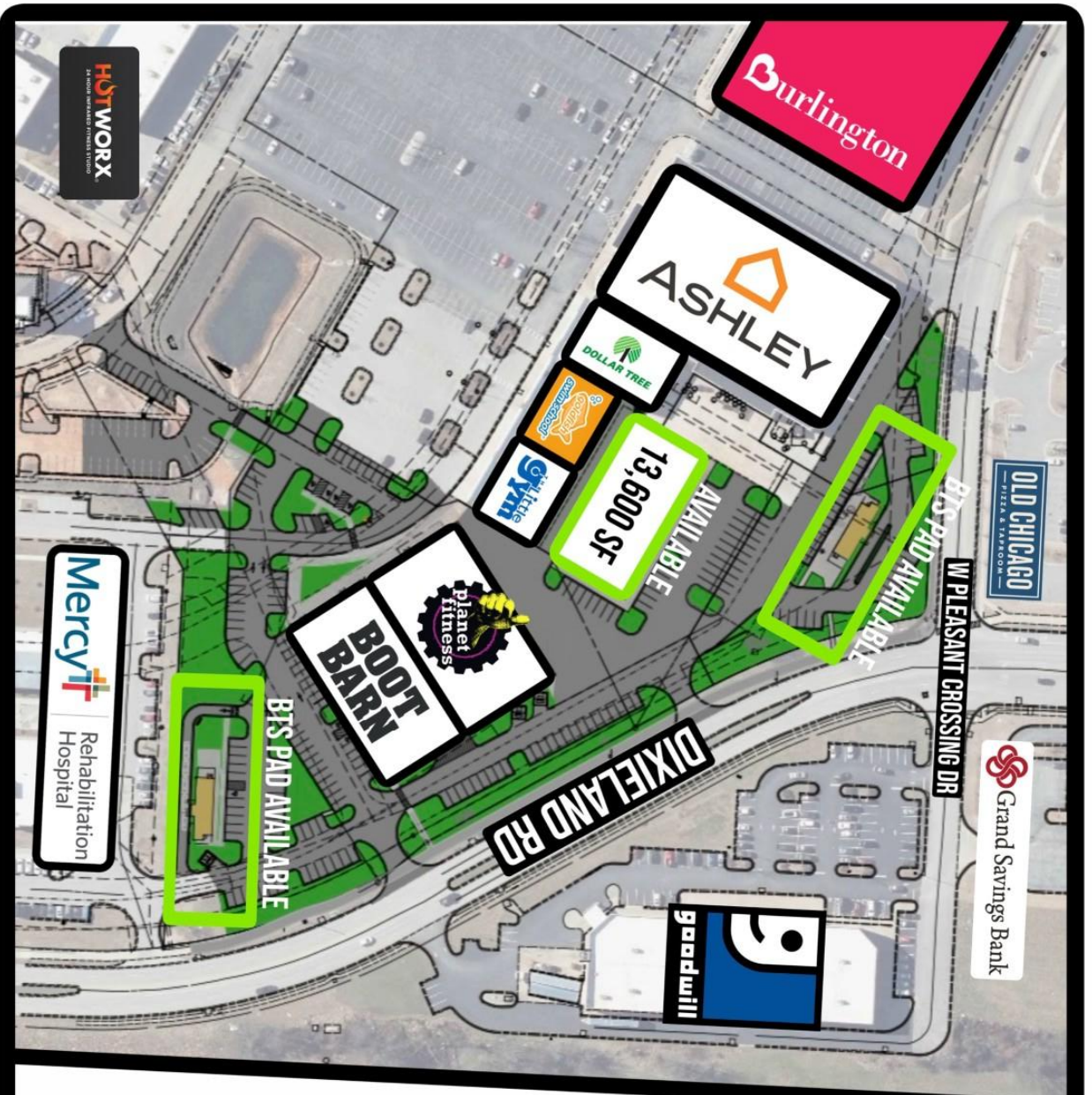
21,000 VPD on S Dixieland Rd

20 Min | Fayetteville, University of Arkansas



**+300 DOORS
MULTIFAMILY**

PLEASANT CROSSING - PHASE 4



**GONCORD
COMMONS**



**8 MANY MORE
COMING 2028**



SITTON GROUP
DEVELOPMENT