

Property Summary

Opportunity Single largest contiguous tract located on an interchange of

I-49 in booming Northwest Arkansas.

Location Mills Farm is located at the southwest corner of I-49 and

Pleasant Grove in Rogers, AR

Acres +/- 192.19 Acres

Zoning City of Rogers Master Planned for commercial, multi-family

and special use

Frontage Approximately 2,000 feet of frontage on Pleasant Grove Road

and I-49



#### **2015 DEMOGRAPHICS**

	3 Miles	5 Miles	10 Miles
Population	32,751	79,662	231,456
Avg. HH Income	\$99,692	\$83,021	\$73,992
Total # of HHS	11,267	30,890	88,915

### **2015 TRAFFIC COUNTS**

> I-49: 78,000 VPD

> Pleasant Grove Road: 14,000 VPD



### Property Highlights

Excellent access With a newly widened and updated Pleasant Grove Road and visibility interchange, Mills Farm has excellent highway access. Mills Farm fronts I-49, which has a traffic count of approximately 78,000 vehicles per day. The location is also one exit south of the region's premier shopping destination, Pinnacle Hills Promenade, as well as one of the region's highest-income residential areas, Pinnacle Country Club.

Growing Retail Northwest Arkansas is experiencing the biggest retail boom in the state. Within less than one mile of Mills Farm new restaurants and retail have recently opened, including Academy Sports, Burlington Coat, Ross Dress for Less, Whataburger, and Cavender's.

### Surrounding

Multiple professional and medical offices are immediately Offices north of the property, including General Mills and Nestle.

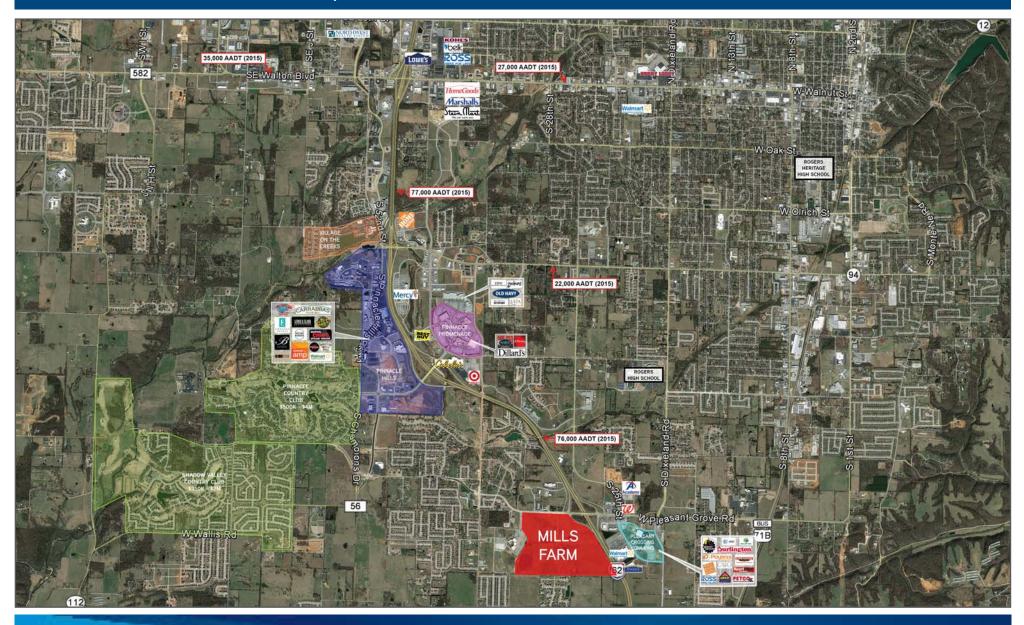
Developments Pleasant Grove Road has recently been extended west of the site from I-49 to Highway 112 (Cave Springs), bisecting the two most prominent golf and tennis communities in Northwest Arkansas, Pinnacle Country Club and Shadow Valley Country Club, and accessing the numerous high income communities of SW Rogers.







Trade Area Map





Site Plan



# NORTHWEST

### Arkansas

The Fayetteville-Springdale-Rogers Metropolitan Statistical Area is a four-county area including three Arkansas counties and one Missouri County. It is anchored by the Arkansas cities of: Bentonville, Rogers, Fayetteville, and Springdale, and more commonly known as Northwest Arkansas.

The MSA is one of the fastest growing MSAs in the nation, and is estimated to have reached a population of 500,000 as of May 28, 2014. Constituent counties of the MSA include: Benton County, Madison County, Washington County and McDonald County, Missouri.

NWA is projected to grow at 4.2% annually between 2013 and 2020, making it the third fastest growing metropolitan area in the nation behind Austin, Texas and Raleigh, North Carolina.

There are four major cities in the MSA. The most recent 2014 estimate predicts Bentonville has 41,613 residents, Rogers has 61,464 residents, Springdale has 76,565 residents, and Fayetteville has 80,621 residents.

Fueled by an amazing entrepreneurial spirit, Northwest Arkansas emerged from humble beginnings to become one of the nation's most thriving economic regions with a unique mix of business and education power the area. Industry leaders such as Walmart, Tyson Foods and J.B. Hunt started here, and their presence continues to drive growth.



### National RECOGNITION

#### **ARKANSAS**

- "Best State in the Country to Start a Business" by thumbtack.com and the Kauffman Foundation
- CNBC's "Top States for Business 2013" ranked Arkansas's cost of doing business as the 4th lowest in the nation

#### NORTHWEST AR

- > #10 on Business Insider list of Hottest American Cities of the Future (2012)
- **> #21** on Best Cities for Job Growth (*Forbes*, 2012)
- **> #57** Best-Performing Cities (*Milken Institute*, 2013)
- **> #2** in Short Term Job Growth (*Milken Institute*, 2013)
- > #10 on New Geography list of Best Cities for Job Growth for medium-sized cities (2014)
- > Top 9 U.S. cities great for tech startups (Entrepreneur Magazine, 2012)
- ) #37 on Forbes list of Best Places for Business and Careers in 2014
- > Bella Vista is Money Magazine's #1 best retirement community to keep costs low



# NORTHWEST



### Arkansas

### MAJOR EMPLOYERS

Walmart Founded in 1962, Walmart has grown from one store to nearly 18,000 retail units worldwide and is responsible for a significant percentage of the United States GDP. Total sales for the 2014 fiscal year reached approximately \$473 hillion.

> With 13,000 home office employees located in Northwest Arkansas, Walmart is continually expanding. The Walmart supplier community is also expanding its presence in Bentonville in conjunction with Walmart. Virtually any company that sells products to Walmart has located an office in Northwest Arkansas.

JB Hunt J.B. Hunt Transport Services, Inc., one of the largest transportation logistics companies in North America, provides safe and reliable transportation services to a diverse group of customers throughout the continental United States. JB Hunt's corporate office in Lowell has grown and spawned companies such as Transplace, a third-party logistics service company. JB Hunt employs over 14,500 people in 48 facilities across the lower 48 states, more than 2,500 of those in Northwest Arkansas. and operates approximately 10,000 tractors and 60,000 trailers. Revenues exceed \$3 billion for the corporate office.

Tyson Located in Springdale, Tyson began in the 1930s as a family business delivering chickens and has grown to become the world's largest processor and marketer of chicken, beef, and pork, the second-largest food company in the Fortune 500, and a member of the S&P 500. In August 2014, Tyson Foods, Inc. completed its merger with Hillshire Brands Company, a transaction that creates a single company with more than \$40 billion in annual sales. The company provides products and services to customers throughout the United States and more than 90 countries. Tyson employs 115,000 team members at more than 400 facilities and offices in the U.S. and around the world

University of The University of Arkansas has grown more than 50% Arkansas in the last decade to an enrollment of 26,237 as of fall 2014. The university received a billion dollars from a fundraising campaign through the efforts of the Walmart foundation matching funds program and is using a large portion of the money to transform the university into a research university, thus expanding the area's economic base by becoming more diversified with higher-wage jobs. The university has 1,203 faculty members and a combination of full time and part time staff of 3,013.



Demographic Report

POPULATION			
	3 Mile	5 Mile	10 Mile
2010 Census Population	28,121	71,422	208,835
2015 Population	32,751	79,662	231,456
2020 Population	37,073	88,288	255,683
2015 Median Age	32.9	32.6	32.2
2015 Average Age	210.00	0.00	210.00
2010-2015 Annual Rate	2.95%	2.10%	1.98%
2015-2020 Annual Rate	2.51%	2.08%	2.01%

HOUSEHOLDS			
	3 Mile	5 Mile	10 Mile
2000 Households	5,817	17,606	51,353
2010 Households	9,740	25,208	73,338
2015 Total Households	11,267	27,946	80,713
2020 Total Households	12,709	30,890	88,915
2010-2015 Annual Rate	2.81%	1.98%	1.84%
2015-2020 Annual Rat	2.44%	2.02%	1.95%
2015 Average Household Size	2.90	2.83	2.85

INCOME			
	3 Mile	5 Mile	10 Mile
Income Less than \$15,000	587	2,234	7,729
Income \$15,000 - \$24,999	768	2,412	8,594
Income \$25,000 - \$34,999	851	2,666	8,788
Income \$35,000 - \$49,999	1,350	3,935	12,657
Income \$50,000 - \$74,999	2,478	6,089	16,304
Income \$75,000 - \$99,999	1,253	3,101	8,319
Income \$100,000 - \$149,999	1,774	3,767	9,913
Income \$150,000 - \$199,999	1,098	1,931	4,490
Income \$200,000+	1,108	1,811	3,919
2015 Average Household Income	\$99,692	\$83,021	\$73,992
2020 Average Household Income	\$112,073	\$93,800	\$83,537



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