

Walmart Outparcels

For Sale



Store #4686

SW 1 Street & SW Regional Airport Road, Bentonville | AR

- Lot 14: +/- 5.76 Acres - \$1,881,792 (\$7.50 PSF)
- Lot 21: +/- 0.88 Acres - \$574,992 (\$15.00 PSF Single Tenant)
- Lot 22: +/- 0.88 Acres - \$574,992 (\$15.00 PSF Single Tenant)

Contact:

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Managing Director & Principal | Arkansas

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steve.lane@colliers.com



Area Demographics

	1 Mile	3 Mile	5 Mile
Population (2017)	3,412	31,773	80,670
Projected Population (2022)	3,903	35,009	89,507
Average Household Income (2017)	\$101,654	\$74,445	\$79,287
Proj. Average Household Income (2022)	\$112,462	\$82,709	\$89,028
Households (2017)	1,214	12,178	30,789



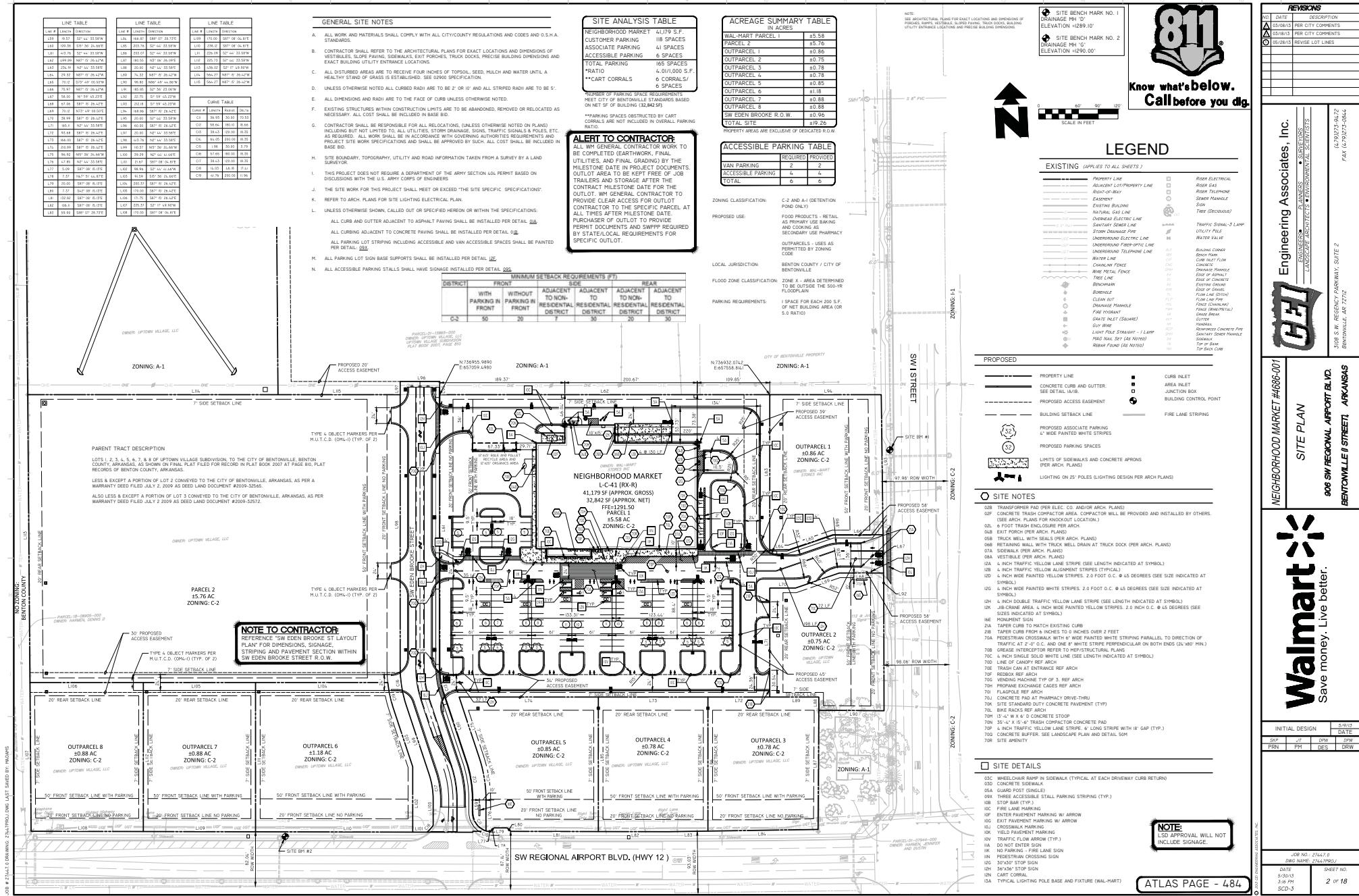
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CEI Engineering Associates, Inc.

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John Trahan

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Location of Project:

Bentonville, Arkansas

Store Type:

Neighborhood Market

Size of the Store:

41 Proto

Store #:

4686-001

Date of this Report: **Friday, August 28, 2009**

OUTLOT/EXCESS LAND			SETBACKS				ZONING
			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
Lot 1	0.86 AC	37,462	50'	7'	7'	20'	C-2 (General Commercial)
Lot 2	5.76 AC	250,906	50'	7'	7'	20'	C-2
Lot 3	0.78 AC	33,977	50'	7'	7'	20'	C-2
Lot 4	0.78 AC	33,977	50'	7'	7'	20'	C-2
Lot 5	0.85 AC	37,026	50'	50'	7'	20'	C-2
Lot 6	1.18 AC	51,401	50'	7'	50'	20'	C-2
Lot 7	0.88 AC	38,333	50'	7'	7'	20'	C-2
Lot 8	0.88 AC	38,333	50'	7'	7'	20'	C-2

ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

No

2. If yes, please describe:

NOTE FOR ABOVE SETBACKS: IF NO PARKING IS BETWEEN R-O-W AND BUILDING THEN THE FRONT SETBACKS DECREASE TO 20 FEET.

3. What Jurisdiction is the property in?

City of Bentonville

4. Is a restaurant permitted?

Yes

5. Is patio seating permitted?

Yes

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

No

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

No

If Yes, what is the requirement?

Restaurant	1 space per 4 occupants at max. occupancy and 1 per employee based on max shift
Retail	

SIGNAGE:

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Monument

2. If other, please define:

3. What is the maximum height allowed for the signage?

12 feet (multi-tenant) or 8 feet if single tenant (Reference Article 801 of City Zoning Code)

4. What is the maximum square footage allowed for the signage?

100 sq. feet (multi-tenant) or 60 sq. feet if single tenant. Single tenant signs are permitted one per lot.

5. Explain how the square footage is calculated:

Square footage is calculated around the letters only, and not the background.

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

One multi-tenant allowed per street frontage

7. Is roof signage permitted?

No

8. What is the maximum size?

Roof signs are not permitted in this district.

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

No

11. How long is the variance process for outlot signage and what is required?

Variances are permitted, but likely will not be approved based on history at the city.

12. Describe all reviews, hearings, variances and general requirements known at this time:

All signage requires sign permits.

PLATTING

1. Is the property (including the outlots/excess land) required to be platted?

Yes

- 1a. If no please explain:

- 1b. If yes, has the plat been recorded?

No

- 1c. What is the book, page or volume?

- 1d. What was the date it was recorded?

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

The property is in the process of being platted. CEI is the firm responsible for platting. The final plat has been approved by Planning Commission and is scheduled to go to City Council on March 26, 2013. The plat will not be filed until construction of utilities has been approved by the City.

****Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:

1. Who has Jurisdiction on this site?
2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?
3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

AHTD for Hwy 12 lots & City for I-Street lots

No

No

****Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

No

- 4a. If yes, please describe along with the timeframe and location:

NOTE THAT ONE CURB CUT WILL BE ALLOWED BETWEEN OUTPARCELS 7 & 8 AS A RIGHT-IN/RIGHT-OUT. NO OTHER CURBCUTS WILL BE ALLOWED TO ACCESS THE MAIN STREETS.

5. Are sidewalks required on the outlot/excess land?

Yes

- 5a. If yes, what type and size:

5' wide sidewalks per Article 900 of City Street Specification

6. Was a traffic study performed for the overall project?

No

- 6a. If yes, was the outlot(s)/excess land included?

Select Yes/No

- 6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?

6c. Will an additional traffic study be required for each purchaser?

6d. If yes, please explain why and any requirements including applicable timeframes:

6e. Does the traffic study, trips, etc. have an expiration date?

Select Yes/No

6f. If yes, please provide the expiration date and any other important information:

UTILITIES:

Water

1. Is water stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is water stubbed to the excess land?

2a. If not, where is it located?

3. Who has Jurisdiction of the water line?

City of Bentonville

4. What is the size of the water main?

8"

5. What is the normal pressure?

84 psi

6. Is there a Tap Fee?

yes, reference City water/sewer specs page 80

7. Is there a Meter Fee?

yes, reference City water/sewer specs page 80

8. Can the hose bibs & irrigation be on a separate meter?

Yes

9. What is the size of the line required?

TBD

10. Are backflow preventer valves required for fire sprinkler lines?

Yes

11. Is the water line located in an existing easement?

Yes

12. Is there a current moratorium or a chance for one in the future?

No

13. Please add any additional information/comments regarding water:

Sanitary Sewer

1. Is sanitary sewer stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is sanitary sewer stubbed to the excess land?

2a. If not, where is it located?

3. What is the size of the sewer line?

8" for lots 3,4 & 5: 10" for all others

4. Who has the Jurisdiction of the sanitary sewer line?

City of Bentonville

5. Nearest manhole:

Lot 1	Rim El.	1289.54	Inv.El.Out	1278.37
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Lot 2	Rim El.	1286.97	Inv.El.Out	1280.8
Lot 3	Rim El.	1290.93	Inv.El.Out	1280.93
Lot 4	Rim El.	1289.47	Inv.El.Out	1281.51
Lot 5	Rim El.	1289.24	Inv.El.Out	1282.19
Lot 6	Rim El.	1289.07	Inv.El.Out	1281.93
Lot 7	Rim El.	1290.31	Inv.El.Out	1283.57
Lot 8	Rim El.	1288.6	Inv.El.Out	1284.06

6. Is a grease trap required for a restaurant?	Yes
7. Is there a Tap Fee?	yes
8. Are tap fees based on water useage?	Yes
9. Is the tap to be made by the city or a local plumber?	City
10. Are there any special assessments?	No
11. Is there a current moratorium or a chance for one in the future?	No
12. Is the sanitary sewer line located in an existing easement?	Yes
13.	
If sanitary sewer is not available, can a septic system be used?	N/A

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over?

N/A

15. Has a percolation test been performed?

N/A

15a. When?

N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

****Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

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Storm Sewer:

1. Is storm sewer stubbed to the outlot?
2. Is storm sewer stubbed to the excess land?
3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

Yes

Yes

--

4. Has Wal-Mart's detention facility been sized to accept the drainage?
5. Is the Wal-Mart detention pond encroaching on or included within the outlet/excess land property line?
6. Who has the Jurisdiction of the storm sewer?
7. What is the size of the storm sewer?
8. What is the depth?
9. What is the tap fee?
10. Are catch basins required?
11. Is the storm sewer located in an existing easement?
12. Please add any additional information/comments regarding storm sewer:

Yes
No
Owners
Varies from 18" to 48"
Varies from approx. 4' to 10'
N/A
No
Yes

12. Please add any additional information/comments regarding storm sewer:

Some storm drainage is located in existing easements such as Eden Brooke Street and the discharge to the basin. The majority of remaining storm pipes are not within easements.

****Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

Electric

1. Is electric stubbed to the outlet?
 - 1a. If not, where is it located?
2. Is electric stubbed to the excess land?
 - 2a. If not, where is it located?
3. Is it overhead or underground?
4. What is the voltage?
5. What is the phase?
6. What is the wire?
7. Who has Jurisdiction of the electricity?
8. Is underground service required?
 - 8a. If yes, will the power company bring conduit and wire to the transformer and/or building?

Yes
Yes
Underground
Designed by City
Designed by City
Designed by City
City of Bentonville Electric Dept.
Yes
Yes

- 8b. Is there a standard cost per LF for the installation?
- 8c. Transformer location:
- 8d. Can the outlet/excess land be serviced with either a pole mounted or pad mounted transformer
9. Is the primary service connected to the existing transformer?
 - 9a. Are there any service charges or connection fees?
 - 9b. What is the cost?

No
TBD
Pad Mounted
Yes
No

10. Is the electric located in an existing easement?

Yes

11. Please add any additional information/comments regarding electric:

Gas

1. Is gas stubbed to the outlet?

1a. If not, where is it located?

No

Along Hwy 12

2. Is gas stubbed to the excess land?

2a. If not, where is it located?

No

Along Hwy 12

3. What is the maximum amount available?

Source Gas

4. Who has Jurisdiction of the gas line?

Yes

TBD

5. What type of commitment will the gas company give?

TBD

6. Will the gas company bring the line to the building?

TBD

6a. What is the estimated cost to do so?

TBD

6b. What is the size of the gas line?

TBD

6c. What is the pressure of the gas line?

TBD

6d. What is the BTU/CF rating?

TBD

6e. What is the specific gravity?

Select Yes/No

6f. Is a meter fee required?

Yes

7. Is the gas located in an existing easement?

8. Please add any additional information/comments regarding gas:

Telephone

1. Is telephone stubbed to the outlet?

No

Along Hwy 12

1a. If not, where is it located?

No

Along Hwy 12

2. Is telephone stubbed to the excess land?

No

Developer will install conduits, ATT install cables

2a. If not, where is it located?

Yes

3. Is under ground service required?

4. Who is responsible for bringing telephone lines to the building?

5. Is the telephone located in an existing easement?

6. Please add any additional information/comments regarding telephone:

FEES:

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

No

2. If yes, please describe in detail and attach a schedule if available:

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BUILDING CODES:

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

City of Bentonville Commercial Building & Development Guide

- 1a. What is the date they were adopted:

Aug-11

2. What is the building permit fee schedule?

See Building Permit Fees page 24 of Commerical Building & Development Guide

3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

SITE / LANDSCAPING:

1. Is there a landscaping ordinance in place?

Yes

2. Is there any special lighting requirements?

Yes

- 2a. If yes, please describe:

Reference Section 1100.11. of City Subdivision Code. minimize light pollution, reduce light trespass onto neighboring properties and flexibility in style of lighting fixtures.

3. What type of solid waste disposal is permitted?

3a. Compaction:

Yes

3b. Bulk pick up:

Yes

3c. Front loader:

Yes

3d. Side loader:

Yes

3e. Rear loader:

Yes

3f. Who has the Jurisdiction of solid waste:

Allied Waste

3g. Is this adequate for Jurisdiction?

Yes

3h. Is a drain required in the trash area?

No

3i. Are hot and cold water hose bibs required in the trash area?

No

****Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**

SOILS / ENVIRONMENTAL:

1. Was the outlet(s) rough graded?
2. Was it compacted to Wal-Mart standard specifications?
3. Was the excess land rough graded, if applicable?
4. Was it compacted to Wal-Mart's specs?
5. Did the Phase 1 Environmental report indicate contamination?
 - 3a. Report prepared by:
 - 3b. Dated:
 - 3c. If yes, was the contamination located in close proximity to or within the outlet/excess land?
 - 3d. If yes, was the contamination remediated as part of the overall project?
 - 3e. Please provide any additional information/comments regarding the contamination:

Yes
Yes
Yes
Yes
No

TTL, Inc.

21-Feb-13

Select Yes/No

Select Yes/No

6. Is any portion of the outlet/excess land located in a flood plan and/or wetland area?

No

- 6a. If yes, please describe:

TRAFFIC:

1. Average Daily Traffic:

v.p.d.
(year)

Civil Consultant: Please add any information and/or comments that you can think impact the development and/or title of the outlet/excess land:

The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.

CONTACTS:

The last page should be all local contacts (from your cover sheet)