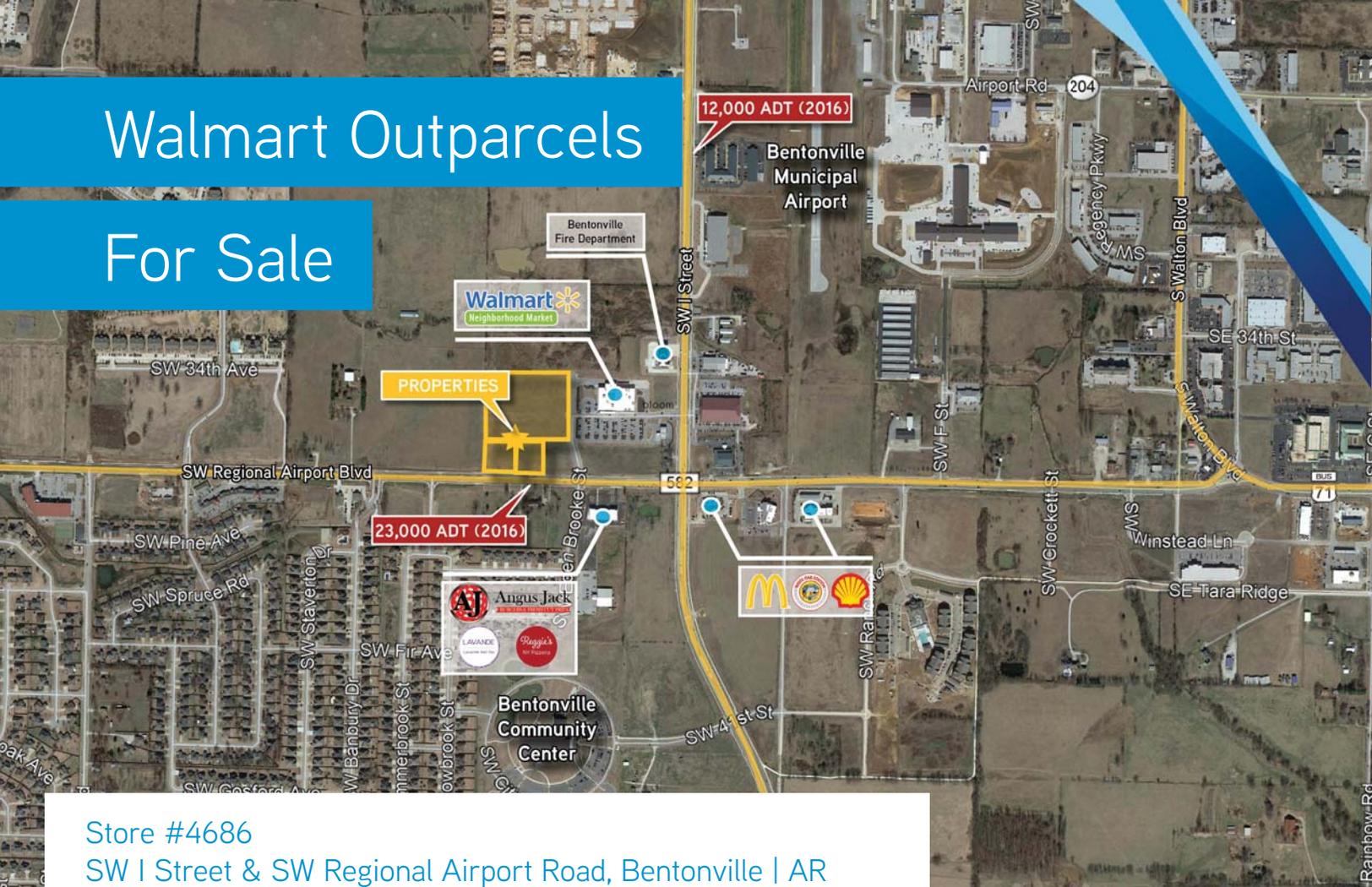


Walmart Outparcels

For Sale



Store #4686

SW I 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:

Steven P. Lane

Managing Director & Principal | Arkansas

D: +1 479 845 1515

C: +1 479 366 6000

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



Colliers International
 4204 S. Pinnacle Hills Pkwy | Suite 102
 Rogers, AR 72758
 P: +1 479 845 6000
www.colliers.com/arkansas

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Total Area
1,988,548 Sq. Ft. or
45.65 Ac.±

LEGEND

- Property Line
- Property Line to be removed
- New Lot Lines
- Centerline
- Right-of-Way Line
- Existing Easement Line
- Access Easement Line
- Utility Easement Line
- Rebar Found (LS#1534)
- Rebar Set (LS#1534)
- MAG Nail Set (As Noted)

Brenda DeShields-Circuit Clerk
Benton County, AR
Book # 2013-13
Page # 1100P
Recorded in the Above
PLAT Book & Page
06/07/2013

County Filing Information

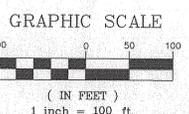
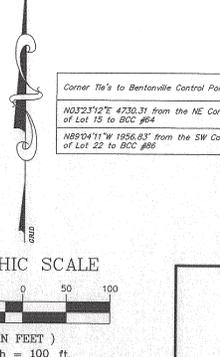
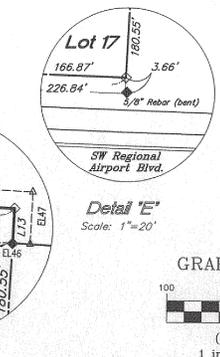
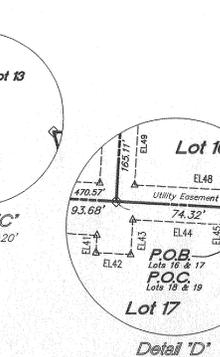
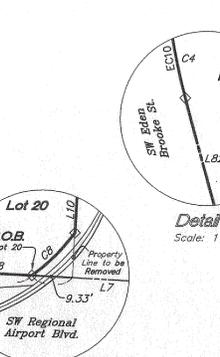
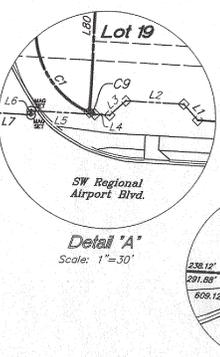
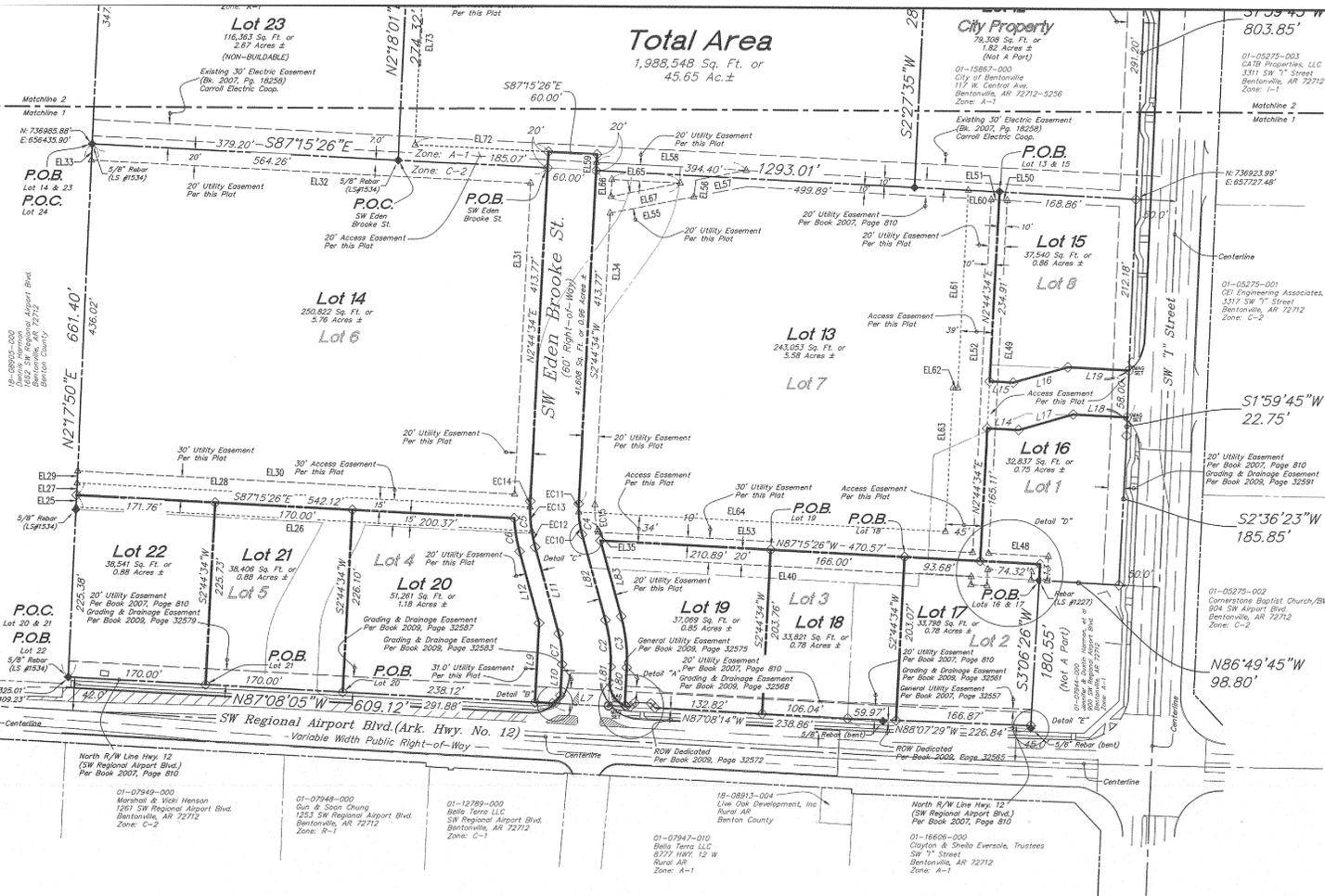
Easement Line Table			Easement Line Table			Property Line Table		
Line	Bearing	Distance	Line	Bearing	Distance	Line #	Direction	Length
EL25	S02°17'50"W	15.00'	EL58	S87°15'25"E	185.26'	L1	S42°08'15"E	7.37
EL26	S87°15'26"E	584.85'	EL59	N02°44'34"E	10.00'	L2	S87°08'15"E	20.00
EL27	N02°17'50"E	15.00'	EL60	N87°15'26"W	39.00'	L3	N47°51'45"E	7.37
EL28	S87°15'26"E	561.14'	EL61	N02°44'34"E	245.05'	L4	N87°08'14"W	5.09
EL29	N02°17'50"E	30.00'	EL62	S87°15'26"E	6.00'	L5	N87°08'14"W	21.90
EL30	S87°15'26"E	541.11'	EL63	N02°44'34"E	178.97'	L6	S2°23'35"W	1.44
EL31	N02°44'34"E	386.01'	EL64	S87°15'26"E	454.45'	L7	S87°08'05"E	60.00
EL32	N87°15'26"W	544.11'	EL65	S87°15'25"E	84.96'	L8	S87°08'05"E	21.67
EL33	S02°17'50"W	20.00'	EL66	N02°44'34"E	21.16'	L9	S2°44'41"W	98.96
EL34	S02°44'34"W	361.99'	EL67	S78°45'25"W	87.56'	L10	N2°44'41"W	39.29
EL35	S15°36'25"E	2.92'	EL68	N87°31'15"W	30.00'	L11	N15°36'25"W	110.37
EL40	S87°15'26"E	453.94'	EL69	N01°59'45"E	166.62'	L12	S15°36'25"E	91.59
EL41	S02°44'34"W	10.00'	EL70	S87°34'30"E	10.00'	L13	N2°44'34"E	20.00
EL42	S87°15'26"E	20.00'	EL71	S01°59'45"E	166.61'	L14	S87°15'26"E	38.99
EL43	N02°44'34"E	20.00'	EL72	S87°15'26"E	165.22'	L15	N87°15'26"W	29.32
EL44	S87°15'26"E	54.32'	EL73	S02°18'01"W	254.48'	L16	S73°49'00"W	70.12
EL45	S02°44'34"W	10.00'	EL74	S87°41'59"E	20.00'	L17	N73°49'00"E	70.12
EL46	S87°15'26"E	20.00'	EL75	N02°18'01"E	100.00'	L18	S87°15'26"E	67.06
EL47	N02°44'34"E	30.00'	EL76	S87°41'59"E	130.00'	L19	N87°15'26"W	75.97
EL48	N87°15'26"W	74.32'	EL77	S02°18'01"W	36.32'	L20	S87°41'59"E	111.76
EL49	N02°44'34"E	438.01'	EL78	S87°41'59"E	249.21'	L21	S27°17'15"E	45.46
EL50	N87°15'26"W	10.00'	EL79	N02°18'01"E	60.00'	L22	S87°41'59"E	45.67
EL51	N87°15'26"W	10.00'				L23	S59°06'24"E	78.55
EL52	S02°44'34"W	438.01'				L24	S87°41'59"E	128.99
EL53	S87°15'26"E	463.89'				L80	N2°44'34"E	47.85
EL55	S78°45'25"W	105.48'				L81	S2°44'34"W	19.57
EL56	S07°01'33"W	21.06'				L82	S15°36'25"E	109.38
EL57	S78°45'25"W	63.22'				L83	N15°36'25"W	96.92

Easement Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
EC10	28.17'	120.00'	132°20'1"	N85°24'4"	28.11'
EC11	10.26'	120.00'	4°53'58"	N01°17'35"E	10.26'
EC12	20.13'	180.01'	5°24'31"	N12°24'08"W	20.12'
EC13	30.27'	179.97'	9°38'11"	N42°24'9"W	30.23'
EC14	7.24'	179.54'	2°18'42"	N13°51'16"E	7.24'
EC15	32.03'	100.00'	182°05'58"	S82°55'6"E	31.89'

Property Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	36.93'	30.00'	70°31'44"	S32°31'18"E	34.64'
C2	58.64'	180.10'	18°39'20"	N6°35'16"W	58.38'
C3	64.05'	200.00'	18°20'58"	N6°25'56"W	63.78'
C4	38.43'	120.00'	18°20'58"	S6°25'56"E	38.27'
C5	57.65'	180.01'	18°20'56"	S6°25'56"E	57.40'
C6	41.78'	200.00'	11°57'45"	S9°37'32"E	41.68'
C7	38.43'	120.00'	18°20'58"	N6°25'56"W	38.27'
C8	14.03'	46.18'	172°42'22"	N44°37'12"E	13.98'
C9	1.98'	30.00'	3°47'20"	S69°40'50"E	1.98'



Corner Ties to Bentonville Control Points
N032°12'52" E 470.31' from the NE Corner of Lot 16 to BCC #84
N89°41'11" W 195.83' from the SW Corner of Lot 22 to BCC #86

Atlas Page: 484

State Plat Code: 500-19N-31W-0-12-100-04-1534



NO.	DATE	DESCRIPTION
1	5-14-13	Revised 13, 14, 17, 18, 19 & 20 Lot Lines & Descriptions
2	3-28-13	Revised per City Comments
3	3-15-13	Revised per City Comments
4	3-11-13	Revised per City Comments

Scale: 1" = 100'

DATE	RDD	TLP	AA	KMH
5/8/13	PLS	DRW	FLD	CHK'R

Uptown Village Subdivision

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712
PH: (479)273-9472
FAX: (479)273-0844

Replat of Lots 1 - 10
SW T St & SW Regional Airport Blvd
Bentonville, Arkansas

DATE: 5/28/13
8:45 AM
SHEET NO. 3 OF 4
REV-4

JOB # PROD# 72437 DRAWING: 27447 File Path: S:\404 LAST SAVED BY: TRVRETT

CEI Engineering Associates, Inc.

3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

John Trahan
(479) 273-9472
(479) 273-0844

jtrahan@ceieng.com

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		

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
Lot #	Size (in Acres)	Square footage	Minimum building setbacks for each property				Current zoning
			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	<i>1 space per 4 occupants at max. occupancy and 1 per employee based on max shift</i>
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:

[Empty text box for explanation]

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

No

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

[Empty text box]

1d. What was the date it was recorded?

[Empty text box]

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?

[Empty text box for traffic study details]

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?

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?	<input type="text"/>
2. Is water stubbed to the excess land?	Yes
2a. If not, where is it located?	<input type="text"/>
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:	<input type="text"/>

Sanitary Sewer

1. Is sanitary sewer stubbed to the outlot(s)?	Yes					
1a. If not, where is it located?	<input type="text"/>					
2. Is sanitary sewer stubbed to the excess land?	Yes					
2a. If not, where is it located?	<input type="text"/>					
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:	<table border="1" style="display: inline-table; vertical-align: middle;"> <tr> <td>Lot 1</td> <td>Rim El.</td> <td>1289.54</td> <td>Inv.El.Out</td> <td>1278.37</td> </tr> </table>	Lot 1	Rim El.	1289.54	Inv.El.Out	1278.37
Lot 1	Rim El.	1289.54	Inv.El.Out	1278.37		

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?
- 7. Is there a Tap Fee?
- 8. Are tap fees based on water useage?
- 9. Is the tap to be made by the city or a local plumber?
- 10. Are there any special assessments?
- 11. Is there a current moratorium or a chance for one in the future?
- 12. Is the sanitary sewer line located in an existing easement?
- 13. If sanitary sewer is not available, can a septic system be used?

13a. What type?

13b. Additional Comments:

14. Can the septic field be paved over?

15. Has a percolation test been performed?

15a. When?

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

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

****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:

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:

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 outlot/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

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 outlot?
 - 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 outlot/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:

[Empty text box for additional information regarding electric]

Gas

1. Is gas stubbed to the outlet?

No

1a. If not, where is it located?

Along Hwy 12

2. Is gas stubbed to the excess land?

No

2a. If not, where is it located?

Along Hwy 12

3. What is the maximum amount available?

[Empty text box]

4. Who has Jurisdiction of the gas line?

Source Gas

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

[Empty text box]

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

Yes

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?

TBD

6f. Is a meter fee required?

Select Yes/No

7. Is the gas located in an existing easement?

Yes

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

[Empty text box for additional information regarding gas]

Telephone

1. Is telephone stubbed to the outlet?

No

1a. If not, where is it located?

Along Hwy 12

2. Is telephone stubbed to the excess land?

No

2a. If not, where is it located?

Along Hwy 12

3. Is under ground service required?

No

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

Developer will install conduits, ATT install cables

5. Is the telephone located in an existing easement?

Yes

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

[Empty text box for additional information 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:

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 outlot(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?

Yes

Yes

Yes

Yes

No

3a. Report prepared by:

TTL, Inc.

3b. Dated:

21-Feb-13

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

Select Yes/No

3d. If yes, was the contamination remediated as part of the overall project?

Select Yes/No

3e. Please provide any additional information/comments regarding the contamination:

[Empty text box for additional information]

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

No

6a. If yes, please describe:

[Empty text box for description]

TRAFFIC:

1. Average Daily Traffic:

[Empty text box for traffic data]

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 outlot/excess land:

[Empty text box for civil consultant comments]

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)