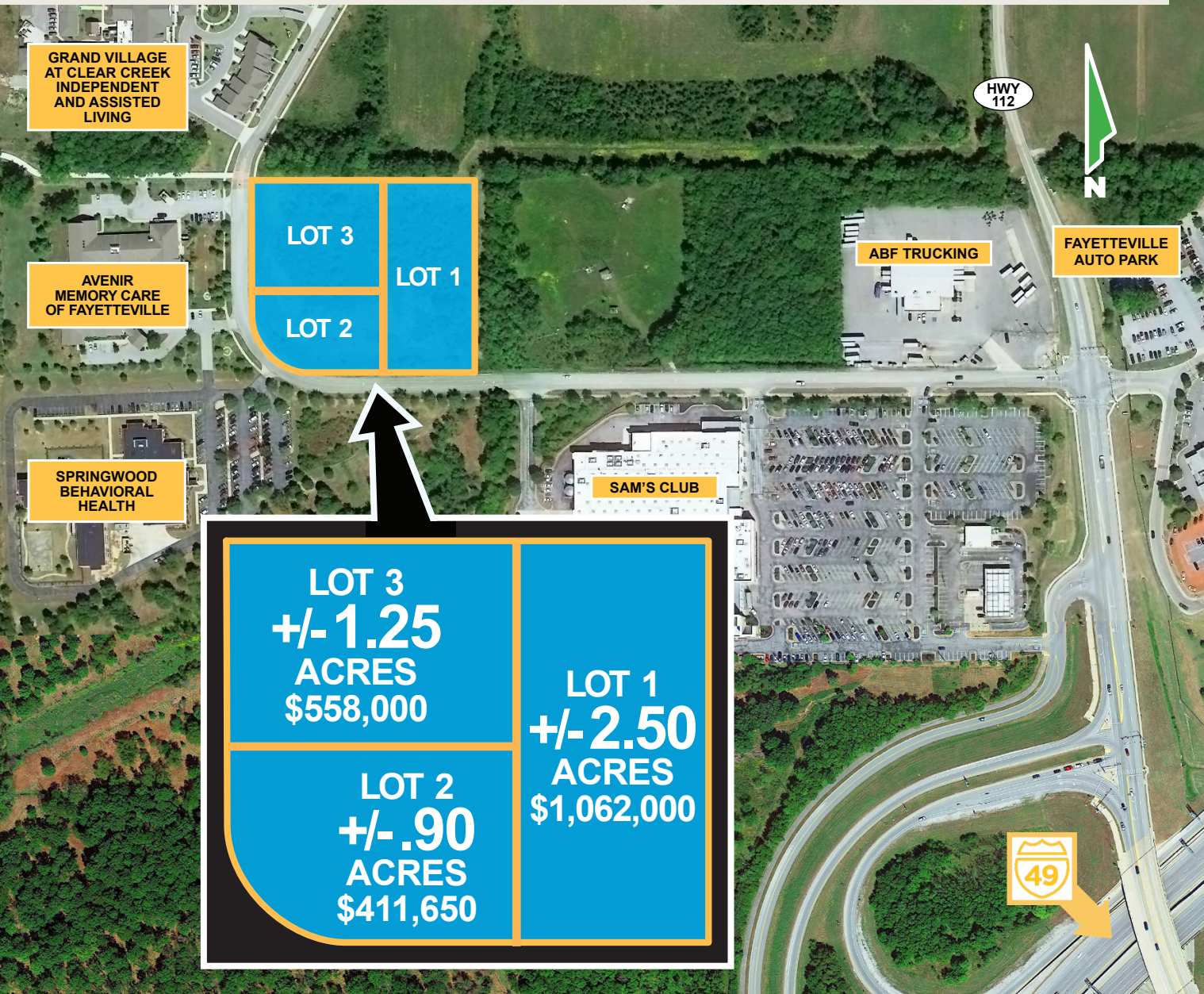


# FOR SALE/BUILD TO SUIT

1967 W. Truckers Drive, Fayetteville, AR 72704



**Pat Morrison**

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**Devereux**

Real Estate Investments

**Chuck Dicus**

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www.DevereuxREI.com



# EXECUTIVE SUMMARY

1967 Truckers Drive  
Fayetteville, AR 72704

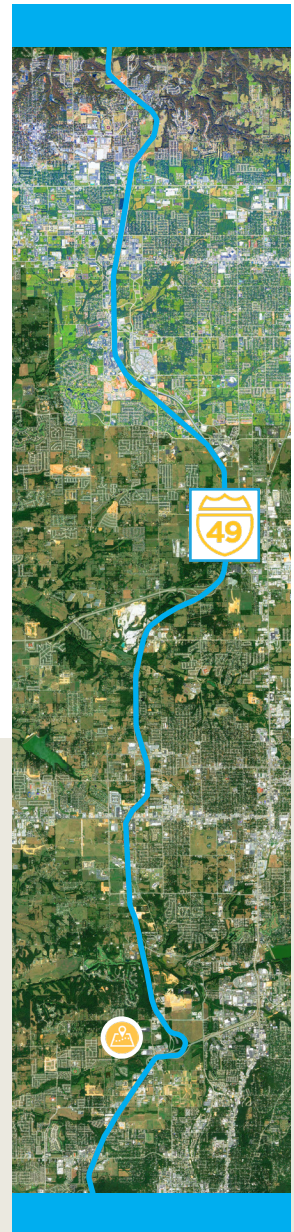
DEVEREUX MANAGEMENT COMPANY, with over thirty years in real estate development, managemnet, and leasing, will serve as project coordinator.

THE IMMEDIATE AREA has seen extraordinary growth in heath and medical services with the completion of the Springwoods Behavioral Heath Treatment Center, Avenir Memory Care, and Grand Village at Clear Creek, a new, upscale retirement center. All are in close proximity to the site.

THE CITY OF FAYETTEVILLE has zoned the site a Commercial Planned Zoning District, or CPZD. This designation allows for the developer and the city to work together to maintain flexibility, compatibility, variety, and harmony with the surrounding area, all of which enhances mixed-use projects, economic development, and cultural enrichment.

THE SITE AND LOCATION will dictate the highest and best use, most likely general office in a multilevel building suitable to single or multiple occupants. Medical and Health Clinics, Insurance, Law Firms or Real Estate Offices are just some of the logical prospects.

THE SITE IS WELL-POSITIONED to take advantage of the dynamic growth of Northwest Arkansas and in particular, the highly desirable Fayetteville market.



WASHINGTON COUNTY, ARKANSAS

PARCEL #765-23604-000

GROSS ACREAGE 4.65

ZONING: CPZD (Commercial Planned Zoning District)

### DISCLAIMER

All information is from reliable sources; however, no guarantees are made.

## NEARBY HEALTH AND SENIOR LIVING



### Springwoods Behavioral Health

An inpatient mental health hospital with 80 beds. The six-acre campus is adjacent to an Audubon Wildlife and Bird Sanctuary (held in perpetuity; cannot be developed).



### Grand Village at Clear Creek

Senior living at its best, this 20-acre retirement communknity provides many amenities, activities, services, and security. Connects to Razorback Greenway.



### Avenir Memory Care

Senior adult memory care residential facility that provides a positive environment for those in various stages of dementia. Offers extensive amenities and care options.



# DEVEREUX REAL ESTATE INVESTMENTS

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THE CITIES OF FAYETTEVILLE, BENTONVILLE, ROGERS, AND SPRINGDALE are located in the area that is referred to as Northwest Arkansas and comprise the counties of Benton, Washington, and Madison. The region is home to the headquarters of the world's largest retailer, Walmart, Inc., which sits at #1 on the 2020 Fortune 500 list. The Northwest corner of the state is experiencing rapid growth and is the fastest-growing multifamily market, by percentage, in the United States. The metro area is on track to break the 1 million+ resident mark by 2040.



## FAYETTEVILLE DEMOGRAPHICS

▶ POPULATION:	86,784
▶ AVERAGE HOUSEHOLD SIZE:	2.2
▶ MEDIAN AGE:	28.7
▶ MEDIAN HOUSEHOLD INCOME:	\$38,745
▶ TOTAL BUSINESSES:	3,600
▶ TOTAL EMPLOYEES:	66,256
▶ EDUCATION:	<div style="border-left: 1px solid black; border-right: 1px solid black; padding: 0 10px;"> <p>47%, BA degree or higher            27%, some college            19%, high school graduate</p> </div>



- #1 Fastest-growing Multifamily Market in U.S.  
CoStar 2020

- #2 Best Medium-Sized City for Jobs  
New Geography 2017

- #5 Best Places to Live  
US News & World Report 2016

- #7 Best Area to Visit in US  
Lonely Planet 2016

- 20% GDP growth since 2013

- US News & World Report ranks NW Arkansas as the 8<sup>th</sup> most affordable place to live in the US.

- Per Capita income 14% higher than national average

# EXPANDED AREA MAP



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