

For Sale **The Peaks Office Park**



Ajax Road

Rogers, Arkansas 72758

Property Description

Great interstate visibility from from I-49. Close proximity to the Pinnacle area including The Pinnacle Promenade, Top Golf, Target, Bass Pro Shops, Academy Sports, Walmart Supercenter, Burlington Coat Factory, Duluth Trading Company and many restaurants.

Available Lots

Lot #	Size (Acres)	Sales Price
Lot 2	1.00	\$415,000
Lot 3	1.85	\$765,000
Lot 6	1.04	\$430,000
Lot 7	1.01	\$455,000
Lot 8	1.22	\$505,000
Lot 12	2.35	\$975,000

Property Highlights

- Join Existing Businesses That Include: Dr. Pepper Snapple Group, Cabelas Power Sports, pb2 Architecture & Engineering, 40/29 and The Arkansas CW
- Cleared and Level Lots
- Lots For Sale or Build To Suit
- 2019 Average Daily Traffic for I-49, 79,000

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,961	\$103,255
5 Miles	81,953	\$68,486
10 Miles	217,761	\$65,652

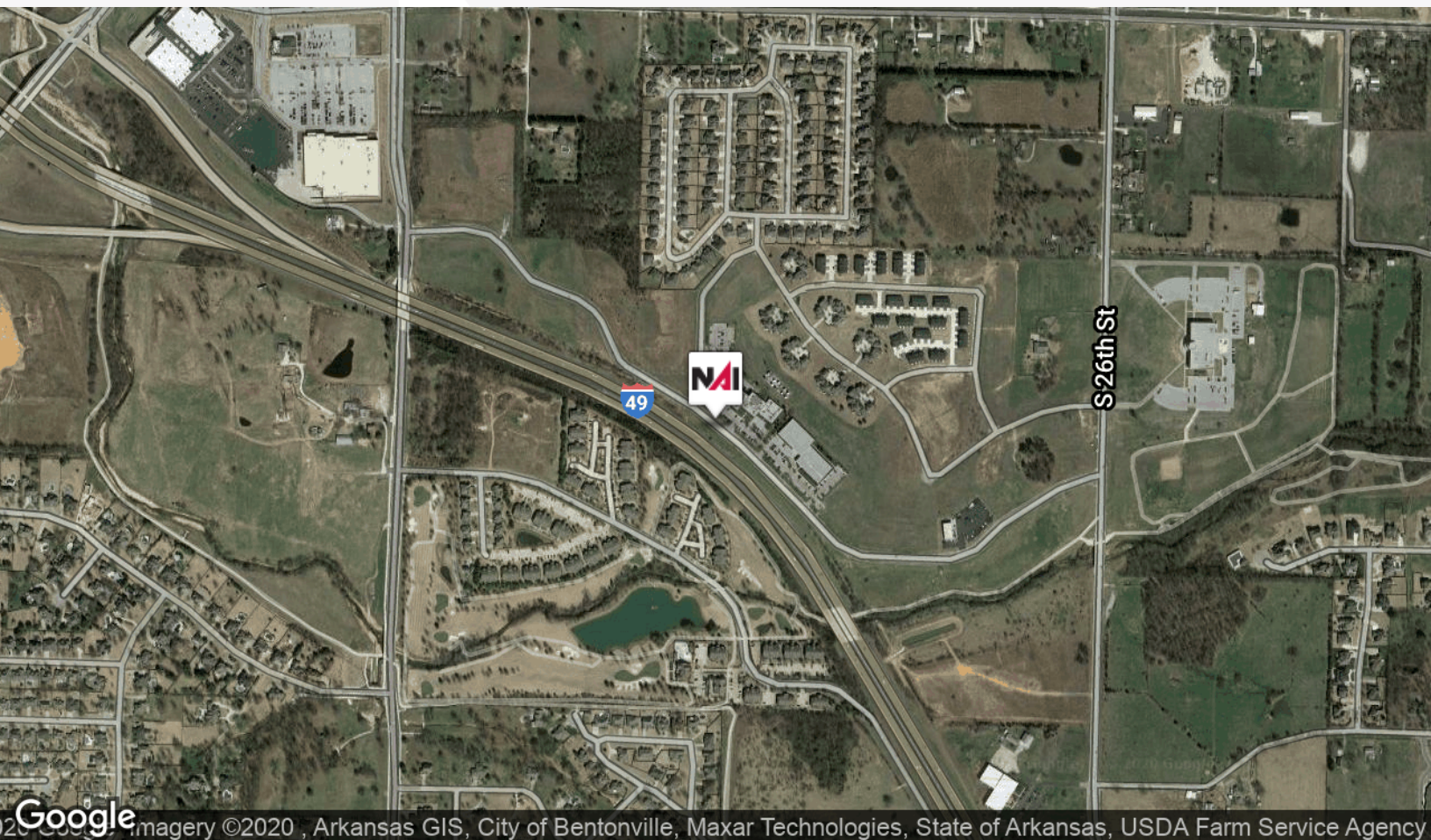
For more information

Randy L. Crossno CCIM

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Location Maps



Lot 12
2.35 Acres
02-16552-000

S RUSHMORE DR

W Ajax Ave.

W KILIMANJARO WAY

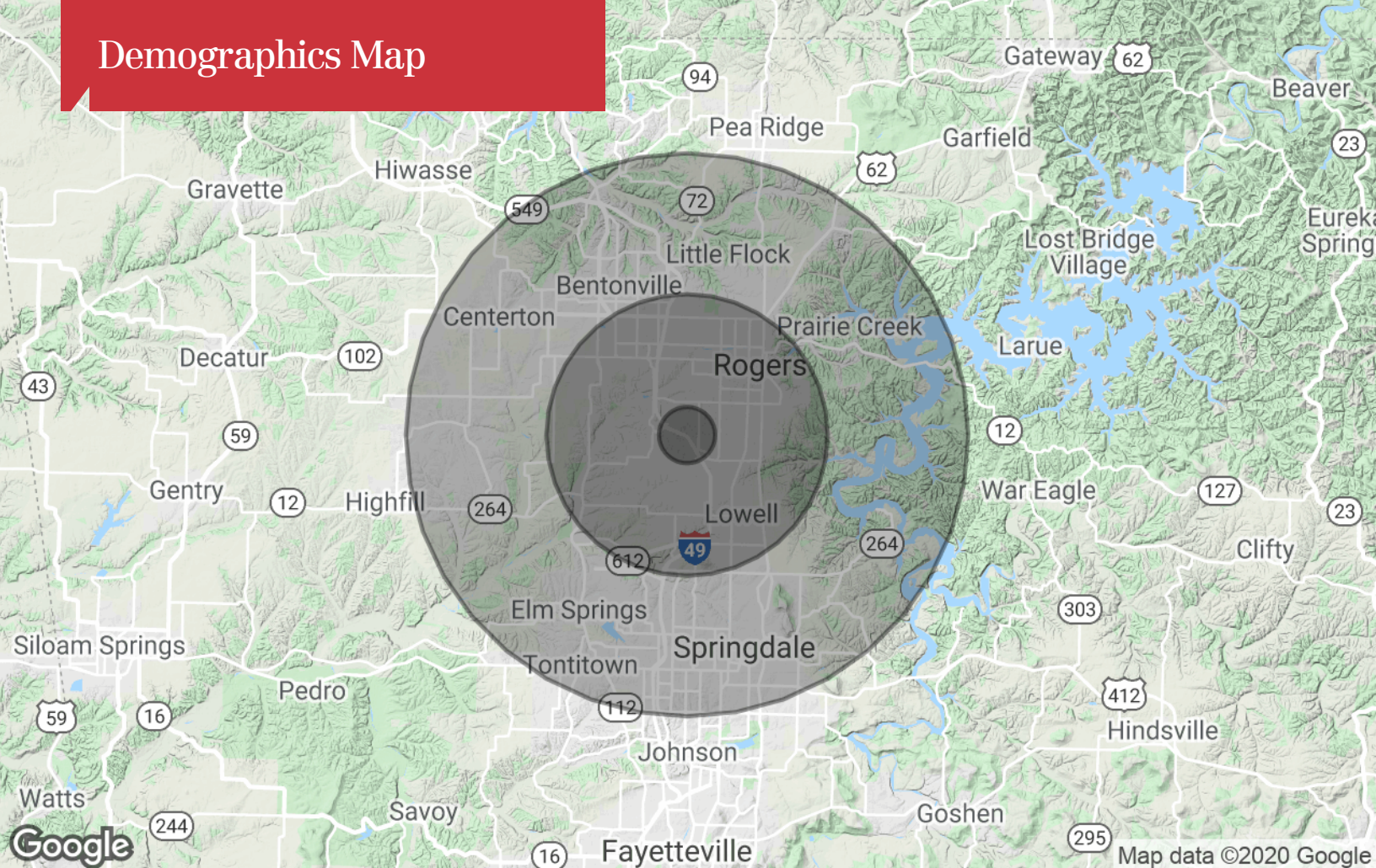
SIEVEREST AVE

W SHASTA RD

49

Lot 12

Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,961	81,953	217,761
MEDIAN AGE	35.0	32.2	32.5
MEDIAN AGE (MALE)	35.3	30.8	31.4
MEDIAN AGE (FEMALE)	34.2	33.2	33.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	756	30,238	78,827
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$103,255	\$68,486	\$65,652
AVERAGE HOUSE VALUE	\$284,315	\$226,354	\$215,007

Race

	1 Mile	5 Miles	10 Miles
% WHITE	92.6%	81.7%	81.4%
% BLACK	0.9%	1.2%	1.5%
% ASIAN	3.7%	3.1%	2.8%
% HAWAIIAN	0.0%	0.0%	1.6%
% INDIAN	1.7%	1.0%	0.9%
% OTHER	1.1%	12.9%	13.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	3.0%	24.7%	23.3%

* Demographic data derived from 2010 US Census

NORTHWEST ARKANSAS IN THE NEWS

With four counties, 10 diverse cities, and hundreds of attractions in between, Northwest Arkansas is one of the most sought-after travel destinations in the U.S. In the last few years alone, NWA has been recognized among the coolest, hippest, most underrated and best places to live and visit. Presented here is a running list of recognitions and accolades Northwest Arkansas has recently received – along with a few interesting facts and figures peppered in for good measure...



NWA ranks in Top 25
on Milken's Best
Performing Index 2018



NWA makes Top 10 Best
Cities for Creatives in
2018 by SmartAsset



Money Magazine also
named **four Northwest
Arkansas cities** on its list of **Best
Places to Live in America**—
including **Fayetteville, Rogers,
Springdale** and **Siloam Springs**.



Fayetteville ranked among
Livability's 2019 Top 100
Places to Live in the U.S list
released in March 2019
NWA named to 2018 10
Best Places to Raise a
Family list by Livability.com



NWA recently ranked No.
5 on U.S. News & World
Report's list of Best
Places to Live in
America – for the third
year in a row.



Fayetteville among the 25
Best Cities in the US for
Millennials by CNBC,
2017



Northwest Arkansas named
#2 Best Cities for Jobs
among Midsize Metros and
#10 among all metros 2018
by Forbes

Northwest Arkansas' craft brew production is on the rise! With 14 breweries (at last count) in Benton and Washington Counties alone, reports from our friends at the Northwest Arkansas Council show that producers made nearly 14,000 barrels of beer in 2017 – up 23% last year – that's 3.4 million pints!

Thanks to solid investment by NWA cities and other partners, our regional trail systems are getting more and more impressive literally each and every day. **A recent study reports that last year our trails network drove \$137 Million into Northwest Arkansas' economy.** It's driving tons of visitors here, too – from the I-49 corridor to Eureka Springs and beyond.

And speaking of economic impact, another recent study found that **the arts and culture industry in Northwest Arkansas is generating more than \$130 million in economic activity.**

Bentonville's Crystal Bridges continues to awe and inspire visitors from home and around the world, and coming soon will be the museum's new multi-disciplinary space for visual and performing arts, known as **The Momentary.**

At the **Walmart AMP**, the state's largest outdoor live music amphitheater, the nation's top music acts continue to entertain sold-out audiences from near and far.



Randy L. Crossno, CCIM

Principal

Randy L. Crossno, CCIM is the Principal Broker, founder and Managing Member of Capstone Commercial Advisors, a regional commercial brokerage and asset management firm located in NW Arkansas. Randy is also the founder and Managing Member of Cross Capital Ventures, a real estate investment and development firm that specializes in retail, office, and mixed use projects across the United States.

Randy has a Bachelor of Science degree in Economics and Finance from the University of Tennessee. He holds the prestigious Certified Commercial Investment Member (CCIM) designation, is a member of the Retail Christian Network, and the International Council of Shopping Centers, and is also a graduate of Sam M. Walton's Institute of Retail.

Prior to starting Capstone, Randy worked as a broker with Grubb & Ellis Commercial Brokerage. He has spent over 20 years serving retailers like Wal-Mart Stores, Inc. and Bass Pro Shops to formulate and execute some of the largest and most intricate expansion and disposition strategies in the retail industry.

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NAICapstone

Capstone Commercial Advisors, LLC is a full service brokerage and asset management firm based in Northwest Arkansas. We help private investors, financial institutions, and real estate investment trusts (REIT's) with all their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

Brokerage

Full service real estate representation and transactions

Corporate

Capstone has extensive experience in National corporate support, from single unit relocation to national strategic planning and multi-unit implementation. Let Capstone serve as your companies' outsourced real estate department.

Investment Services

Capstone's asset management team coordinates all aspects with in the life of a real estate investment. We treat your portfolio of real property investments as a whole, maximizing returns and managing debt and equity for the best outcome in a changing economic climate.

Management

Capstone's goal in property management is to protect the asset's value while maximizing property value and minimizing expenses. Our team will work with properties and clients preparing for long term hold or strategic disposition while protecting the financial well-being of the assets throughout the period of ownership.

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