VANGUARD
REAL ESTATE ADVISORS



FINISHED TOWNHOME LOTS (66+/- UNITS)

772 W. Pickens Road | Pea Ridge, Arkansas | (Fayetteville-Rogers-Springdale MSA)

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer builders the opportunity to purchase **finished townhome lots** consisting of 66 units located in the Pea Ridge Point development in Pea Ridge, AR (the "Lots"). Pea Ridge, one of the fastest growing cities in Arkansas, sits about 10 miles from Bentonville, about 8 miles from Rogers, and about 34 miles from Fayetteville, putting it within a short drive of Northwest Arkansas's major employment centers. The offering includes 66 finished townhome lots with front facing garages in a quadplex configuration. Ownership has built 16 townhomes that have either been sold for an average price of $182 PSF ($282,191 based on 1,550 SF) or leased at $1,810 for the exterior units or $1,680 for the interior units (the 16 townhomes are not included in the 66 lots for sale). It is the owner's preference that a Purchaser builds the remaining townhomes to the same standard of the existing townhomes and will convey their existing construction plans for already built townhomes at Closing (see page 5 for elevations).

These townhomes can be developed as a for-sale or for-rent product. Please note this community is being developed as a single plat condo development, so the HOA will own and manage the exterior of the homes. This is an excellent location with frontage along Highway 94 (W. Pickens Road) and across the street from Pea Ridge Elementary and Middle School. This represents a rare opportunity to acquire finished lots in a prime location within an existing community at **only $49,950 per lot.**

A 2.5% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. A third-party broker must identify their client upon initial contact with VREA.

INVESTMENT OVERVIEW (1)

Property	66 Finished Townhome Lots
Location	772 W. Pickens Road, Pea Ridge, AR
Access	Via Highway 94
Utilities	To the Lots (Pea Ridge Water Works)
Zoning	R-4 (Low Density MF)
School District	Pea Ridge ISD

(1) Purchaser to confirm all due diligence information.

TAX INFORMATION

Millage Rate	0.0572

PRICING

Asking Price	$3,296,700
Asking Price Per Lot (2)	$49,950

(2) Asking Price per lot based on 66 lots.

**Homeowners are responsible for a $150 HOA payment*

DEMOGRAPHICS

ESTIMATED POPULATION (2024)

1-MILE | 4,597
3-MILE | 12,566
5-MILE | 24,234

MEDIAN HOUSEHOLD INCOME

1-MILE | $89,338
3-MILE | $100,359
5-MILE | $102,379

MEDIAN HOME VALUE

1-MILE | $300,000
3-MILE | $329,968
5-MILE | $349,339

INVESTMENT HIGHLIGHTS

Strategic Location

- Pea Ridge sits within commuting distance of the headquarters of three Fortune 500 companies: Walmart, Tyson Foods, and J.B. Hunt. About 15,000 Walmart employees work at the corporate headquarters in Bentonville alone, and more than 1,700 suppliers and vendors have followed these companies to the region.
- Highway 94 runs south from Pea Ridge to Rogers, and Highway 265 connects Pea Ridge to southern Missouri. Together with Highway 72, each roadway gives residents more than one way to reach employment.
- The Lots are located across the street from Pea Ridge Elementary and Middle school which both maintain an overall grade of 8/10 per GreatSchools.org.

Zoning

- The Site is a finished lot development for 66 townhome units with front facing garages in a quadplex configuration.
- The townhomes can be developed as a for-sale or for-rent product.
- The Site is developed as a single plat condominum community. Homeowners will be responsible for a $150 monthly HOA payment based on the current assessment.
- *Purchaser to verify zoning, building standards, and uses allowed by the Site.*

Population and Demographics

- Pea Ridge has a current estimated population of approximately 13,000, an increase of nearly 100% percent from 2020, according to the U.S. Census Bureau.
- Pea Ridge ranks in the top three Arkansas cities for annual growth from 2020 to 2025, and its 2023-2024 growth rate of 17% led the state.
- Per RedFin, the median price for a home in Pea Ridge as of September 2026 was $321,000.
- Median household income in Pea Ridge is roughly $95K, about 59% above the state average.



Bentonville, Arkansas


Downtown Pea Ridge

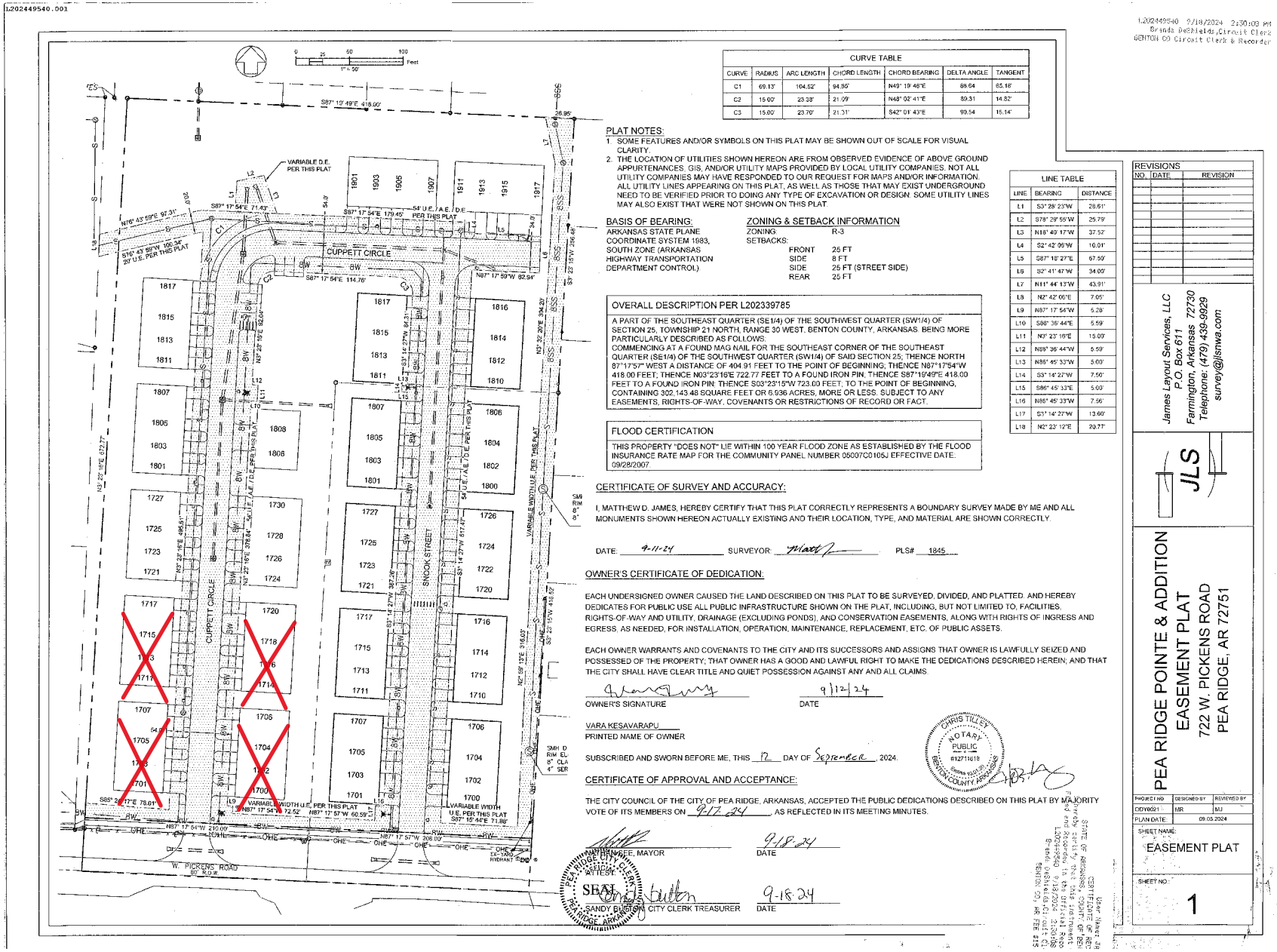

Pea Ridge
High School
Extra Space
Storage
94
TEXAS
W Pickens Road
Catlock Drive
Pea Ridge
Junior High
66 Finished Lots
Hayden Road
N


66 Finished Lots
W Pickens Road
Pea Ridge
Junior High
PEA RIDGE
N

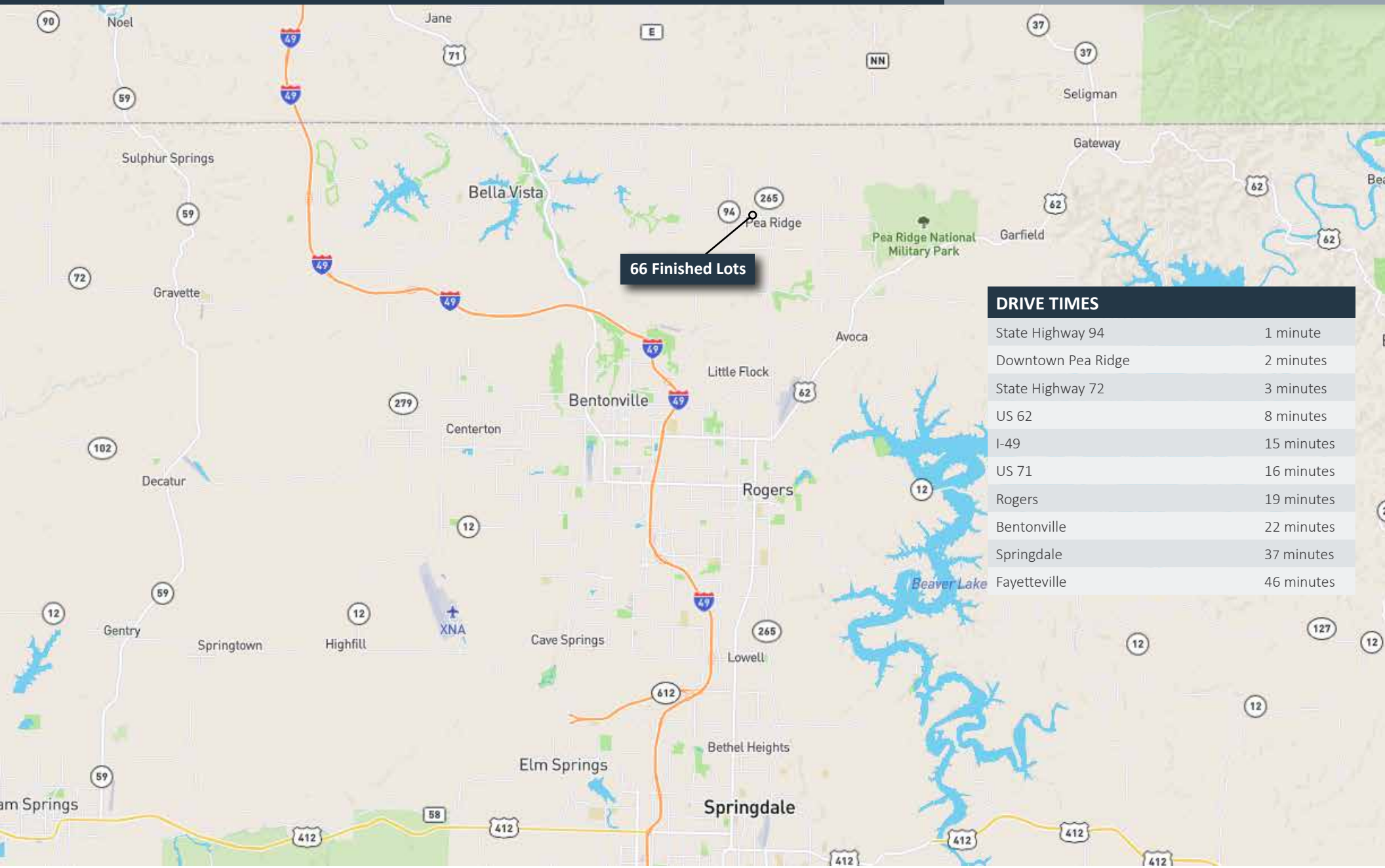

Catlock Drive
66 Finished Lots
W Pickens Road
Hayden Road
N



**Existing townhomes not included in sale.*



Building leveled with an X denote units already constructed that will not be conveyed with sale.



DRIVE TIMES	
State Highway 94	1 minute
Downtown Pea Ridge	2 minutes
State Highway 72	3 minutes
US 62	8 minutes
I-49	15 minutes
US 71	16 minutes
Rogers	19 minutes
Bentonville	22 minutes
Springdale	37 minutes
Fayetteville	46 minutes

AREA HIGHLIGHTS

- The Fayetteville-Springdale-Rogers MSA, commonly known as Northwest Arkansas, features a diverse and expanding economy supported by retail, transportation, logistics, manufacturing, and professional services. In 2024, the area's GDP reached approximately $40.8 billion, reflecting steady economic expansion.
- According to the U.S. Bureau of Labor Statistics, the Northwest Arkansas region continues to demonstrate positive employment trends. Total employment has experienced year-over-year growth, supported by activity across construction, transportation, healthcare, and professional services. The MSA reported an average hourly wage of $29.44 in May 2025, reflecting its established and diverse employment base.
- The population of the Fayetteville-Springdale-Rogers MSA reached approximately 622,177 residents in 2025, representing a 2.4% increase from 2024. The region ranked ninth nationally for percentage population growth among metropolitan areas, reflecting continued residential expansion and economic activity throughout Northwest Arkansas. (Source: U.S. Census Bureau)
- Benton County, where the Site is located, is one of Arkansas's fastest-growing counties and the second-most populous county in Arkansas with an estimated population of 332,554 in 2025. This represents a 17.0% increase since April 2020.

The Lots are located in Pea Ridge, Benton County, Arkansas, within the Fayetteville-Springdale-Rogers Metropolitan Statistical Area. The MSA encompasses portions of Northwest Arkansas, including Benton, Washington, and Madison counties in Arkansas. With a population exceeding 622,000 residents, Northwest Arkansas has established itself as one of the state's largest and fastest-growing metropolitan regions.

GROSS METROPOLITAN PRODUCT
$40.8 Billion

NWA POPULATION GROWTH
2.4% (2024-2025)

NWA ESTIMATED POPULATION
622,177


Benton County


Fayetteville-Springdale-Rogers

ECONOMIC OVERVIEW

Pea Ridge is located in Benton County, one of Arkansas's leading economic centers and a major contributor to the rapidly expanding Northwest Arkansas economy. The County maintains a strong and diverse employment center supported by retail, transportation, logistics, manufacturing, and healthcare. Benton County is home to the corporate headquarters of Walmart in Bentonville and J.B. Hunt Transport Services in Lowell, along with major employers such as Tyson Foods, McKee Foods, and Simmons Foods. The presence of these companies has attracted a network of suppliers, service providers, and additional businesses throughout the region, strengthening the County's economic activity. Benton County continues to experience significant business investment, corporate expansion, and commercial development, particularly throughout the Bentonville and Rogers areas. Pea Ridge benefits from its proximity to these established employment centers and the continued expansion of residential and commercial activity into eastern Benton County. Ongoing investment in infrastructure and business development supports the area's long-term economic growth.



Tyson Foods

BENTON COUNTY MAJOR EMPLOYERS	
COMPANY NAME	**EMPLOYEES**
Walmart	18,000
J.B. Hunt Transport Services	10,000
Tyson Foods	2,500
McKee Foods	2,500
Simmons Foods	1,500
Ozark Mountain Poultry	1,000

Source: Arkansas Department of Economic Development Research

AREA OVERVIEW

Pea Ridge is approximately 10 miles northeast of Bentonville and 8 miles north of Rogers. The City is situated within the growing Northwest Arkansas region, offering convenient access to surrounding communities and major commercial centers. State Highways 72 and 94 provide regional connectivity, with nearby U.S. Highway 62 and Interstate 49 offering access to destinations throughout Northwest Arkansas and southern Missouri. Pea Ridge maintains a small-town charm while benefiting from continued residential and commercial development throughout Benton County. The City is home to Pea Ridge National Military Park, a 4,300-acre historic battlefield offering hiking trails, scenic drives, and outdoor recreation. Nearby Beaver Lake provides additional recreational opportunities, including boating, fishing, and camping.



Pea Ridge National Military Park

TRANSPORTATION

Air: The Lots are located approximately 16 miles northeast of Northwest Arkansas National Airport, offering commercial flights across the US. The Lots are also approximately 6 miles north of Rogers Executive Airport, which serves corporate and private flights, as well as being approximately 10 miles northeast of Bentonville Municipal Airport, a public-use general aviation airport.

Highway: This Site is located along State Highway 94 and approximately 1 miles north of State Highway 72, which provide connections to Bentonville, Rogers, and surrounding communities. Nearby U.S. Highway 62, approximately 62 miles east of the Site, serves as an additional east-west corridor, while Interstate 49, approximately 6 miles south of the Site, provides major north-south connectivity throughout Northwest Arkansas into Missouri.



Northwest Arkansas National Airport

EDUCATION OVERVIEW

The Site is located within the Pea Ridge Independent School District, which serves approximately 2,670 students across multiple campuses, including elementary, middle, and high schools,and plays a key role in supporting the area's growing population. The District has earned an overall "B-" Rating from Niche, reflecting solid performance across academics, faculty, and overall student experience. The district is also undertaking campus expansions and facility improvements to accommodate continued growth.

DRIVE TIMES	
Pea Ridge Middle School	1 minute
Pea Ridge Junior High School	1 minute
Pea Ridge Primary School	2 minutes
Pea Ridge High School	3 minutes
Pea Ridge Intermediate School	3 minutes



DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS

POPULATION

4,597
2026 Total Population

2.50%
Annual Growth Rate (2021-2026)

36.4
2026 Median Age

HOUSEHOLDS

1,659
Households

2.77
Average Household Size

INCOME

$89,338
Median Household Income

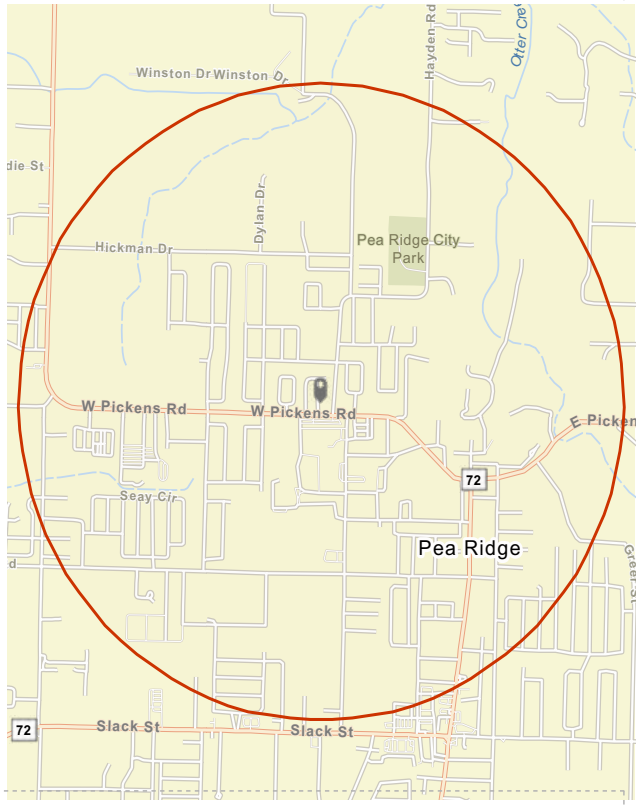
$39,137
Per Capita Income

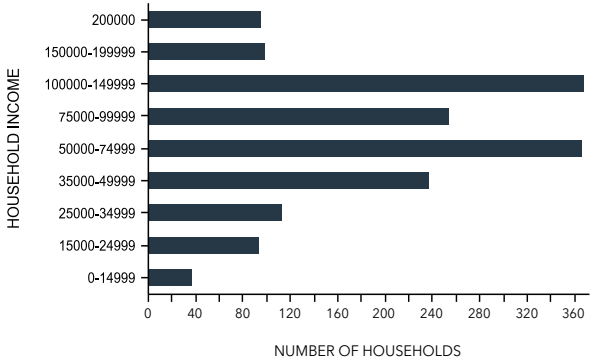
$335,358
Median Net Worth

HOUSING STATS

$300,000
Median Home Value

$1,095
Median Contract Rent





ANNUAL HOUSEHOLD SPENDING

$2,305
Apparel & Services

$189
Computers & Hardware

$7,713
Health Care

EMPLOYMENT

65%
White Collar

25%
Blue Collar

11%
Services

1.6%
Unemployment Rate

DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS

POPULATION

12,566
2026 Total Population

2.22%
Annual Growth Rate (2021-2026)

37.3
2026 Median Age

HOUSEHOLDS

4,411
Households

2.85
Average Household Size

INCOME

$100,359
Median Household Income

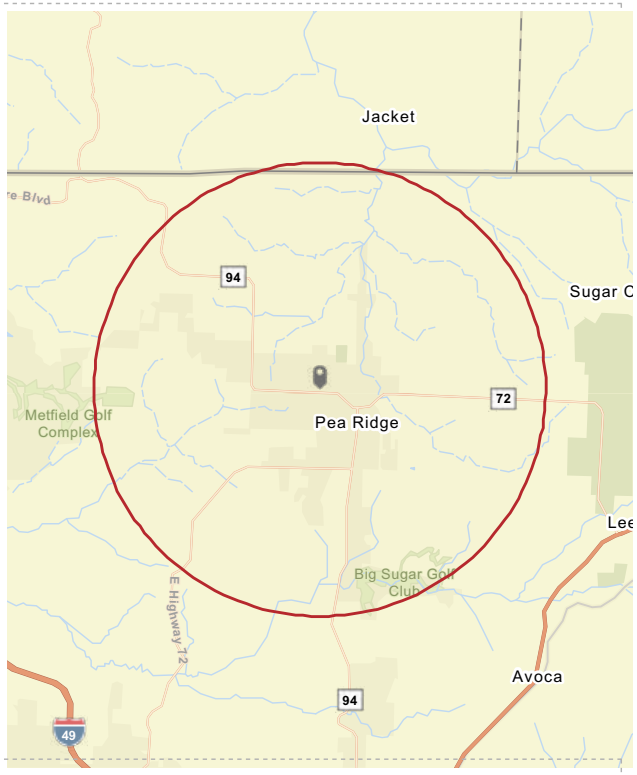
$46,384
Per Capita Income

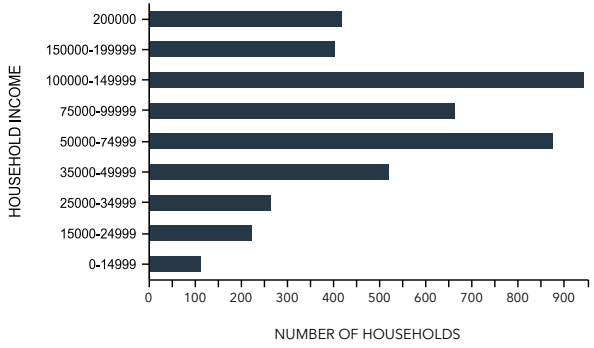
$412,853
Median Net Worth

HOUSING STATS

$329,968
Median Home Value

$1,350
Median Contract Rent





ANNUAL HOUSEHOLD SPENDING

$2,669
Apparel & Services

$222
Computers & Hardware

$8,894
Health Care

EMPLOYMENT

66%
White Collar

23%
Blue Collar

12%
Services

2.0%
Unemployment Rate

DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS

POPULATION

24,234
2026 Total Population

1.99%
Annual Growth Rate (2021-2026)

39.9
2026 Median Age

HOUSEHOLDS

8,907
Households

2.72
Average Household Size

INCOME

$102,379
Median Household Income

$48,856
Per Capita Income

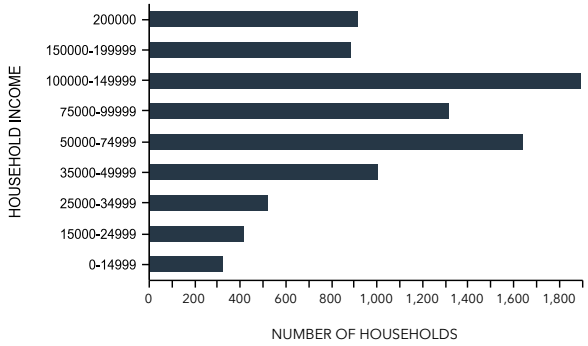
$466,475
Median Net Worth

HOUSING STATS

$349,339
Median Home Value

$1,028
Median Contract Rent





ANNUAL HOUSEHOLD SPENDING

$2,722
Apparel & Services

$227
Computers & Hardware

$9,258
Health Care

EMPLOYMENT

68%
White Collar

21%
Blue Collar

11%
Services

3.3%
Unemployment Rate



Disclaimer: Recipients must perform their own research and seek professional guidance before acting on any information contained herein. All figures, pricing, and terms are preliminary and may be altered or rescinded at any time. Forward-looking statements and estimates are illustrative in nature and should not be treated as guaranteed outcomes. Vanguard Real Estate Advisors neither confirms nor endorses the validity of this material, as it has been compiled from third-party sources without independent verification.

66 Finished Lots | 772 W Pickens Road | Pea Ridge, Akansas

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