

# TWIN CREEKS VILLAGE



17 acres in Twin Creeks Village, Fayetteville's newest medical park, located off Steele Blvd. and Van Asche Drive in the Uptown Fayetteville Area. Can be divided. Features easy access to I-49/Fulbright Expressway, a close proximity to Washington Regional Hospital, and is an excellent location for office space. Great access to hotels, restaurants, and shopping all in the park, as well as the City of Fayetteville's new walk and bike trail system. Zoned C-1 and registered to achieve LEED Core and Shell certification.

For more information, please contact the Fayetteville Chamber of Commerce.

Sincerely,

Zane Chenault  
Chief Economic Development Officer  
Fayetteville Chamber of Commerce  
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# TWIN CREEKS VILLAGE

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# TWIN CREEKS VILLAGE

## The City of Fayetteville

Fayetteville is located 35 miles south of the Missouri border and 25 miles west of the Oklahoma border. Fayetteville's population is nearly 90,000 and has a University of Arkansas student population of over 27,000. Nestled in the scenic Ozark Mountains, this historic city is the epicenter of rapidly growing Northwest Arkansas and has earned its reputation as an important hot spot for business, education, and entertainment. The city is consistently ranked as one of the nation's best places to live, visit, or retire. Fayetteville has a small-town feel but offers a wide range of exciting attractions.

## Fayetteville recognitions

- 2020 Best Places to Live (No. 8) – U.S. News and World Report, 5th year in a row in top 10
- Best Destination for Live Music in the U.S. (No 3) – Beyond Words, 2018
- 2020 Best Cities for Bicycling – Three years in a row
- Top 10 College Ballparks (No. 1) – Baseball America, 2018
- Top 10 Best Destination for Fall Foliage – USA Today Reader's Choice, 2018
- These Are The South's Best Cities to Live in 20108 (No. 5) – Southern Living
- 15 Cities In the South That Know How to Charm – CNN Travel, 2018
- 10 Best Places for Singles Now – Money, 2018
- Best American Towns for Holiday Shopping – Expedia, 2017
- 2017 Tree City USA – Arbor Day Foundation
- No. 1 SEC Place to Live – Gridiron Now (based on US News & World Report)

## Noteworthy Points of Interest

- The Veterans Administration Hospital is a 78-bed facility providing acute medical, surgical, psychiatric care and both primary and secondary levels of outpatient service. They also have a 108 bed Nursing Home on site
- TheatreSquared – Nationally recognized professional theatre offering 220 performances a year
- Walton Arts Center – A performing arts center located in the center of Fayetteville, a short walk to the campus of the U of A, and serves as a cultural center for the Northwest Arkansas area
- Parks – Fayetteville is overflowing with natural areas and parks encompassing 3,000 acres of land, 70 parks with 40 miles of paved and natural trails, three lakes, 43 athletic fields/courts, a BMX track, and even a skate park. Whatever you want to do, it's free of charge
- Trails – Fayetteville's pedestrian and bike-friendly trails expand at a rate of two-to-three miles per year. There are currently over 110 miles of multi-use trails

## Recently passes \$226M bond for city amenities improvement including

- Street and Drainage Improvement – \$90M
- Trail and Park Improvement – \$33M
- Construction of a Cultural Arts Corridor – \$32M
- State of the art Police Facility – \$37M
- Firefighting Facilities Improvements + new firehouse for expansion – \$16M

# TWIN CREEKS VILLAGE

## The Fayetteville-Springdale-Rogers MSA

The Fayetteville-Springdale-Rogers Metropolitan Statistical Area (MSA) includes the counties of Washington, Benton, Madison, and McDonald (MO) has roughly 560,000 people. The MSA is officially the nation's 102<sup>nd</sup> largest, and while Northwest Arkansas is not yet a Top 100 MSA, our growth rate is faster than 96 of the nation's current 100 largest MSAs. Reaching Top 100 status matters because many national publications and researchers focus on the Top 100 when they compare regions. Some thinktanks, including the Brookings Institution, focus economic rankings on the Top 100. Northwest Arkansas is expected to be in the Top 100 within the next five years.

## The Economy

- There were 265,500 workers in the region in July 2019, per the U.S. Bureau of Labor Statistics
- Unemployment Rate: 2.5 percent in July 2019, per the U.S. Bureau of Labor Statistics
- Gross Metropolitan Product: \$28.5 billion, per the Bureau of Economic Analysis September '18
- The MSA is the nation's 93rd largest economy
- The size of the economy has increased 37.6 percent (\$7.8 billion) since 2012
- The MSA is the 15th fastest growth rate in the nation

## Largest Employers

- Walmart (Fortune 1) is more than twice as big as No. 2 Exxon Mobil in terms of revenue. Walmart employs 2.3 million around the world almost equal to the combined employment of Kroger, Home Depot, Lowe's, McDonald's, Target, Walgreens, and Starbucks.
- Tyson Foods (Fortune 80), by revenue, would be the largest company in much larger areas: Birmingham, Denver, Las Vegas, Miami, Orlando, Phoenix, Portland, Salt Lake City, and Tampa
- JB Hunt (Fortune 395) is bigger than JetBlue, Harley-Davidson, and Yum Brands (owner of Taco Bell, Pizza Hut, KFC).

## Quality of Life

- Per Capita Personal Income: \$59,425 in 2017, per the U.S. Bureau of Economic Analysis
- People may earn more elsewhere purchasing power is greater here, a person making \$60,000 here would need to make \$75,202 in Denver, \$83,004 in Chicago, or \$129,552 in San Francisco
- People who move from elsewhere find housing prices are affordable when compared to other U.S. regions
- The average price of a home in Washington County is \$250,795 and Benton County is \$262,083
- Crystal Bridges Museum attracted 600,000 visitors in 2018, and is nationally recognized
- Cycling: Mountain bikes and families' use of the Northwest Arkansas Razorback Regional Greenway are huge aspects of the region's current and future economy and quality of life
- America's First National River, established in 1972, the Buffalo National River flows freely for 135 miles and is one of the few remaining undammed rivers in the lower 48 states

Northwest Arkansas Regional Airport has 40 daily non-stop flights to 18 destinations

# TWIN CREEKS VILLAGE

## Site & Building Checklist

Basic Information	
Site/Building Name	Parcel 765-15773-015
	Parcel 765-30075(6)-000
Property Type	Vacant
Site/Building Address	Twin Creeks Village
Site/Building City	Fayetteville
Site/Building County	Washington
Incorporated/Unincorporated Area?	Unincorporated
Site/Building State	Arkansas
Site/Building Zip Code	72701
Lot Size (Acres)	17.0
Developable Acres	17.0
Building Size	
Office Space	
Warehouse/Manufacturing Space	
Zone	C-1 and UT
Property Tax (Estimated % of market value)**	1.0%
Sales Tax	10.0%
State	6.5%
County	1.5%
City	2.0%
Utilities	
Electric Infrastructure	
Natural Gas Infrastructure	
Water Infrastructure:	Water and Sewer Services, (479) 575-8386
Wastewater Infrastructure	Water and Sewer Services, (479) 575-8386
Data / Internet / Phone	
Other	
*	C-1: Neighborhood Commercial; UT: Urban Thoroughfare
**	<p>Personal Property and Real Estate Taxes support schools, cities, roads, jails, and county expenses. It is a tax of about 1% of the value of your home, land, vehicle, trailer, boat, tractor, livestock, business building, inventory, and other items.</p> <p>A mill is equal to \$1 of property tax for each \$1,000 of assessed value which is 20% of its market value.</p> <p>Mill breakdown: School 45.65, County 4.4, Road 1.1, City 6.8, Total: 57.95</p>

# TWIN CREEKS VILLAGE

## City of Fayetteville Checklist

<b>WORKFORCE</b>	
City Population	89,078
Population within a 25 mile drive radius	535,035
Local Unemployment Rate	4%
% of Workforce Engaged in Manufacturing	6%
% of Workforce Unionized	0%
% of the Population that is Bilingual	9%
<b>Median Wages by Job (\$)</b>	
All Manufacturing (Production)	\$ 32,460.00
Industrial Machinery Mechanics (SOC 49-9041)	\$ 45,370.00
Maintenance Workers, Machines (SOC 49-9043)	\$ 36,500.00
Front Line Supervisor of Production Workers (SOC 51-1011)	\$ 53,600.00
<b>QUALITY OF LIFE</b>	
Average wage of the City (Private Sector)	\$ 41,158.00
Average wage of the State (Private Sector)	\$ 41,540.00
Cost of Living Index ( Average US = 100)	94.00
Number of days in 2018 that schools were closed due to weather or natural disaster	1
Number of days in 2018 that airports were closed to traffic due to weather	-
Number of vocational/technical schools within a 15 minute drive	1
Average temperature in January	37 F
Average temperature in July	78 F
Average per-capita income	\$ 27,826.00
Average household income	\$ 41,890.00
<b>ACCESSIBILITY</b>	
Average Commute Time to Work (minutes)	19.5
Distance to the closest port facility (miles)	46.8
Closest Intermodal Rail Facility (miles)	5.0
Nearest commercial airport (Northwest Arkansas National - XNA)	27.4
Distance from the above commercial airport to the City Center (miles)	22.9
Number of Destinations Served by the Airport	18.0
Number of Direct Flights Daily	40.0
Number of Independent Airline Carriers Servicing the Airport	5.0

# TWIN CREEKS VILLAGE

## MSA Checklist

<b>WORKFORCE</b>	
MSA Population July 2018	537,000
Higher Education population (U of A, John Brown, NWA Community College)	40,000
<b>Employment Sector</b>	
Retail Trade	\$31,300
Government	\$30,800
Healthcare & Social Assistance	\$29,200
Manufacturing	\$27,900
Accommodation & Food Services	\$28,300
Management of Companies & Enterprises	\$24,000
Transportation & Warehousing	\$20,300
Construction	\$19,400
Professional, Science, & Technical	\$18,800
Other Services (ex. Public Administration)	\$15,500
Local Unemployment Rate	2.2%
% of Workforce Engaged in Manufacturing	5.9%
% of Workforce Unionized	0.0%
% of the Population that is Bilingual	9.3%
<b>Median Wages by Job(\$)</b>	
All Manufacturing (Production)	\$32,460
Industrial Machinery Mechanics (SOC 49-9041)	\$45,370
Maintenance Workers, Machines (SOC 49-9043)	\$36,500
Front Line Supervisor of Production Workers (SOC 51-1011)	\$53,600
<b>QUALITY OF LIFE</b>	
Average wage of the MSA (Private Sector)	
Average wage of the State (Private Sector)	\$41,540
Cost of Living Index ( Average US = 100)	
Average temperature in January	37 F
Average temperature in July	78 F
Average per-capita income	\$27,826
Average household income	\$41,890
<b>ACCESSIBILITY</b>	
Number of Destinations Served by the Airport	18
Number of Direct Flights Daily	40
Number of Independent Airline Carriers Servicing the Airport	5

# TWIN CREEKS VILLAGE

## Aerial Photos





# TWIN CREEKS VILLAGE

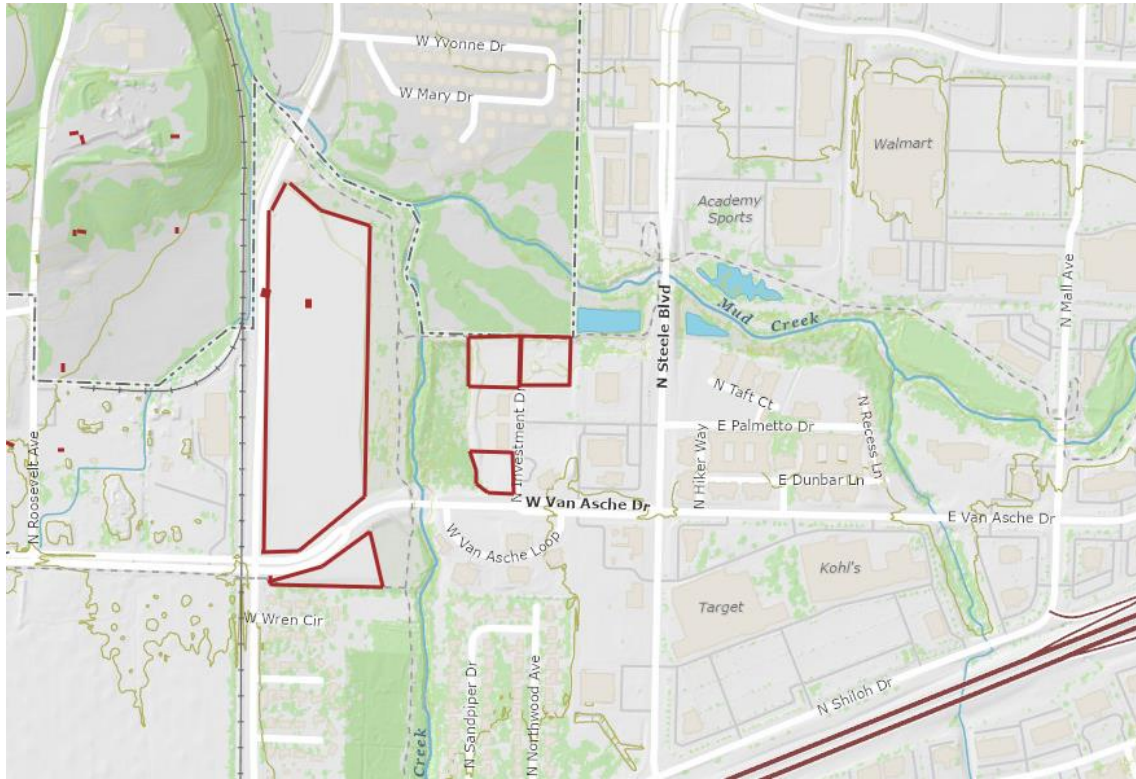
## Nearby Businesses



1. First State Bank; Commercial Realty NWA; Richard C Keech, DDS, PA INC
2. Boen-Kemp Construction; The Joshua Center
3. Generations Bank
4. UARK Federal Credit Union; McDonald Eye Services, PA
5. Kings River Title; BGE Consultants, Inc; Supplypike; Casestack, LLC
6. Lance Osborne Dentistry; NWA Oral & Maxillofacial Surgery; NWA Center for Plastic Surgery; Odom Law Firm; Eagle Bank Mortgage
7. CVS/Pharmacy
8. JJ's Brewing Co; JBGB; First National Bank of NWA
9. Marck Industries of Northwest AR, LLC – Recycling Facility; Tune Concrete Company

# TWIN CREEKS VILLAGE

Topographic Map

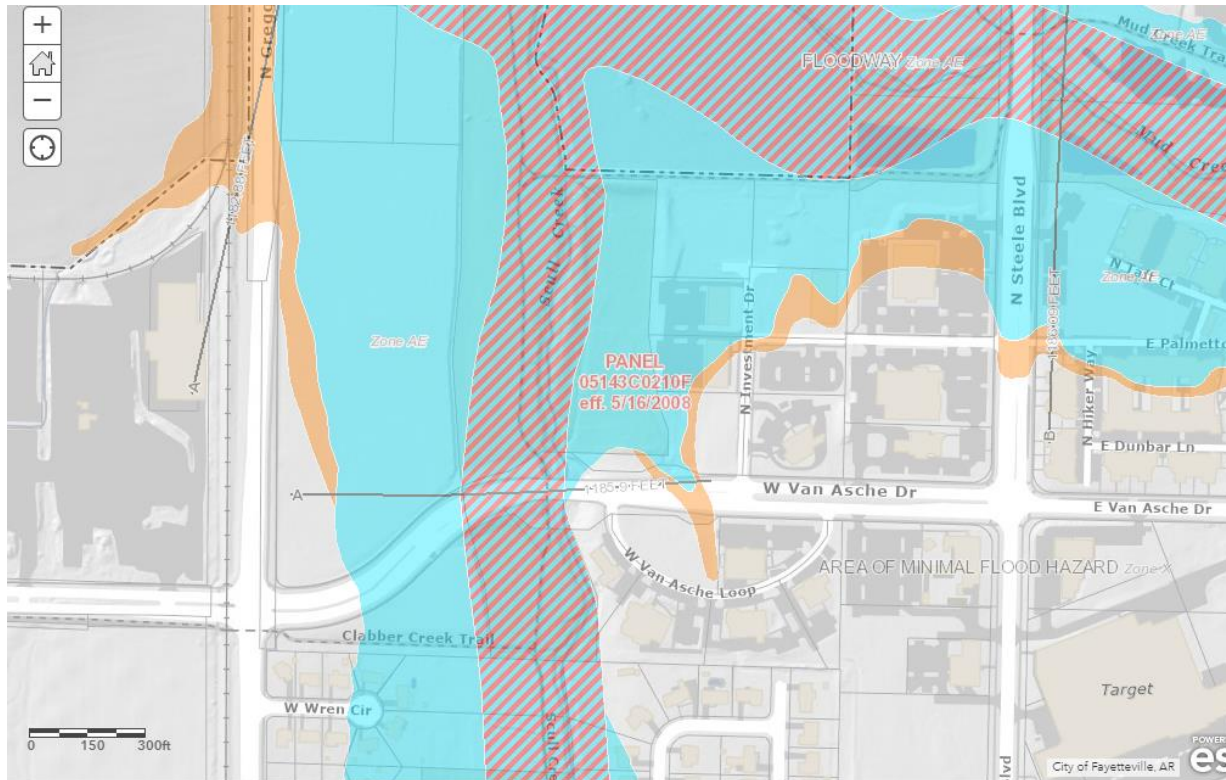


County Tax Parcel Map



# TWIN CREEKS VILLAGE

## Flood Zone



AE flood zones are areas that present a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage, according to FEMA.

Regulatory floodway is a channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Other are areas with a 0.2% chance of annual flood.

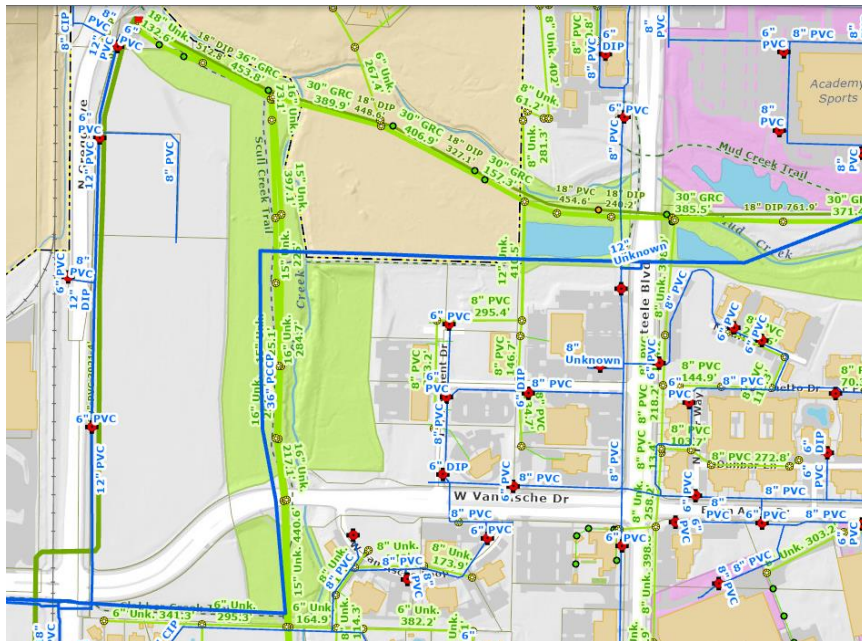
# TWIN CREEKS VILLAGE

## Zone Map



C-1: Neighborhood Commercial  
UT: Urban Thoroughfare

## Water & Sanitary System Map





# TWIN CREEKS VILLAGE

## Property Photos

