



901 SE 28th St, Bentonville, AR 72712 (+16 more locations)

**\$15,150,000**

Oak Trace - Executive Office Park of Northwest Arkansas

Oak Trace - 100% Leased Executive Office Park Of Northwest Arkansas



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Listing Added: 06/17/2022

Listing Updated: Today



#### Address (17 Locations)

901 SE 28th St, Bentonville, AR 72712  
809 SE 28th St, Bentonville, AR 72712  
811 SE 28th St, Bentonville, AR 72712  
903 SE 28th St, Bentonville, AR 72712  
905 SE 28th St, Bentonville, AR 72712  
909 SE 28th St, Bentonville, AR 72712  
911 SE 28th St, Bentonville, AR 72712  
2715 SE I St, Bentonville, AR 72712  
2717 SE I St, Bentonville, AR 72712  
2719 SE I St, Bentonville, AR 72712  
2713 SE I St, Bentonville, AR 72712  
2711 SE I St, Bentonville, AR 72712  
2709 SE I St, Bentonville, AR 72712  
2707 SE G St, Bentonville, AR 72712  
2705 SE G St, Bentonville, AR 72712  
2701 SE G St, Bentonville, AR 72712  
2703 SE G St, Bentonville, AR 72712

#### Location (17 Locations)



## Details

Asking Price	<b>\$15,150,000</b>	Property Type	<b>Office</b>
Subtype	<b>Creative Office, Medical Office, Traditional Office</b>	Class	<b>B</b>
Tenancy	<b>Multi</b>	Square Footage	<b>100,183</b>
Net Rentable (sq ft)	<b>100,183</b>	Price/Sq Ft	<b>\$151.22</b>
Cap Rate	<b>5.91%</b>	Pro-Forma Cap Rate	<b>5.91%</b>
Occupancy	<b>92.13%</b>	Pro-Forma NOI	<b>\$895,030</b>
Units	<b>83</b>	Year Built	<b>2006</b>
Year Renovated	<b>2021</b>	Buildings	<b>17</b>
Stories	<b>1</b>	Permitted Zoning	<b>Commercial</b>
Lot Size (acres)	<b>11</b>	Price/Acre (Land Value)	<b>\$0/acre</b>
Broker Co-Op	<b>Yes</b>	APN	<b>01-08257-007</b>
Price/Unit	<b>\$182,530.12</b>	Ownership	<b>Owned</b>

## Marketing Description

This offering includes 100,183 sq ft of 92% leased Class B office space in the heart of Booming Northwest Arkansas just a mile from the new multi-billion dollar Walmart Headquarters set to complete in 2025. Additionally, this package includes a 34,000 sf retail center as well, located just a few miles to the west closer to XNA (Northwest Arkansas National Airport). These properties must be sold as a set, and contract and close simultaneously and contingent upon one another.

LOCATED IN THE HEART OF BOOMING BENTONVILLE, AR - HOME OF WALMART, TYSON, AND JB HUNT!

THIS DEAL TO BE SOLD COLLECTIVELY WITH 2003 SW REGIONAL AIRPORT BLVD - RETAIL ASSET

## Investment Highlights

2006 Construction, Class B Office Space

17 Total Building, 100,183 Sq Ft

Office Complex Sits on 11 Acres

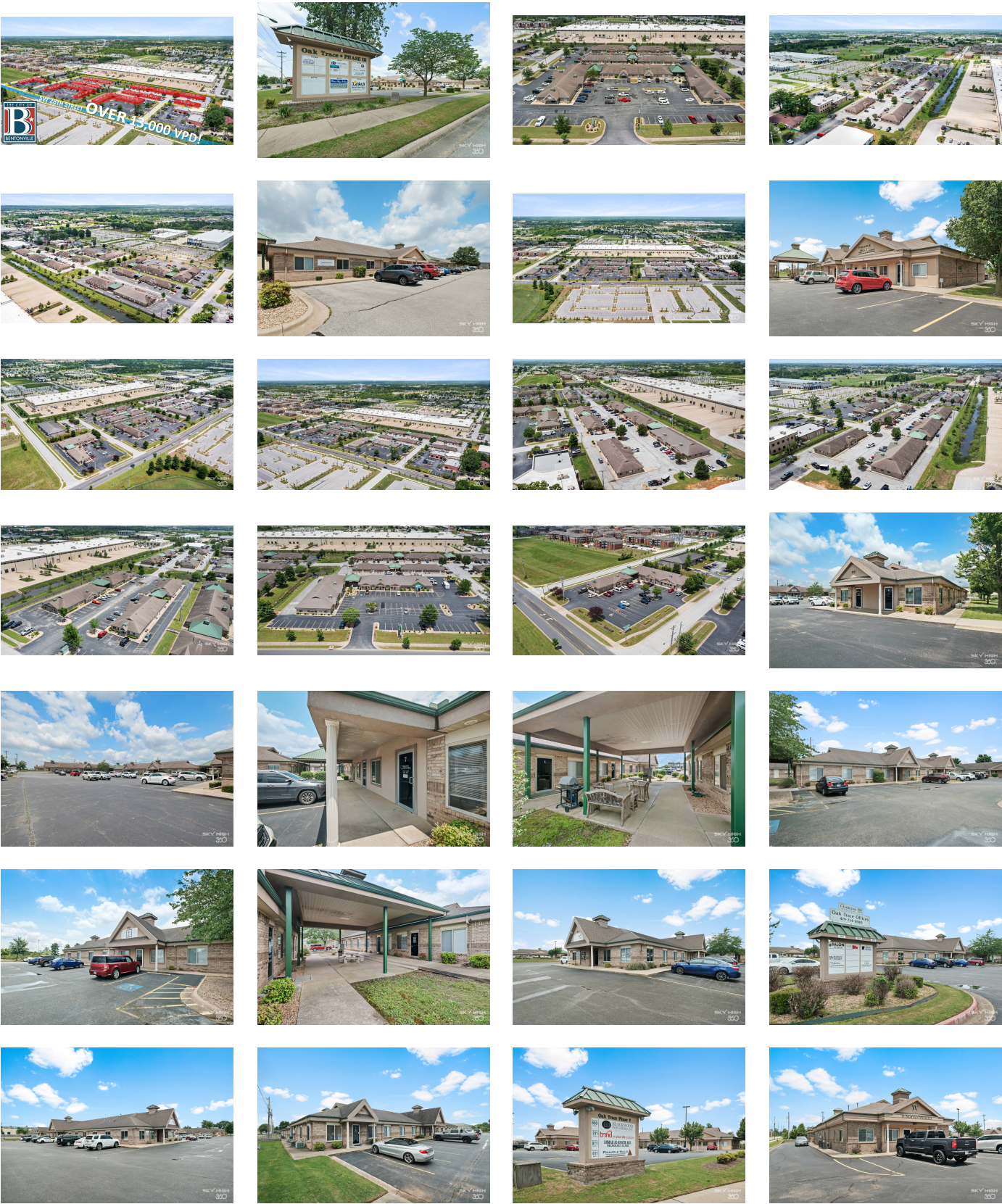
92.13% Leased

Diverse set of Office Tenants: Medical Vendors Suppliers and Contractors Alike

\*\*\* THIS DEAL TO BE SOLD COLLECTIVELY WITH 2003 SW REGIONAL AIRPORT BLVD - RETAIL ASSET \*\*\*

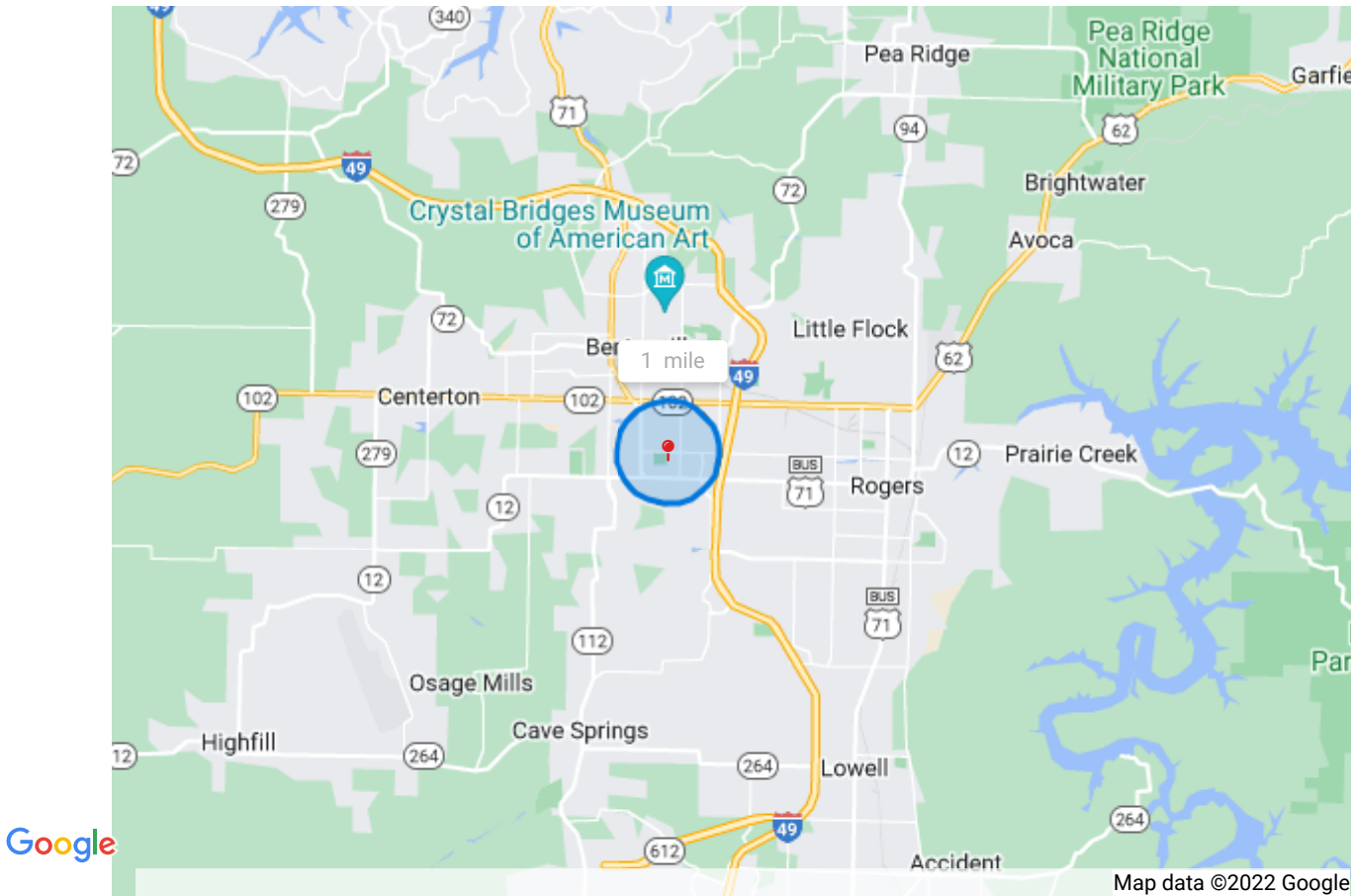


Property Photos (41 photos)





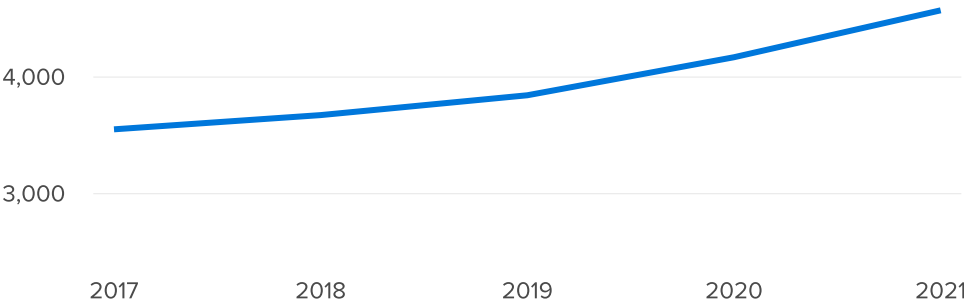
# Demographic Insights



## Population

4,572

↑ 18% Compared to 4,170 in 2020      ↑ 28% Compared to 3,552 in 2017



Household Income

\$51.4k

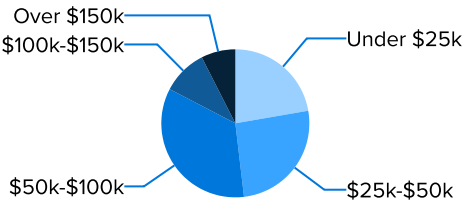
Median Income

\$52.9k

2026 Estimate

↑ 1%

Growth Rate



Age Demographics

31

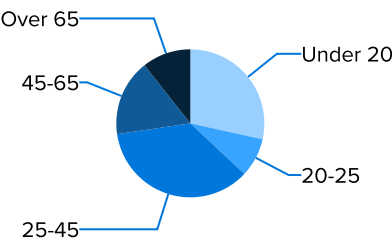
Median Age

31

2026 Estimate

↑ 0%

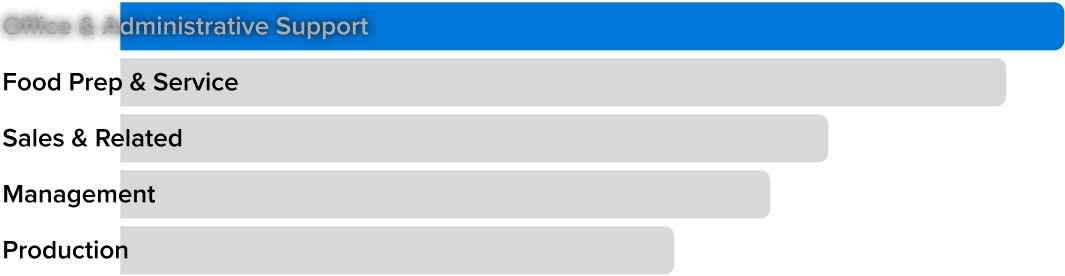
Growth Rate



Number of Employees

15.7k

Top 5 Employment Categories



Housing Occupancy Ratio

5:1

6:1 predicted by 2026

Renter to Homeowner Ratio

3:1

4:1 predicted by 2026