



FOR SALE
±29 ACRES

3000 W Technology Way (15.29 acres)
3001 W Technology Way (14.28 acres)
Fayetteville, AR 72701



kw MARKET PRO
REALTY
KELLERWILLIAMS.

MIKE DULEY

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Disclaimer

This Offering Memorandum has been prepared solely for the purpose of providing information to prospective investors regarding the property located at N Shiloh Dr, Fayetteville, AR 72701. The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty is made as to the accuracy or completeness of such information. All recipients are advised to conduct their own independent investigation and due diligence. The Owner and its representatives expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Memorandum or any other written or oral communication transmitted to the recipient. This is not an offer to sell or a solicitation to buy any securities.

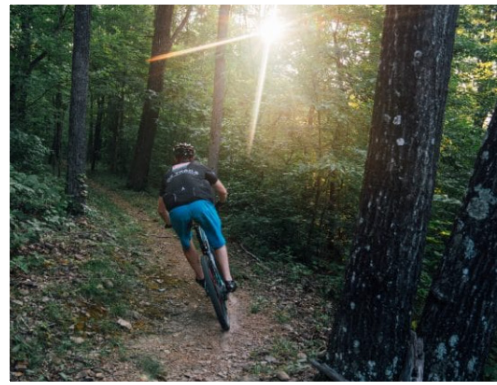
THE OFFERING

Keller Williams Market Pro Realty is pleased to present an exceptional development opportunity located on W Technology Way in Fayetteville, Arkansas.

Spanning 29.57 acres, this C-2 zoned commercial property offers flexible potential for a wide range of high-yield development types including hotel, office, resort, multi-family, self-storage, or RV park.

Strategically positioned along the frontage road near Interstate 49, this site benefits from high visibility, excellent accessibility, and partial infrastructure already in place, including two retention ponds. Its proximity to Centennial Park Trailhead adds to its appeal as a mixed-use or lifestyle-oriented destination.

Whether you're envisioning a vibrant hospitality hub or a thriving residential community, this site is primed for development in one of the most highly sought-after areas of Northwest Arkansas.



Fayetteville
Disneyland for Mountain Bikers



PROPERTY

PROPERTY HIGHLIGHTS



ADDRESS:

3000 W Technology Way, Fayetteville, AR (15.29 acres)
3001 W Technology Way, Fayetteville, AR (14.28 acres)



LOT SIZE:

29.57 acres



ZONING:

CS



USES:

Hotel, Office, Resort, Multi-Family



FEATURES:

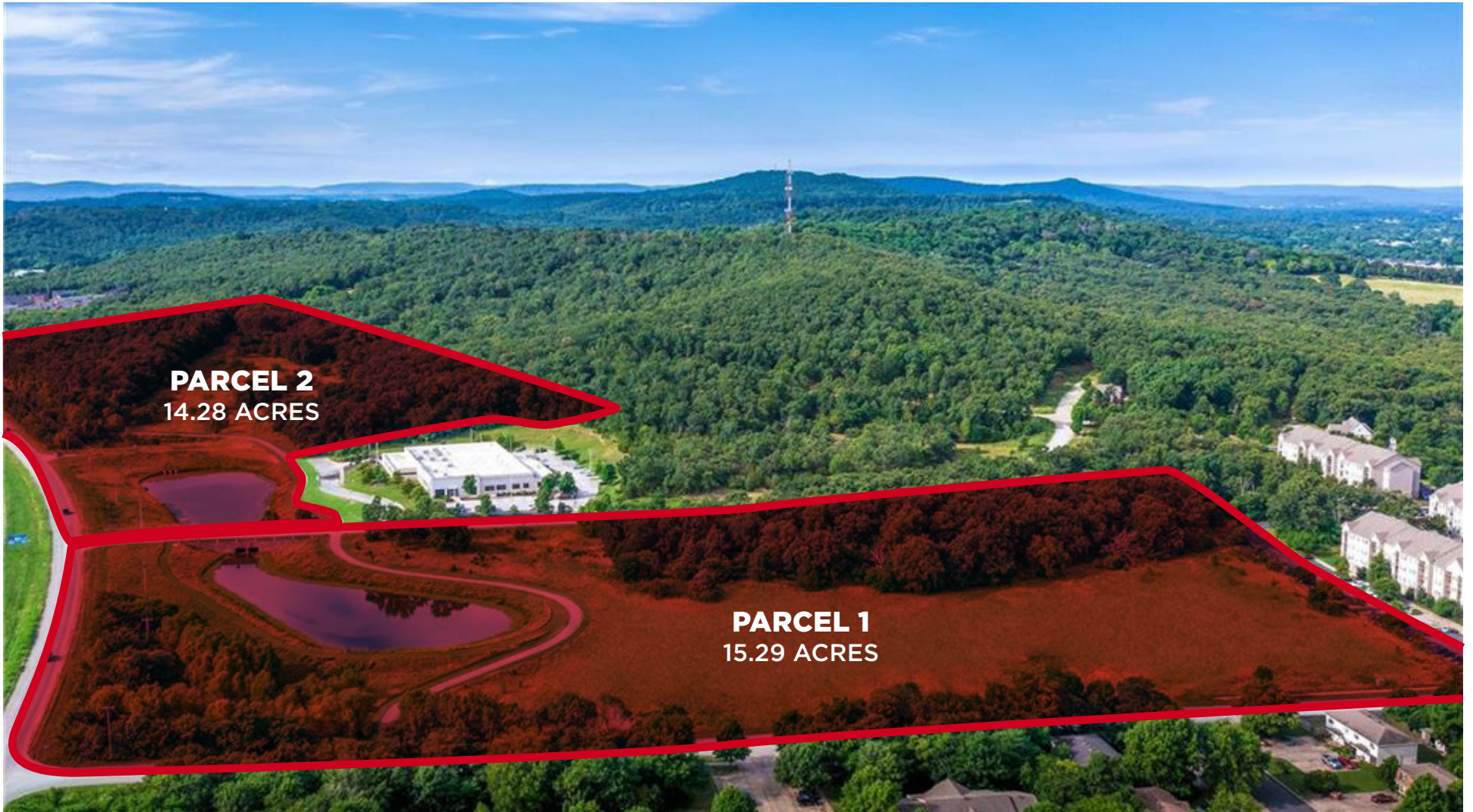
Frontage access, partial infrastructure, retention ponds, near I-49



PRICE:

3000 W Technology Way - 15.29 acres: **\$4,289,100**
3001 W Technology Way - 14.28 acres: **\$3,747,750**
Combined - 29.57 acres: **\$7,617,000**

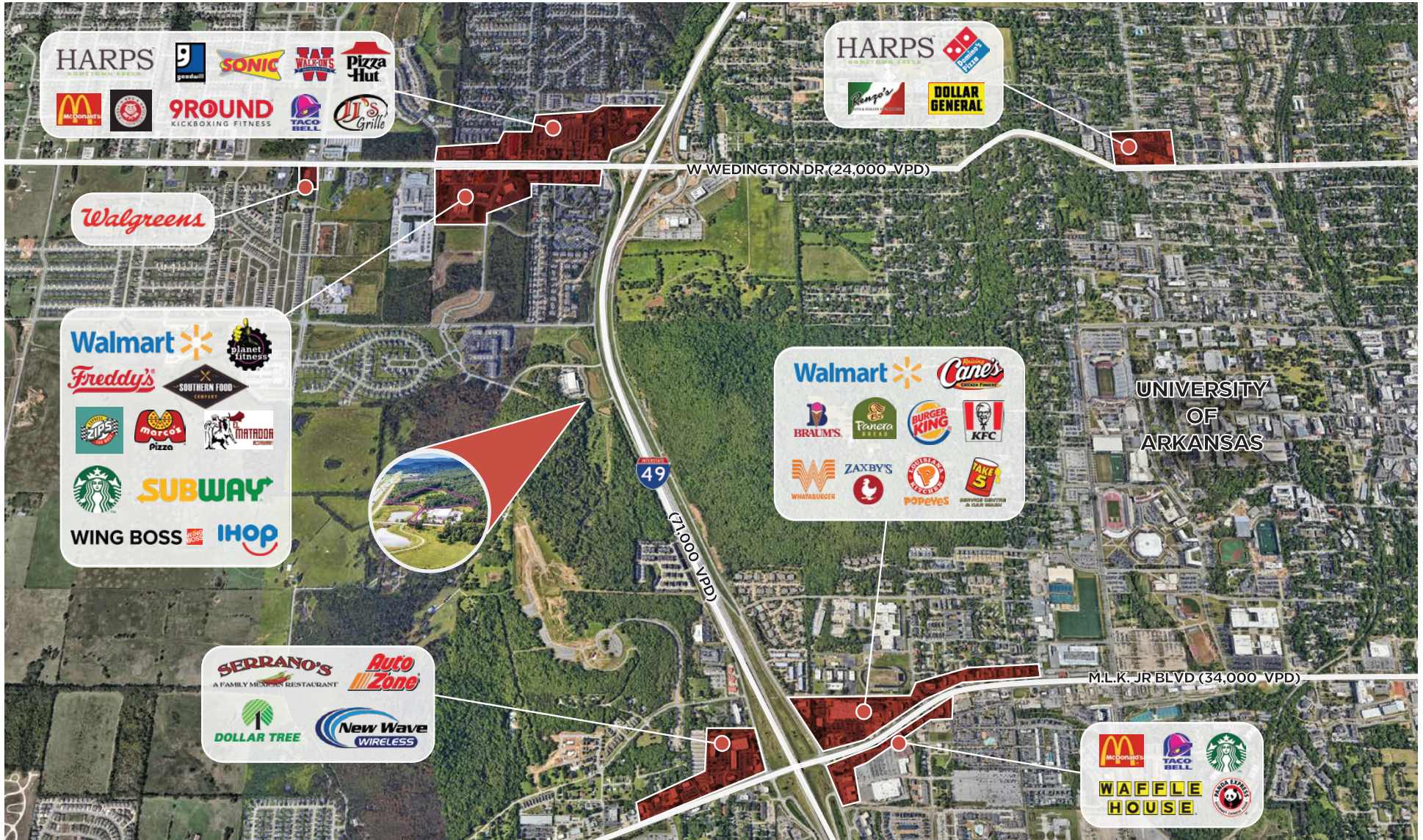
THE PROPERTY



THE PROPERTY



AMENITIES MAP

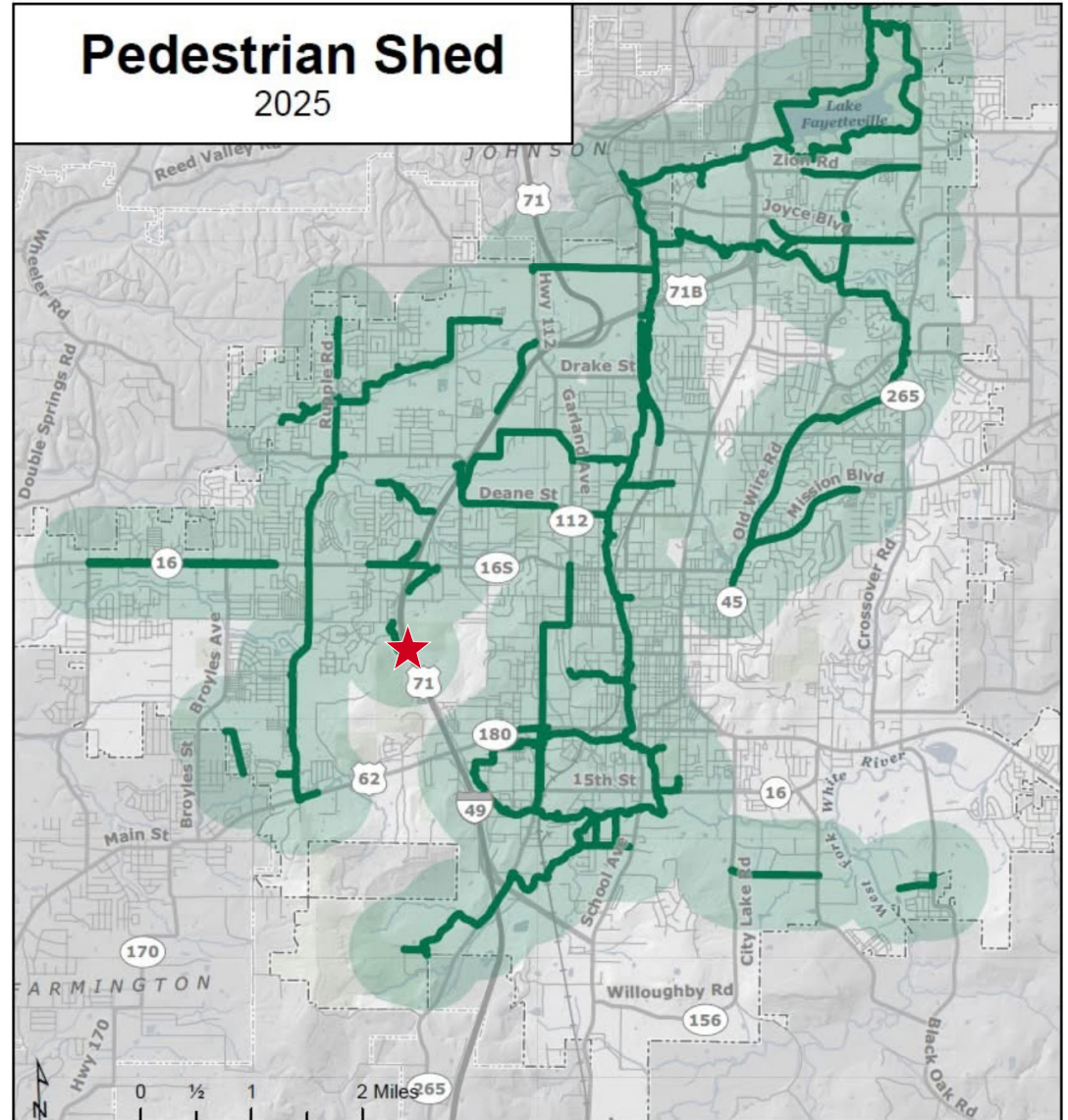


PEDESTRIAN ACCESS

In Fayetteville, 82% of residents now live within half a mile of a paved trail, which is a 10-minute walk or 2-minute bike ride. In all, the City of Fayetteville has 57.8 miles of paved shared-use trail, as well as 60.96 miles of soft-surface trails.

One of the primary goals of the City of Fayetteville's Active Transportation Plan is to build a paved trail connection within a 10-minute walk of every residence by 2040.

This will add another incentive for future residents of the property by offering various means of transportation to and from the best amenities in the area and the City of Fayetteville in general.



SALE COMPARABLES

Address	Sale ID	Price	Acres	Total SF	Close Date
 <p>Hwy 72 and It'll Do Rd, Pea Ridge, AR 72751</p>	7195712	Not Disclosed	1.02	44,431	6/6/2025
 <p>Hwy 72 and It'll Do Rd, Pea Ridge, AR 72751</p>	7195711	Not Disclosed	2.11	91,912	6/6/2025
 <p>Hazelton Rd, Pea Ridge, AR 72751</p>	7161625	\$996,000	10.02	436,471	4/24/2025
 <p>It'll Do Rd @ Slack St Pea Ridge, AR 72751</p>	6800427	\$952,965	2.35	102,366	4/12/2025

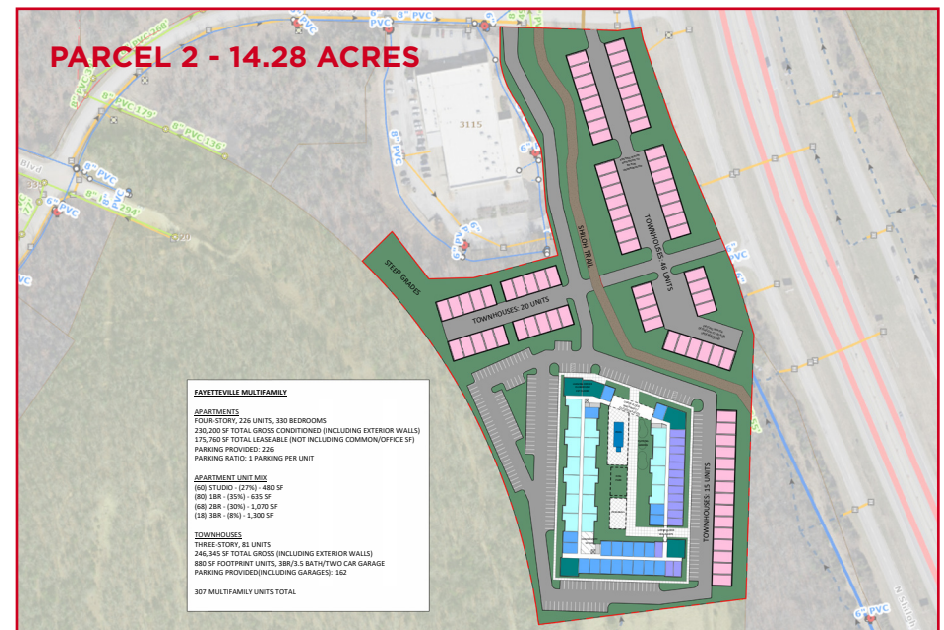
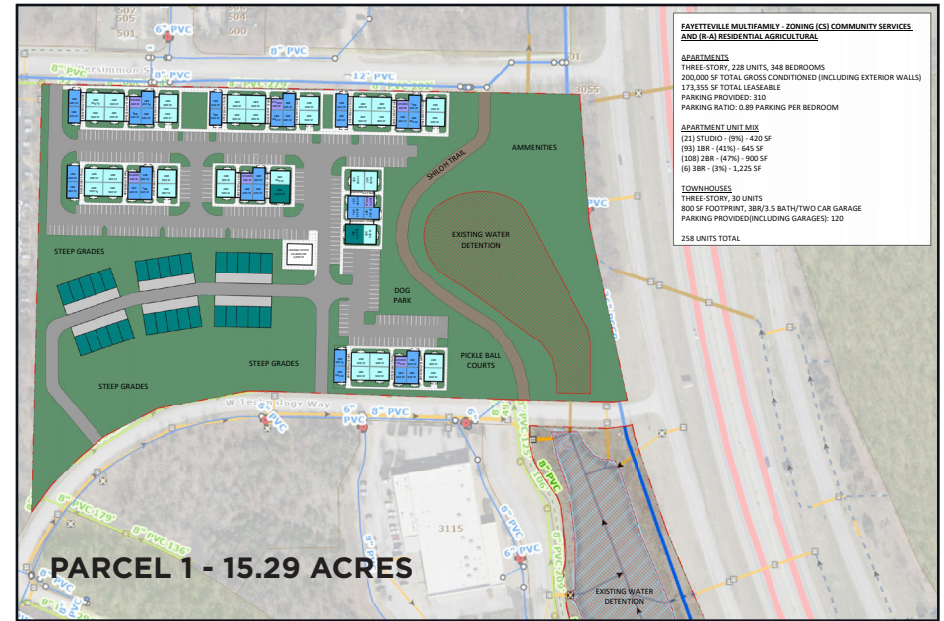
THE CONCEPT

Residential Development Opportunity Along the I-49 Corridor

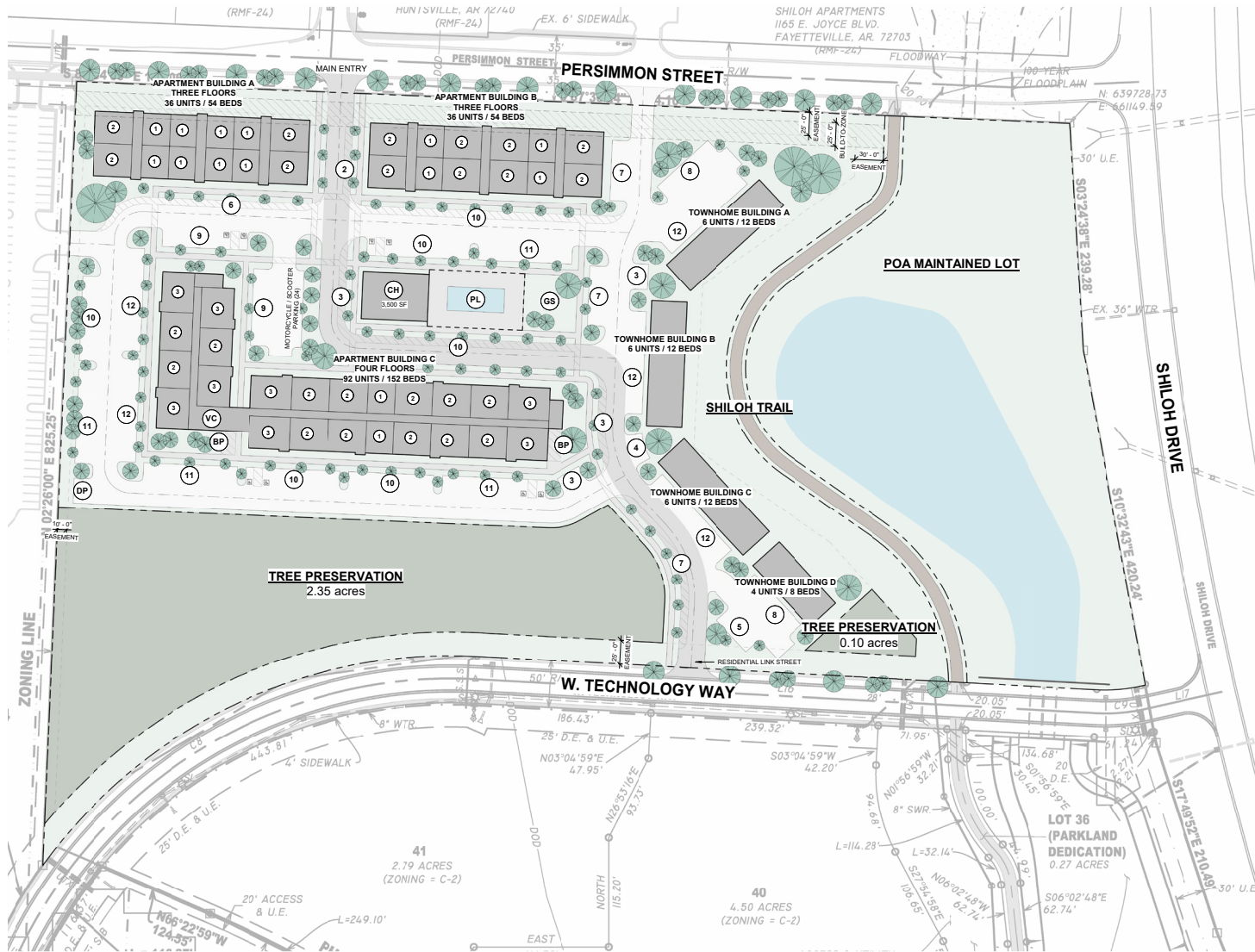
Discover the potential of 28.21 acres of prime land located along the I-49 corridor in Fayetteville, Arkansas. Now envisioned through stunning conceptual home renderings, this property offers a unique opportunity to bring a modern residential community to life in one of the fastest-growing regions in the U.S.

Just minutes from established shopping centers, grocery stores, apartment complexes, and popular biking trails, this C-2 zoned property is ready for transformation. Whether imagined as a vibrant modern neighborhood, a mixed-use residential enclave, or a master-planned lifestyle community, the land provides a flexible foundation with partial infrastructure already in place, including two retention ponds and direct access via paved roads.

Surrounded by natural beauty and urban convenience, this Shiloh location is primed for development—and ready to meet the demand for design-forward housing in Northwest Arkansas’s thriving real estate market.



PROPOSED SITE PLAN



THE MARKET

Fayetteville anchors the fourth-fastest-growing metro in Arkansas and ranks as the state's second-largest city. Anchored by the University of Arkansas—its flagship public research institution—Fayetteville benefits from a steady pipeline of students, faculty, and research professionals, generating sustained rental demand and vibrant economic activity. Key sectors include healthcare, corporate services, advanced and legacy manufacturing, information technology, research & development, and creative industries rooted in its energetic arts scene.

The Northwest Arkansas commercial vacancy rate fell below 6% in late 2024 as nearly 2.2 MSF of new space came online, signaling strong absorption across retail, office, and industrial segments. Fayetteville itself benefits from several dynamic commercial corridors—most notably Dickson Street with its entertainment and retail density near the university—plus growing mixed-use developments tied to Razorback athletics and academic expansion.

Investing here offers affordability relative to larger metros, a desirable college-town lifestyle, robust quality of life driven by parks, the Razorback Greenway, cultural events, and downtown vibrancy.



DRIVE TIMES

- University of Arkansas**
2.2 Miles - 6 Minutes
- Downtown Fayetteville**
3.5 Miles - 9 Minutes
- Drake Field Airport**
5.5 Miles - 11 Minutes

THE DEMOGRAPHICS

2025 Summary	1 Mile	3 Miles	5 Miles
Population	7,533	67,382	104,487
Households	3,591	27,489	43,774
Families	1,384	10,963	20,210
Average Household Size	2.09	2.14	2.19
Owner Occupied Housing Units	779	8,786	17,728
Renter Occupied Housing Units	2,812	18,703	26,046
Median Age	28.2	26.1	28.8
Median Household Income	\$56,312	\$56,642	\$63,331
Average Household Income	\$66,465	\$81,360	\$91,233

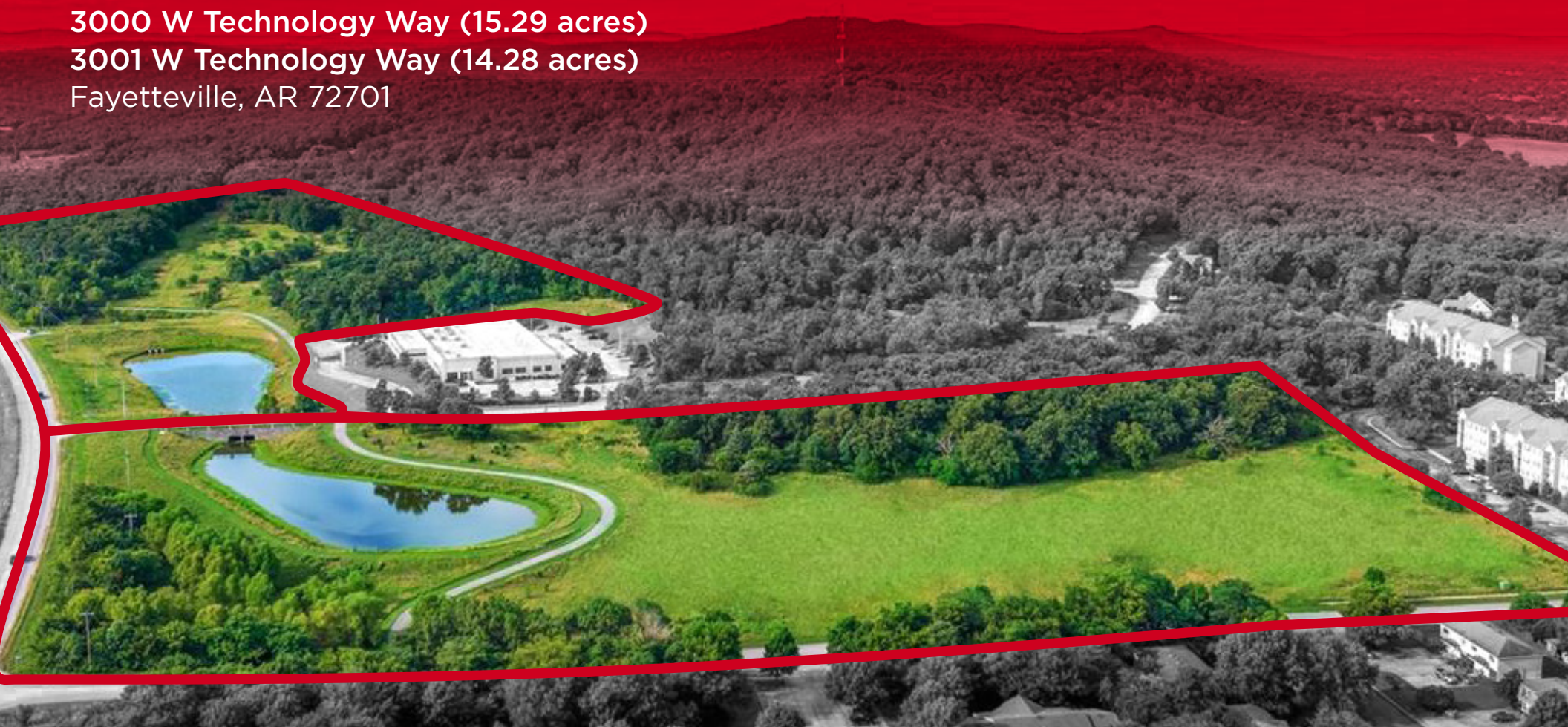
2030 Summary	1 Mile	3 Miles	5 Miles
Population	8,022	71,740	110,975
Households	3,867	29,845	47,286
Families	1,457	11,672	21,447
Average Household Size	2.07	2.12	2.16
Owner Occupied Housing Units	845	9,502	19,112
Renter Occupied Housing Units	3,022	20,343	28,174
Median Age	28.7	26.6	29.5
Median Household Income	\$61,755	\$62,874	\$71,714
Average Household Income	\$71,664	\$88,807	\$100,229





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