



DRAKE FARMS

BUILD-TO-SUIT OPPORTUNITIES

DRAKE FARMS

THE ESSENTIAL WAY OF NEIGHBORING

Imagine a life where connection is woven into the everyday: taking a stroll through the hundred-year-old walnut grove, walking your kids to school in the morning, grabbing coffee with a coworker, riding your bicycle to the office, or being greeted as a regular at your favorite local spot.

This is our vision for a neighborhood built on genuine connection, where you know and care for your neighbors, and where the spaces between the buildings are just as important as the buildings themselves.

Drake Farms is a return to neighborhood living – a community thoughtfully designed for life, work, and neighbors to come together.

Drake Farms is a 165-acre mixed-use neighborhood district emerging in Fayetteville—designed not as a single development, but as a natural extension of the city itself. Over the next 15 years, this long-term, multi-phase community will thoughtfully unfold, bringing together homes, healthcare, offices, locally owned businesses, and preserved green space within a walkable, people-centered environment.

Shaped by the character of the land and the culture of Fayetteville, Drake Farms is rooted in the belief that neighborhoods should feel lived-in, layered, and enduring. Streets are designed for connection. Green spaces are preserved to honor the landscape. Everyday needs are placed within reach.



DRAKE FARMS MASTER PLAN

COMMERCIAL BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

125 acres	2,000 apartments	230 townhomes	170 single family
	420k medical SF	240k hospitality SF	680k commercial SF
	40 acres	1.2mm washington regional medical center expansion SF	





DRAKE FARMS

Fayetteville's Front Porch

PHASE 1 & 2 SITE PLAN



PHASE 1 + 2 STATS

22,000 SF Commercial

229 multifamily units

14 townhouses – for rent

28 townhouses – for sale

① PENDERGRAFT BUILDING

② ENTRY PLAZA

③ FUTURE BUILDING

④ OUTDOOR CAFE SPACE

⑤ AMENITY AREA

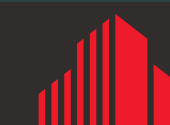
⑥ STORMWATER DETENTION

⑦ COURTYARD

⑧ TREE PRESERVATION

⑨ DRAKE'S GROVE

⑩ MAINTENANCE



**CUSHMAN &
WAKEFIELD**

sage
PARTNERS

Drake Farms is centrally located and connected to many places across Northwest Arkansas.

ACCESS

8 mins
to University of Arkansas*

10 mins
to Downtown Fayetteville

15 mins
to Pinnacle Hills, Rogers

Access to
Razorback Greenway Trail

Adjacent to
Washington Regional Medical Center**

AVERAGE DAILY TRAFFIC COUNTS

108,000
I-49 at Garland Ave.

22,000
Gregg Ave. at Drake St.

9,000
Drake St. at Gregg Ave.

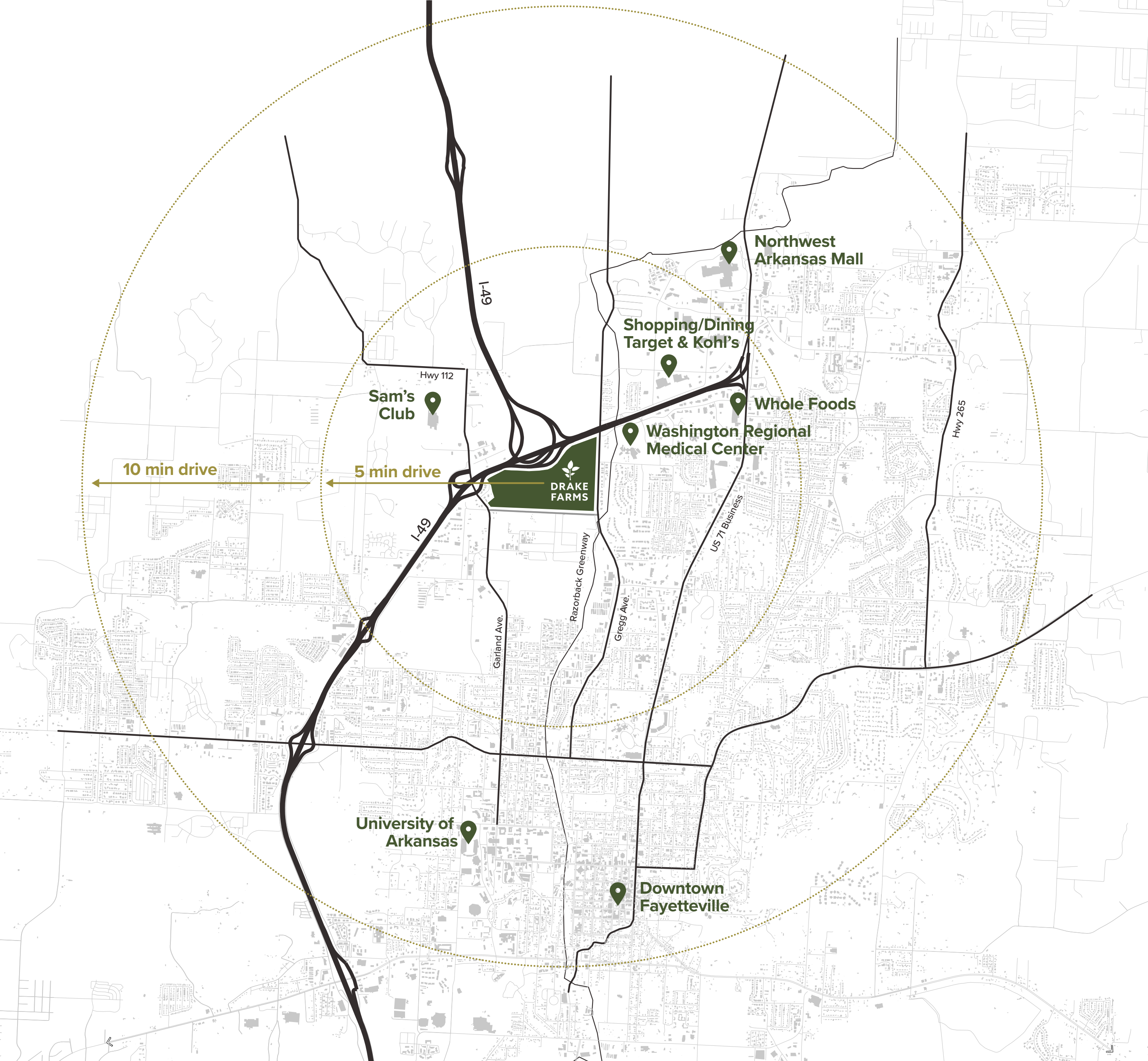
23,000
Garland Ave. at Drake St.

57,000
U.S. 71/Fulbright Expressway at Gregg

*largest employer in Fayetteville, AR

** second largest employer in Fayetteville, AR

Source: Traffic Counts, Arkansas Department of Transportation SIR Division 2026
Employer, Arkansas Economic Development Commission 2026



NORTHWEST ARKANSAS IS...

A Mountain Haven With Industry Giants, Northwest Arkansas has one of the most affordable costs of living in the nation.

Consistently ranked as one of the top Best Places to Live in the nation, the region is home to #1 on the Fortune 500 list (Walmart) and 2 other Fortune 500 companies (Tyson Foods and JB Hunt). The region boasts a 3.5% unemployment rate, a per capita income 18% higher than the national average, and 40 people moving to the region per day.

CURRENT POPULATION

622k (+41% since 2010)

PROJECTED POPULATION

 **1mm** (by 2050)

Source: Northwest Arkansas Council, U.S. News and World Report 2015 - 2026



NWA LARGEST EMPLOYERS



NORTHWEST ARKANSAS HAS...

- Hundreds of miles of natural surface trails and paved paths connecting the cycling community to world-class experiences
- The Crystal Bridges Art Museum with more than 10M visitors and a planned 100k sf expansion
- The Alice L. Walton School of Medicine, which opened in 2025
- Nearly \$318 million is being invested into Springdale Arkansas Children's Hospital
- A new high-efficiency 350 acre Walmart campus
- Over 1,000 vendors and 400 Fortune 500 company offices
- Arkansas' flagship educational institution, The University of Arkansas
- Significant job growth (NWA was responsible for just over half of the roughly 70,000 jobs added in Arkansas since 2020)
- Growing household incomes (median household income increased by 31.5% from \$61,761 in 2020 to \$81,208 in 2026).



U.S. News and World Report named Washington Regional Medical Center as the #1 hospital in Arkansas for the fifth consecutive year



Source: Arkansas Economic Development Commission, Northwest Arkansas Council, U.S. News and World Report 2025

FAYETTEVILLE COMMERCIAL, RETAIL, AND MEDICAL DRIVERS

- Fayetteville's need for additional office, medical, retail, and multifamily space can be most clearly defined through the annual rent growth and decreasing annual vacancy rates the submarket has experienced:



Office:

YOY Rent Growth: 3.3%
Vacancy: 2.5%



Retail:

YOY Rent Growth: 2.0%
Vacancy: 2.7%

- Throughout Northwest Arkansas, well positioned assets in close proximity to I-49 have seen lower overall vacancies, with higher asking rents compared to regional averages.
- Fayetteville's largest sector of employment (29%) is the education and health services sector, led by Washington Regional and the University of Arkansas.
- With minimal new office developments currently underway in Fayetteville, tenants will continue to feel decreasing vacancy and rent growth pressure until new supply enters the sub-market.

Source: Costar, City of Fayetteville Housing Report



“In addition to improving and increasing the capacity for medical education, ...is advocating for increased academic research through educational institutions, regional hospitals, and the Whole Health Institute. Innovation stemming from the research will serve as a regional magnet for patients, providers, faculty, researchers and health technology companies.”
- **Nelson Peacock**, NWA Council CEO

Source: Talk Business & Politics, NWA Healthcare Continues Evolution Despite Challenges (November 2023)





DRAKE FARMS

Fayetteville's Front Porch

Over the next decade, Washington Regional Medical Center intends to develop 1.2m square feet of medical space at Drake Farms, more than doubling the current hospital footprint of 724k square feet.

WRMC EXPANSION

EXISTING WRMC CAMPUS

PHASES 3 - 5

PHASES 1 & 2

PENDERGRAFT BUILDING



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FOR LEASING INQUIRIES, PLEASE CONTACT:



Marshall Saviers
mtsaviors@sagepartners.com
479 422 1620

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