





Investment Overview

Growing MSA

Springdale is located among major economic centers in NWA.

Northwest Arkansas is the global headquarters for Walmart, Tyson, J.B. Hunt, and Simmons Foods.

This building is located on the east side of Springdale directly off Highway 412.

NNN Leases

All of the tenants in this strip center are under triple net leases.

Each tenant is responsible for their prorated share of property taxes, CAM, and insurance.

The buildings are 84% leased with four units unleased.

Recently Constructed

Construction for these strip centers was completed in 2024.

These properties are conveniently located off Highway 412.

Approximately 19,000 vehicles drive by each day.



Finance Summary

Fieldstone Buildings



The buildings are 84% leased with four units not currently leased. All leases are NNN at \$3.00 per SF for 20323 and \$2.88 per SF for 20321.



Price	\$4,753,000
Cap Rate	6.75%
Price/SF	\$198.07
Building Size	23,996 SF
Gross Leasable Area	22,384 SF
Year Built	2024
Lot Size	5 AC
Parcel Number	001-18283-000
Current Rent – 84% Occupied	\$279,660
Potential Rent – 100% Occupied	\$333,660
Projected NOI	\$320,844

Projected NOI factors in NNN expenses and leasing commissions for the vacant units.

Finance Summary

Fieldstone Acreage



Price	\$475,000
Price/AC	\$39,353.77
Lot Size	12.07 AC
Parcel Number	001-18283-003

**Property lines shown in the photo are approximate for presentation*

Rent Roll – Fieldstone 1 - 20323

Tenant/ Suite #	SF	% of Leasable SF	Start	End	Term of Occupancy	Monthly Rent	Annual Rent	Annual Rent/SF	% of Current Total Rent	Renewal Option	Lease Type
101	600	5.36%	2/1/2026	1/31/2027	1 Year	\$750	\$9,000	\$15	7.53%	Yes	NNN
102	1,200	10.72%	3/1/2026	12/31/2026	10 Months	\$1,425	\$17,100	\$14.25	14.30%	Yes	NNN
103	2,400	21.44%	7/1/2026	6/30/2027	1 Year	\$2,400	\$28,800	\$12	24.08%	Yes	NNN
104	392	3.50%	5/1/2026	12/31/2026	8 Months	\$800	\$9,600	\$24.48	7.43%	Yes	NNN
105	2,400	21.44%	1/1/2026	12/31/2026	1 Year	\$2,640	\$31,680	\$13.20	24.52%	Yes	NNN
107	1,200	10.72%	7/1/2026	6/30/2027	1 Year	\$1,500	\$18,000	\$15	13.93%	Yes	NNN
109	600	5.36%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Tenant moved out 6/30/2026	N/A
110	600	5.36%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Tenant moved out 6/30/2026	N/A
114	1,200	10.72%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
115	600	5.36%	8/9/2025	8/8/2027	1 Year	\$750	\$9,000	\$15	6.97%	Yes – Initial 1 year lease. Extended another year.	NNN
Fenced Lot	0.31 Acres	N/A	2/1/2026	1/31/2027	1 Year	\$500	\$6,000	N/A	4.64%	Yes – Leased by Tenant in Suite 101	NNN

Unit 109 and 110 are expected to rent at \$750 a month. Unit 114 is expected to rent at \$1,500 a month.

Rent Roll – Fieldstone 2 - 20321

Tenant/ Suite #	SF	% of Leasable SF	Start	End	Term of Occupancy	Monthly Rent	Annual Rent	Annual Rent/SF	% of Current Total Rent	Renewal Option	Lease Type
201	600	5.36%	9/23/2025	9/22/2027	1 Year	\$750	\$9,000	\$15	5.98%	Yes – Initial 1 year lease. Extended another year.	NNN
202	1,200	10.72%	3/1/2026	2/28/2027	1 Year	\$1,500	\$18,000	\$15	11.97%	Yes	NNN
203	600	5.36%	4/11/2026	4/10/2027	1 Year	\$750	\$9,000	\$15	5.98%	Yes	NNN
204	2,400	21.44%	8/26/2025	8/25/2027	1 Year	\$2,640	\$31,680	\$13.20	21.05%	Yes – Initial 1 year lease. Extended another year.	NNN
205	1,200	10.72%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
206	600	5.36%	9/1/2025	8/31/2027	1 Year	\$750	\$9,000	\$15	5.98%	Yes – Initial 1 year lease. Extended another year.	NNN
207	600	5.36%	12/15/2025	12/14/2026	1 Year	\$750	\$9,000	\$15	5.98%	Yes	NNN
208	1,200	10.72%	5/1/2026	4/30/2027	1 Year	\$1,500	\$18,000	\$15	11.97%	Yes	NNN
209	600	5.36%	9/1/2025	8/31/2027	1 Year	\$750	\$9,000	\$15	5.98%	Yes – Initial 1 year lease. Extended another year.	NNN
210	1,200	10.72%	3/1/2026	4/30/2027	1 Year	\$1,500	\$18,000	\$15	11.97%	Yes	NNN
211	600	5.36%	9/1/2025	8/31/2027	1 Year	\$750	\$9,000	\$15	5.98%	Yes – Initial 1 year lease. Extended another year.	NNN
212	196	1.75%	4/21/2026	4/20/2027	1 Year	\$450	\$5,400	\$27.55	3.59%	Yes	NNN
213	196	1.75%	4/21/2026	4/20/2027	1 Year	\$450	\$5,400	\$27.55	3.59%	Yes	NNN

Unit 205 is expected to rent at \$1,500 a month.

STRICTLY PRIVATE AND CONFIDENTIAL



Property Photos – Fieldstone Road





Next Steps

Black Diamond Capital Advisory Firm is available to discuss any next steps with prospective purchasers to give an understanding of the acquisition process.

A meeting can be arranged through Lane Auth at 817-584-5492 (Mobile) | lane@blackdiamondma.com or at our office at 479-365-4307

We look forward to hearing from you!