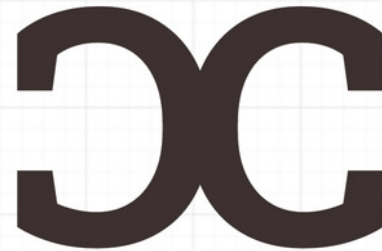




HaagBrown
C O M M E R C I A L
D E V E L O P M E N T D I V I S I O N



CRESTVIEW CREEK

SILOAM SPRINGS, ARKANSAS

±107 AC MASTER-PLANNED DEVELOPMENT

Crestview Creek is a 107-acre masterplanned development taking shape at the intersection of Hwy 412 and Hwy 59 in Siloam Springs, AR, one of the city's highest-traffic corridors. Every acre is being planned from the ground up to ensure the highest and best use for each parcel, with targeted opportunities including out-lot retail, hospitality, build-to-rent residential, and multifamily. With infrastructure already in place on three sides, this is a rare chance to get in on the front end of a large-scale commercial development along the premier retail thoroughfare.

01

Prime Highway Frontage

30,000 VPD on Hwy 412 and 16,000 VPD on Hwy 59 with direct frontage on the two busiest corridors in Siloam Springs.

02

Best Remaining Retail Land

Anchored by national retailers including Walmart, Lowe's, planned Chick-fil-A, McDonald's, Chili's, Olive Garden, Taco Bell, O'Reilly, and Atwoods.

03

In the Direct Path of Growth

Positioned between Walmart Supercenter and the Hwy 59/Hwy 412 intersection, directly in the city's growth trajectory.

04

+/- 107 AC Development Opportunity

Largest contiguous commercial tracts remaining in Siloam Springs. Rare scale for master-planned mixed-use development.

05

Multiple Out Lot Opportunities

Ideal for QSR, coffee, banks, and service retail along both Hwy 412 and Hwy 59 frontage.

06

Anchor Retail Potential

Interior tract ideal for large-format retailer or power center. Significant depth and scale for major anchor tenants.

07

Flexible Development Layout

Supports retail, medical, office, mixed commercial, mixed use, residential, and phased development strategies.

08

Regional Retail Draw

Serves Western Benton County and Eastern Oklahoma trade area extending 40 miles west on U.S. 412.

09

Hospital Adjacency

Rear of project fronts Siloam Springs Regional Hospital. Ideal for medical office, specialty clinics, and healthcare services.

10

Infrastructure on Three Sides

Road and major infrastructure on 3 sides: Hwy 412, Hwy 59, and E Tahlequah Street. Master planned with protective covenants.

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Aerial Overview



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Real Estate & Development



BUSINESSES WEST-ADJACENT TO THE SITE:



N. Simon Sager Ave.

E. Tahlequah St.

COMBINED LOT SIZE: ± 18.5 AC
For Sale | \$6.00MM

LOT SIZE: ± 25 AC
For Sale | \$3.50MM

LOT SIZE: ± 20 AC
For Sale | \$3.95MM

LOT SIZE: ± 23.5 AC
PENDING

- OFFICE/MEDICAL
- HOSPITALITY
- MULTIFAMILY
- RESIDENTIAL
- ANCHOR RETAIL DEVELOPMENT
- COMMERCIAL SOUTH

GROUND LEASE | ± 1.8 AC

GROUND LEASE | ± 1.8 AC

GROUND LEASE | ± 2.1 AC

GROUND LEASE | ± 2.1 AC

140,000 SF

PENDING

ATWOODS
Ranch & Home

Jiffy Trip

412

59





Aerial Overview

*Site plan and rendering is preliminary and subject to change





Siloam Springs Demographics

Population (2026 Est.)	21,352
Population Growth (2020-2023)	11.2%
Avg. Annual Growth (2000-2023)	3.26%
Total Growth (2000-2023)	75.03%
Median Age Median Household	32.3 Years
Income	\$72,065



Trade Area Reach

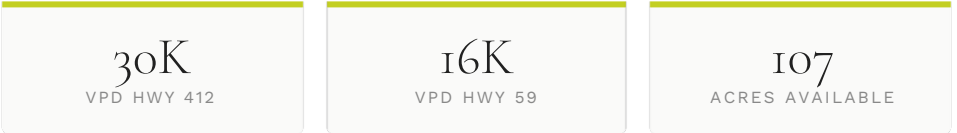
Trade Area (N-S)	25 Miles
Trade Area (West via U.S. 412)	40 Miles
Workforce via Hwy 412	40% of Daily Total
Non-Resident Sales Tax Share	40%

NWA Metro Region

Metro Population (2024)	605,615
Metro Growth (2023-2024)	+2.3%
Growth Rate Rank (U.S.)	22nd Fastest
Milken Institute Ranking (2026)	#1 Best-Performing
Net New Jobs (2023-2024)	+7,800
Job Growth Rate	2.6% (#1 Tied)

Benton County

County Population (2024)	321,566
Growth (2023-2024)	+3.0% (+9,318)
State Ranking	#1 Fastest Growing
National Ranking	76th of 3,144 Counties



Sources: U.S. Census Bureau (2024 Estimates); Arkansas Demographics / ACS 2024; Neilsberg Research; Talk Business & Politics; NWA Council (2025 State of the Region); City of Siloam Springs Economic Development (whysiloam.com); Milken Institute (2026 Best-Performing Cities Index); AR Money & Politics

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Major Employers

EMPLOYER	INDUSTRY	EMPLOYEES
Simmons Foods	Food Processing	2,053
Cobb-Vantress (Tyson Foods)	Research & Development	2 ,000
McKee Foods (Little Debbie)	Food Processing	1,500
Gates Corporation	Auto Parts Manufacturing	750
John Brown University	Higher Education	699
Walmart Supercenter	Retail	500+
Siloam Springs School District	Education (K-12)	430
La-Z-Boy of Arkansas	Furniture Manufacturing	395
City of Siloam Springs	Government	300
DaySpring Cards (Hallmark)	Greeting Cards & Gifts	199
Webb Wheel Productions	Auto Parts Manufacturing	175
Siloam Springs Regional Hospital	Healthcare	150
PipeLife Jet Stream	Plastic Pipe Manufacturing	100

9,251+

EMPLOYEES FROM
MAJOR EMPLOYERS

2,536

JBU TOTAL ENROLLMENT
(RECORD HIGH2025)

13

DIVERSIFIED
MAJOR EMPLOYERS

Source: City of Siloam Springs Economic Development (whysiloam.com, 2024); John Brown University (jbu.edu, 2025)

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Growth & Momentum

- Population grew 75% since 2000, with zero years of decline — one of the strongest growth records in the state
- Part of the NWA Metro (605,615 residents), ranked #1 best-performing large metro in the U.S. by the Milken Institute (2026) and 22nd fastest-growing
- Benton County is the fastest-growing county in Arkansas (+3.0% in 2024) and 76th nationally
- NWA added 7,800 net new jobs in 2024, a 2.6% increase that tied for #1 among peer regions
- John Brown University hit a record enrollment of 1,423 undergraduate students in Fall 2025 —drawing from 34 states and 43 countries
- 50+ active new construction homes in 2025, with a 99% sale-to-list price ratio
- Median listing price of \$315,000 reflects rising demand and purchasing power

40% of Siloam's daily workforce commutes in via Hwy 412, and 40% of the city's sales tax revenue comes from non-residents — demonstrating the regional draw of the retail corridor.

Sources: U.S. Census Bureau; Talk Business & Politics; NWA Council; City of Siloam Springs Economic Development; NWA Look; John Brown University; Northwest Health / Freeman Health System

Strategic Advantages

- Regional trade area extends 25 miles N-S and 40 miles west into Eastern Oklahoma along U.S. 412
- Diversified employer base: 9,251+ jobs across food processing, manufacturing, healthcare, education, and retail
- Proximity to Walmart HQ in Bentonville and the broader NWA ecosystem
- City-owned utilities allow negotiated pricing, a competitive advantage for large employers and commercial tenants
- Young, growing population with a median age of 32.3 — well below the national median of 39.1
- Siloam Springs Regional Hospital adjacent to the site is being acquired by Freeman Health System, signaling investment in local healthcare infrastructure
- Strong institutional presence: JBU (ranked #1 regional university by U.S. News) provides a pipeline of educated young professionals

Siloam Springs combines small-town quality of life with the economic engine of Northwest Arkansas — one of the fastest-growing regions in the country.

SILOAM SPRINGS RANKED SECOND FASTEST-GROWING CITY IN ARKANSAS

On May 14, 2026, The Census Bureau released new population and housing unit estimates as of July 1, 2025. According to an article by *Talk Business & Politics*, Siloam Springs was ranked second fastest-growing city in Arkansas, surpassed only by the city of Centerton, located just 24.5 miles Northeast of the site.

[Read Full Article at talkbusiness.net](https://talkbusiness.net)

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Out Lot Retail

Highway-fronting pads along Hwy 412 and Hwy 59 are ideal for QSR, drive-through coffee, banks, service retail, and convenience concepts that benefit from the combined 46,000 VPD traffic counts.

Anchor Retail / Power Center

Interior tracts provide the depth and scale to accommodate large-format retail, a grocery anchor, or a multi-tenant power center drawing from the regional trade area.

Medical Campus

Parcels adjacent to Siloam Springs Regional Hospital are positioned for specialty clinics, surgery centers, imaging, urgent care, and professional medical offices.

Professional Office

Visible, accessible office parcels for financial services, insurance, legal, and corporate office users seeking Hwy 412 frontage and proximity to the retail core.

Multifamily and Single Family Residential

Planned single-family residential tracts designed for future neighborhood development, offering convenient access to Hwy 412 and Hwy 59 and strong proximity to Siloam Springs' primary retail and medical core.
Multifamily parcels positioned for future apartment, townhome, or build-for-rent communities, benefiting from adjacency to the dominant retail corridor and Siloam Springs Regional Hospital.

Phased Development

Master-planned with protective covenants and restrictions. The 107-acre scale supports a phased approach, allowing developers to respond to market demand over time.

Infrastructure Advantage

Road and major infrastructure already in place on three sides — Hwy 412 (south), Hwy 59 (east), and E Tahlequah Street (north). This dramatically reduces development timelines and infrastructure costs compared to raw, unserviced land.

Best Retail Thoroughfare

The project fronts the premier retail corridor in Siloam Springs. The combination of Walmart Supercenter, Lowe's, ALDI, and multiple national QSR brands creates a proven retail destination that will drive traffic to new development on this site.

MEET OUR DEVELOPERS

GREG HAAG

CO-FOUNDER, PRINCIPAL, CCIM



Greg has been developing commercial real estate in the Southeast for **over 45 years**, with extensive experience across the industrial, medical, retail, and office sectors. Over his career, he has **successfully developed more than 200 projects** throughout Arkansas, Texas, Tennessee, Missouri, Mississippi, and western Kentucky, and it is not uncommon for him to be involved in 10 development projects at a given time. At Haag Brown, Greg provides strategic leadership and a macroeconomic outlook, ensuring that the firm and its clients are well-positioned for long-term growth. His understanding of economic cycles, demographic trends, capital markets, and consumer behavior allows him to anticipate market shifts and identify high-potential development opportunities, shaping the firm's development strategy and ensuring Haag Brown and its clients continue to adapt to evolving economic conditions. Greg is a Certified Commercial Investment Member (CCIM) and an active member of ICSC.

45+ YEARS OF
REAL ESTATE
DEVELOPMENT
& INVESTMENT
EXPERIENCE



JOSHUA BROWN

CO-FOUNDER, EXECUTIVE BROKER, CCIM

Joshua has nearly 20 years of real estate development, investment and brokerage experience, covering a wide variety of sectors including retail, agriculture, medical and office. Due to his **EXTENSIVE INVOLVEMENT IN PROJECTS ACROSS VARIOUS MARKETS**, he has taken retailers, such as BWW, Starbucks, Tacos 4 Life, and Slim Chicken's, through an entire state in a quick time frame. Acting as the virtual extension of his clients' real estate department, Joshua

ONE OF THE TOP
COMMERCIAL
BROKERS IN THE
SOUTHERN U.S.

has produced multiple high-volume locations for Tommy's Express Car Wash, Dairy Queen, Freddy's Frozen Custard & Steakburgers and many more. The firm has fingerprints on multiple shopping re-developments, like The Uptown, a contemporary retail destination located on the site of the old Indian Mall and anchored by Gearhead Outfitters, as well as, several medical developments like The Reserve at NEA. Joshua has received many highly sought after business awards including "The New Influentials, 20 in Their 20's," "Arkansas Business' 40 under 40," "Arkansas State University College of Business Executive of the Year," "Arkansas Money & Politics Top 100 Professionals," and was a finalist for "Arkansas Business' Executive of the Year." He led Haag Brown to be named "Arkansas Business' Small Business of the Year" and has been the top commercial broker in sales volume in Northeast Arkansas for the past 16 years, accumulating over \$750MM in total brokerage

Arkansas
Business
Business of the Year

STATE
ARKANSAS STATE
UNIVERSITY
COLLEGE OF BUSINESS

40 UNDER
40

THE NEW
INFLUENTIALS
20 IN THEIR 20'S



HaagBrown

COMMERCIAL

Real Estate & Development

MEET OUR *development* TEAM

ELIZABETH HAAG-BRANDT, LL.M

In-House Counsel

With an LL.M in Taxation from Georgetown Law as well as a background in Economics, Elizabeth brings an understanding of the intersection of business and the law to our team.



JANAE MOODY

Manager

As the Executive Office Manager for Haag Brown, JaNae has a keen eye for detail. From organizing schedules to managing resources, she keeps things running smoothly with diligence and care.



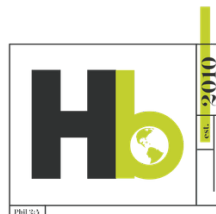
EMMA BASSETT

Financial Officer



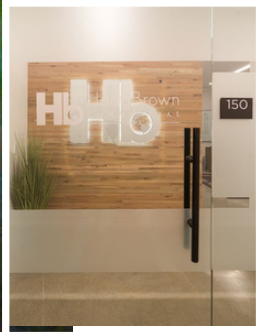
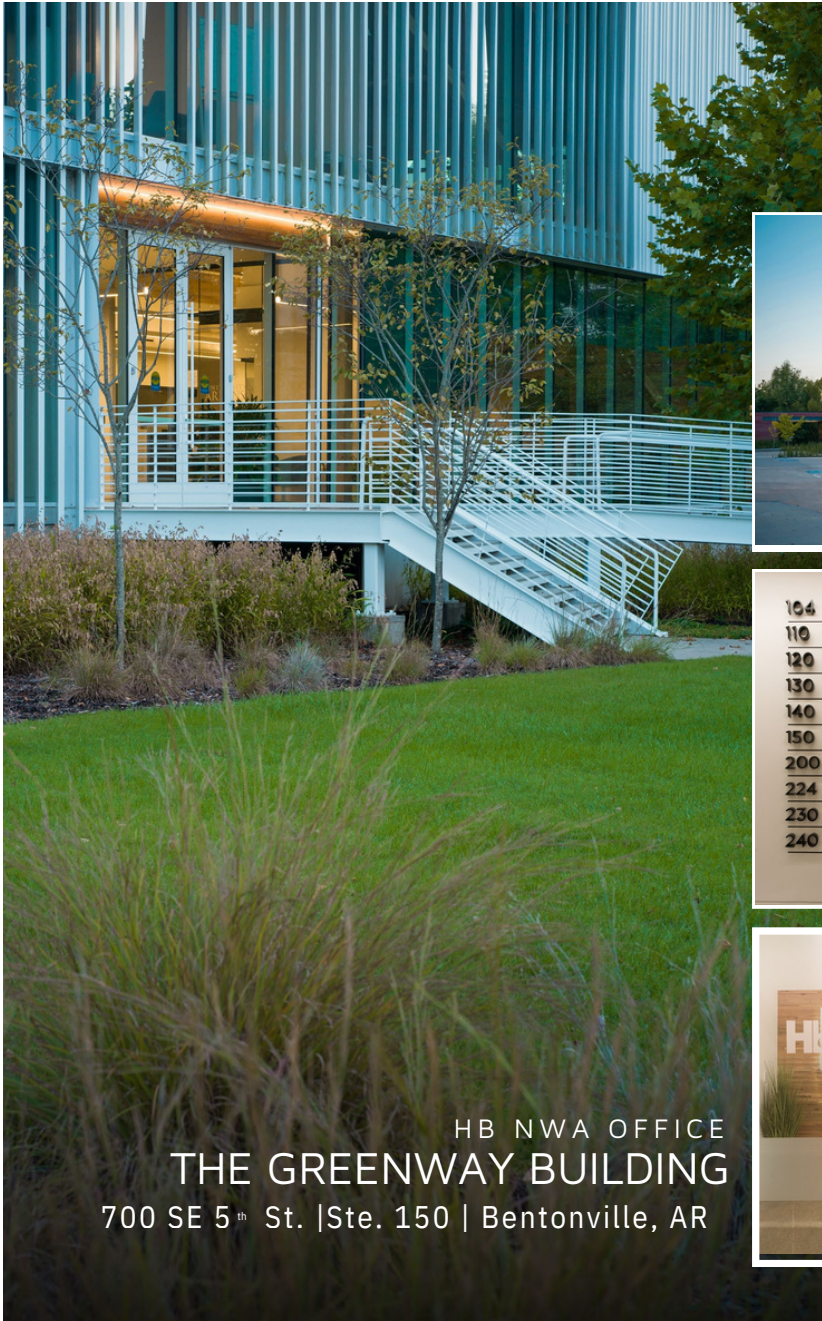
DAKOTAH MARTINEZ

Creative Director



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HB NEA OFFICE
THE RESERVE AT HILL PARK
2221 Hill Park Cv. | Jonesboro, AR



HB NWA OFFICE
THE GREENWAY BUILDING
700 SE 5th St. | Ste. 150 | Bentonville, AR



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