

OFFICE BUILDING FOR SALE

171 NAPLES ST | SPRINGDALE, AR 72762



INVESTMENT FACTS

PROPERTY ONE:

ASKING: \$5,525,000

TOTAL LAND: ±2.88 AC (INCLUDES LOT 8)

TOTAL BUILDING SIZE: ±21,068 SF

YEAR BUILT: 2016

PARKING: 93 SPACES (4.3 / 1,000 SF)

ZONING: C2 | COMMERCIAL DISTRICT

PROPERTY TWO:

ASKING: \$475,000

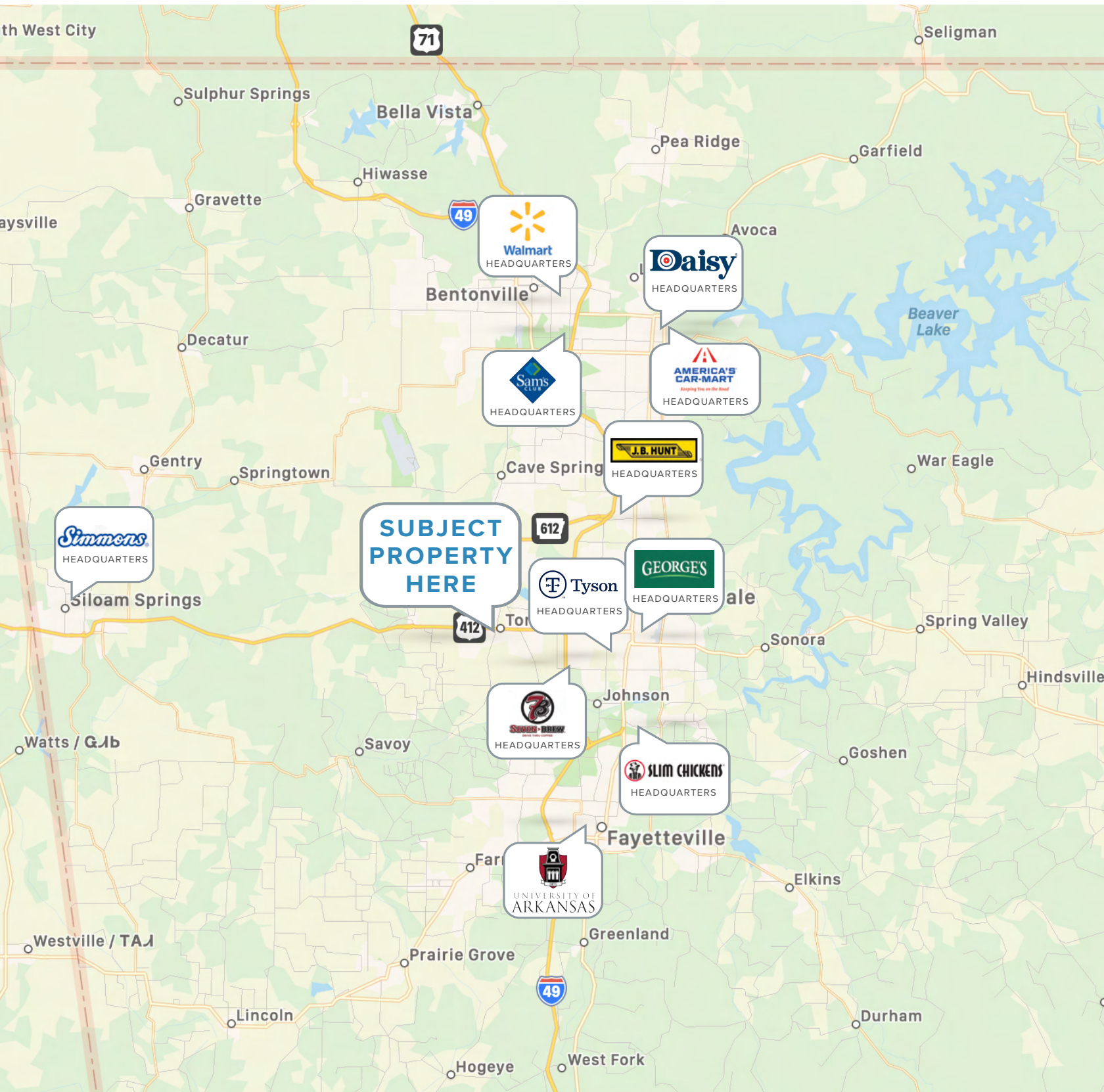
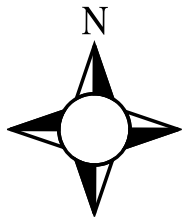
TOTAL LAND: ±1.32 AC

(TO BE SUBDIVIDED FROM PROPERTY ONE)



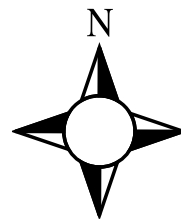
📍 LOCATION MAP

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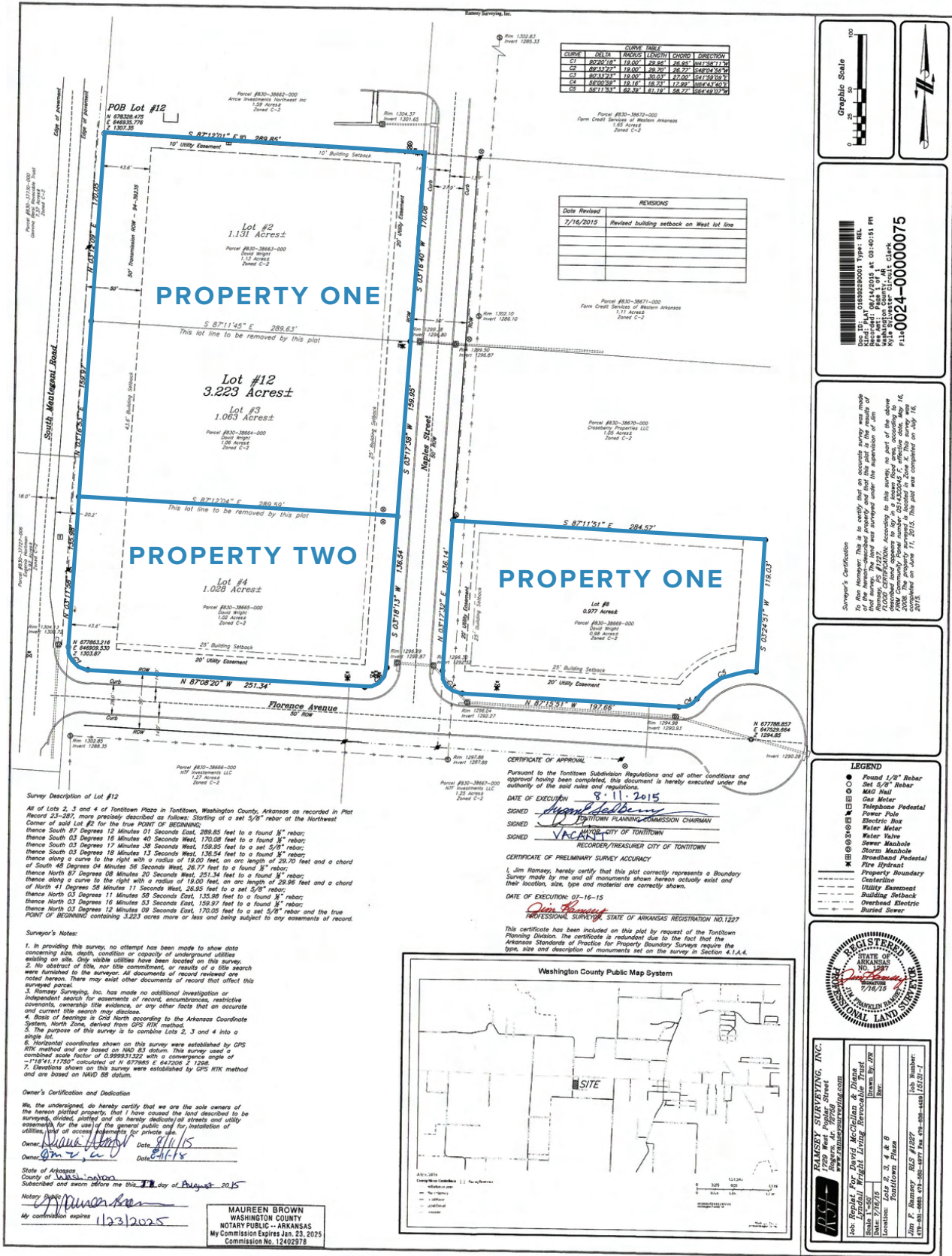
📍 LOCATION MAP

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SITE PLAN





BUILDING PLAN

FRONT ENTRANCE

FLOOR PLAN WITH DIMENSIONS

1/8" = 1'-0"

SHEET CONTENTS
OVERALL
FLOOR PLAN

SHEET
A1



02A

NEW PROPOSED BUILDING FOR:
TRS - THE RIGHT SOLUTIONS
TONTITOWN, ARKANSAS

Ozarchitecture Inc.
Architecture, Art & Design
Chris Shirley, P.A.
Isaac Moran
415 N. Oakland Road
Rogers, Arkansas 72756
moran.ozarch@gmail.com
764-479-8344
www.ozarchitecture.org







MEET THE BROKER

RANDY L. CROSSNO, CCIM, SIOR
PRINCIPAL



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Randy is the Principal Broker, founder, and managing member of Capstone Commercial Advisors. He is also the founder of Cross Capital Ventures- a real estate investment and development firm that specializes in retail, office, and mixed use projects across the United States.

Prior to starting Capstone, Randy worked as a commercial broker with Grubb & Ellis. He spent over 20 years serving retailers such as Wal-Mart Stores, Inc. and Bass Pro Shops to formulate and execute some of the largest and most intricate expansion and disposition strategies in the retail industry.

NOTABLE DISTINCTIONS:

- ▲ Certified Commercial Investment Member (CCIM)
- ▲ Society of Industrial & Office Realtors® (SIOR)
- ▲ International Council of Shopping Centers Member (ICSC)
- ▲ Retail Christian Network Member
- ▲ Sam M. Walton's Institute of Retail Graduate
- ▲ Bachelor of Science in Economics and Finance from University of Tennessee



NORTHWEST ARKANSAS

FIND YOURSELF HERE

BUILD YOUR BUSINESS IN ONE OF THE FASTEST GROWING REGIONS OF THE COUNTRY

Northwest Arkansas is home to several of the world’s largest corporations, including Walmart Inc., Sam's Club, Tyson Foods, and J.B. Hunt Transport Services. This rapidly growing region boasts a strong, diverse economy, with new businesses entering the market each year. Spanning three counties, Northwest Arkansas offers an abundance of places to explore, vibrant communities to experience, and activities for every interest.



THE NATURAL STATE

Discover the natural beauty woven throughout our community, from four stunning state parks to miles of scenic hiking and biking trails just outside your door. With sparkling lakes, winding rivers, picturesque byways, and vibrant botanical gardens, Northwest Arkansas truly embodies the spirit of the Natural State. Nationally recognized for its breathtaking landscapes, the region continues to attract new residents and visitors year after year.



ATTRACTIONS

Northwest Arkansas offers a dynamic mix of natural beauty, arts, and entertainment. Visitors can explore world-class museums like Crystal Bridges Museum of American Art, experience the charm of historic downtowns, or catch a game with the University of Arkansas Razorbacks. Outdoor enthusiasts enjoy miles of biking and hiking trails, scenic lakes, and nearby state parks, while food lovers and shoppers find plenty to discover in the region’s growing collection of local restaurants, boutiques, and markets.





CAPSTONE COMMERCIAL ADVISORS

WHO WE ARE

Capstone Commercial Advisors, LLC is a full service, national brokerage and asset management firm based in Northwest Arkansas. We help large corporations, private investors, financial institutions and real estate investment trusts (REITs) with all of their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

OUR TEAM

At Capstone Commercial Advisors, we believe knowledge is power. Our family of agents and brokers are highly educated with extensive backgrounds in marketing, banking, corporate work, development, investment management and property management. We combine our wide-ranging backgrounds with our local market knowledge to provide you with the highest level of service. Our thirst for knowledge and dedication to continuing education allows us to go above and beyond for every client.

SCOPE OF WORK

OFFICE LEASING

RETAIL

INVESTMENT

DEVELOPMENT

WAREHOUSE LEASING

LISTING SERVICES

MARKETING

BUYER & SELLER REPRESENTATION

TENANT & LANDLORD REPRESENTATION





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