

Marcus & Millichap



±4,716 SQUARE FEET
FORMER
ZIPS CAR WASH

FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY

1112 S THOMPSON STREET,
SPRINGDALE, AR 72764

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
JUNE 22-24, 2026

±4,716 SF, FREESTANDING, VALUE ADD RETAIL/SPECIALTY ASSET (FORMER ZIPS CAR WASH) ON A ±0.90 ACRE PARCEL OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST; FIRST BID MEETS RESERVE

SIGNIFICANT VALUE ADD OPPORTUNITY VIA STRATEGIC LONG TERM LEASE-UP AT MARKET RATES, REPOSITIONING OR ADAPTIVE REUSE; FLEXIBLE ZONING ALLOWING VARIOUS USES

PRIME FRONTAGE ON S THOMPSON ST (±30,787 VPD), ALONG A MAJOR CORRIDOR PROXIMATE TO SEVERAL NATIONAL RETAILERS AND NW MEDICAL CENTER (348 BEDS); DENSE AREA W/ OVER 115K PEOPLE (5-MI)



71B ±30,787 VPD (2025)

±7,801 VPD (2025)

\$1 ABSOLUTE AUCTION

VIEW ONLINE AUCTION JUNE 22-24, 2026

1112 S THOMPSON STREET, SPRINGDALE, AR 72764

ONLINE AUCTION: JUNE 22-24, 2026 | ABSOLUTE \$1 AUCTION



BUILDING: ±4,716 SF
PARCEL NUMBERS: 815-23979-000 and 815-23986-000
LOT SIZE: ±0.90 AC (±39,245 TOTAL SF)
PARKING: 18 SPACES



PROPERTY TYPE: CAR WASH/RETAIL
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT
YEAR BUILT: 2005



FREESTANDING HARD CORNER
ZONING: C-2, GENERAL COMMERCIAL DISTRICT
PYLON SIGN
BUILDING HEIGHT: 27.6'
1-DRIVE-IN BAY



FAYETTEVILLE/SPRINGDALE/ROGERS MSA
±0.1-MI TO US-412
±1-MI TO DOWNTOWN SPRINGDALE
±3-MI TO I-49
±2-MI TO SPRINGDALE MUNICIPAL AIRPORT

Marcus & Millichap and RI Marketplace are pleased to present a vacant, free-standing retail building located at 1112 S Thompson Street in Springdale, AR 72764 (the "Property"). Formerly occupied by Zips Car Wash, the Property is being offered at a substantial discount to replacement cost, presenting a compelling opportunity for owner-users and investors to acquire a highly visible asset at an attractive basis. **FIRST BID MEETS RESERVE!**

Built in 2005, the Property consists of a one-story, ±4,716-square-foot free-standing building situated on a ±0.90-acre parcel (±39,245 SF) with 18 total surface parking spaces. Positioned on a hard corner, the site offers excellent visibility and accessibility along S Thompson Street. The Property was previously leased to Zips Car Wash on a triple-net (NNN) basis and features a pylon sign, drive-in wash bay, 20 vacuum stations, and two (2) pay stations. The Property presents owner-users or investors with the opportunity to unlock significant value-add potential through lease-up at long-term market rents. Zoned C-2, General Commercial District, the Property is well positioned for retail, service, automotive, or adaptive reuse given its flexible zoning and prominent frontage.

Strategically located within the Fayetteville-Springdale-Rogers MSA, the Property benefits from strong regional connectivity and proximity to one of Northwest Arkansas' fastest-growing economic corridors. The site is positioned ±0.1-Mi from U.S. Highway 412/W Sunset Ave and ±3-Mi from I-49, providing efficient access throughout the region and seamless connectivity across the broader Northwest Arkansas market. Northwest Arkansas is supported by a diverse and rapidly expanding economic base anchored by major corporate headquarters including Walmart, Tyson Foods, George's Inc, and J.B. Hunt Transport Services. This concentration of nationally recognized employers, combined with sustained population growth and business expansion, continues to drive strong demand for retail, service, and commercial uses throughout the region. The Property is situated on S. Thompson Street, a primary commercial corridor in Springdale, and is positioned across from 10Box Cost-Plus and in close proximity to a Walmart Supercenter and Walmart Neighborhood Market, along with a dense mix of national retailers, local businesses, and surrounding residential neighborhoods. This retail clustering supports consistent consumer traffic and strong visibility for commercial users. The site is located less than ±1-Mi from Downtown Springdale and Northwest Medical Center - Springdale (348 beds), ±2-Mi from Springdale Municipal Airport, and within ±35-Min of Northwest Arkansas National Airport (XNA), further enhancing regional accessibility and demand drivers. The surrounding area includes approximately 77,197 residents within a 3-Mi radius and 115,343 residents within a 5-Mi radius, with average household incomes of ±\$88,821 and ±\$102,343, respectively, supporting sustained demand for daily-needs retail and service-oriented uses.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

McDONALD'S ZAXBY'S
 Auto Zone STARBUCKS COFFEE TACO BELL arby's
 KFC MAVERIK CSL

SUBWAY

NORTHWEST MEDICAL CENTER
SPRINGDALE

DOWNTOWN
SPRINGDALE



W SUNSET AVE



O'Reilly
AUTO PARTS

10 BOX
COST-PLUS

±7,801
VPD (2025)

AT&T



Mobile
Direct
AUTO INSURANCE



PARKER AVE

71B ±30,787
VPD (2025)



\$1
ABSOLUTE
AUCTION



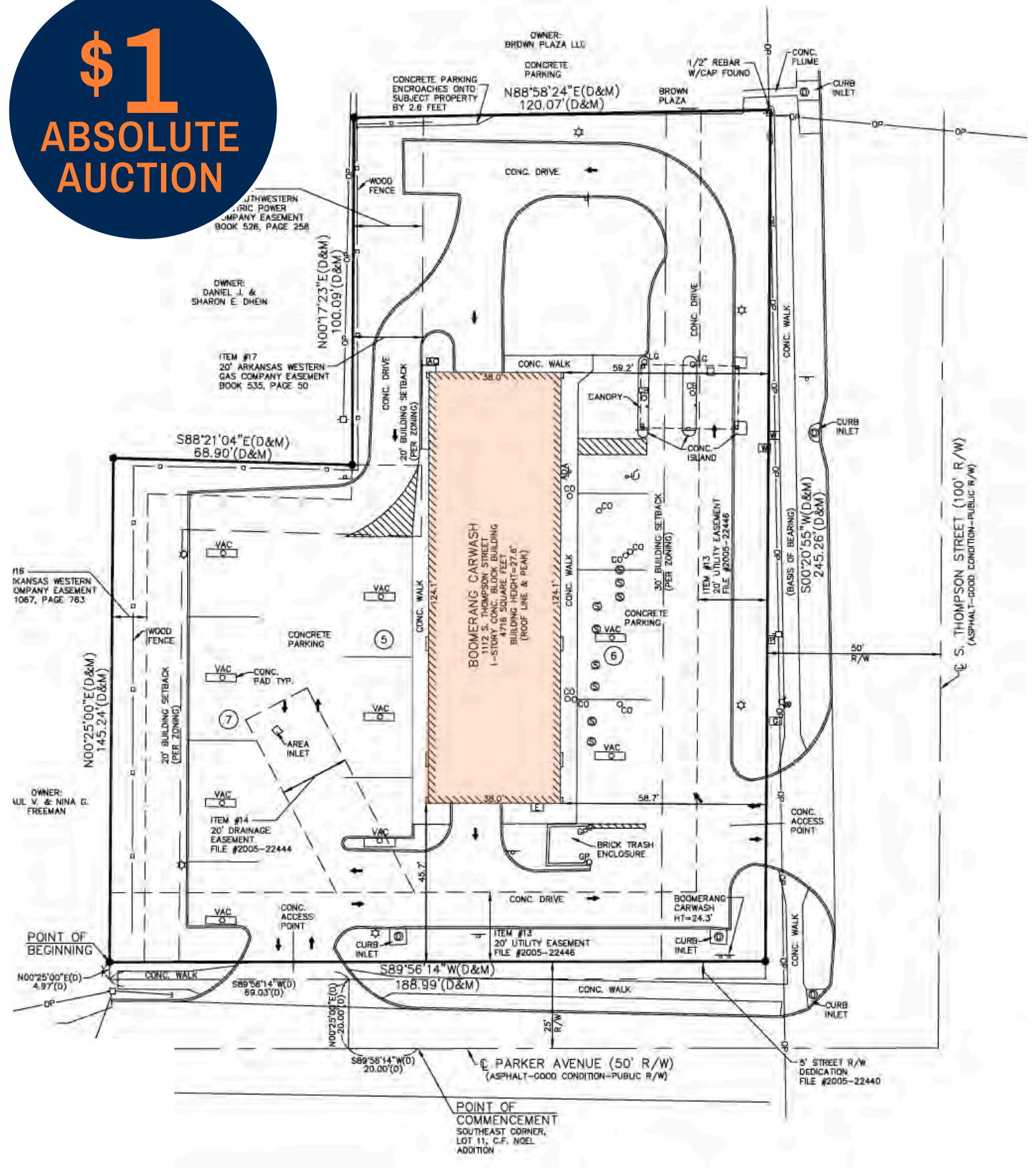
S THOMPSON ST



FREE-STANDING BUILDING FLEXIBLE ZONING

VIEW ONLINE AUCTION
JUNE 22-24, 2026

**\$1
ABSOLUTE
AUCTION**



FORMER ZIPS CAR WASH

SPRINGDALE, AR

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

BUILDING
PHOTOS



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FORMER ZIPS CAR WASH

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AUCTION



SPRINGDALE, AR



Springdale is a vibrant city located in the northwest region of the state, known for its thriving economy, rich cultural heritage, and natural beauty.

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\$1
ABSOLUTE AUCTION



REGIONAL CONNECTIVITY & TRANSPORTATION INFRASTRUCTURE

- Springdale benefits from direct access to Interstate 49, the primary north-south corridor through Northwest Arkansas, providing connectivity to Fayetteville, Rogers, and Bentonville. U.S. Highway 412 further enhances regional access and supports efficient distribution and commuter travel.
- Northwest Arkansas National Airport (XNA), located approximately ±15-Mi north, serves as the region's primary commercial airport with direct service to major U.S. markets including Dallas, Chicago, Atlanta, and Denver.
- Springdale Municipal Airport (ASG), located approximately ±2-Mi from the area, recorded 41,982 aircraft operations in 2025, making it the busiest municipal airport in Arkansas. The airport was upgraded to a national airport in 2024, reinforcing its role in supporting regional business travel.



ECONOMIC STRENGTH & REGIONAL DRIVERS

- Northwest Arkansas is one of the fastest-growing regions in the United States, anchored by three Fortune 500 companies: Walmart, Tyson Foods, and J.B. Hunt Transport Services.
- The Fayetteville-Springdale-Rogers MSA has a population exceeding ±560,000, with continued year-over-year growth driven by corporate expansion and in-migration. Washington County alone is home to more than ±250,000 residents, supported by a diverse employment base across logistics, manufacturing, healthcare, and professional services.
- Key institutions include the University of Arkansas (±32,000 students) and regional healthcare systems such as Northwest Medical Center - Springdale (348 beds), supporting workforce growth and long-term economic stability.
- The region continues to benefit from strong job creation, a young workforce, and a business-friendly environment, driving sustained demand for retail, service, and commercial uses.

WASHINGTON COUNTY SPRINGDALE, ARKANSAS

Springdale is a key city within Washington County and serves as a central hub within the Northwest Arkansas corridor, one of the fastest-growing regions in the United States. Strategically positioned along Interstate 49, Springdale benefits from direct connectivity to Fayetteville, Rogers, and Bentonville, forming a continuous economic corridor supported by corporate, industrial, and logistics activity. Springdale is the 4th largest city in Arkansas, with a population of approximately ±90,000 residents, and continues to attract new residents due to its affordability, employment opportunities, and quality of life.

Washington County is home to more than ±250,000 residents and has experienced sustained population growth over the past decade, driven by job creation and ongoing regional investment. The county functions as a major economic center within Northwest Arkansas, supported by a diverse employment base across healthcare, education, manufacturing, retail, and professional services. The area also benefits from a relatively low cost of living compared to national averages, supporting continued in-migration and workforce retention.

Springdale plays a central role in the local economy and is anchored by Tyson Foods, one of the world's largest food companies, along with a strong concentration of food processing, manufacturing, and distribution operations that support a stable workforce and consistent daytime population. The city is further supported by key institutional demand drivers including Northwest Medical Center - Springdale (348 beds) and Springdale Municipal Airport, both contributing to regional accessibility and business activity. Downtown Springdale has experienced ongoing revitalization, driving local investment, small business growth, and community engagement.

The surrounding area features a dense mix of residential neighborhoods, national retailers, schools, and service-oriented businesses, supporting sustained retail demand and daily consumer activity. With continued population growth, infrastructure investment, and a business-friendly environment, Springdale and Washington County are well positioned for long-term economic stability and investment activity.

Source: <https://www.springdale.gov/page/municipal-airport> AND <https://springdale.com>

WASHINGTON COUNTY IS PART OF THE NORTHWEST ARKANSAS REGION, ONE OF THE FASTEST-GROWING AREAS IN THE U.S., WITH A POPULATION EXCEEDING ±560,000 AND SUSTAINED YEAR-OVER-YEAR GROWTH

SPRINGDALE IS STRATEGICALLY LOCATED ALONG INTERSTATE 49, PROVIDING DIRECT ACCESS TO FAYETTEVILLE, ROGERS, AND BENTONVILLE, FORMING A CONTINUOUS ECONOMIC CORRIDOR

THE AREA IS SUPPORTED BY A DIVERSE ECONOMY ANCHORED BY WALMART, TYSON FOODS, AND J.B. HUNT, WITH KEY DRIVERS INCLUDING NORTHWEST MEDICAL CENTER AND SPRINGDALE MUNICIPAL AIRPORT



FORMER ZIPS CAR WASH

SPRINGDALE, AR

WHY SPRINGDALE

Business is Booming

- Springdale is one of the state's leaders in job creation
- Springdale's Metropolitan Statistical Area (MSA) ranks 15th on the list of best performing cities in the U.S.
- Springdale ranks 7th in the country for job growth annually

Life is Good

- Springdale is the 6th fastest growing city under 100,000 people in the U.S.
- Springdale is the 17th fastest growing of 515 cities in the U.S.
- Springdale ranks 45th on the WSJ's list of America's 50 Best Places to Live

4th Largest City in Arkansas



FAST FACTS:

1. Springdale is Arkansas' 4th largest city with an estimate 90,000 residents.
2. Springdale is one of the nation's most affordable places to live with a cost of living index 15% below the national average.
3. More than half (59%) of Springdale's population is younger than 35 years old & the city's median age is 31 years.
4. Springdale's metropolitan area has an estimated 560,000 people and about 31 people move to the region daily.

SPRINGDALE'S LARGEST EMPLOYERS:

- | | |
|-------------------------------|-----------------------------|
| Tyson Foods, Inc. | Dayco Products |
| George's, Inc. | Newly Weds Foods |
| Springdale Schools | Pratt & Whitney, PSD |
| Cargill, Inc. | Harps Food Stores |
| Northwest Health | Kawneer, an Arconic Company |
| Rockline Industries | Brunner & Lay |
| Multi-Craft Contractors | Cram-A-Lot |
| MoistureShield, a CRH Company | |

SPRINGDALE RANKINGS



NORTHWEST ARKANSAS NAMED THE NATION'S BEST PERFORMING LARGE METRO (2026)

Springdale's metropolitan area, the Fayetteville-Springdale-Rogers MSA, has been ranked the #1 Best-Performing Large Metro in the United States for 2026 after consistently placing in the top 15 large cities every year since 2021. The Index, published annually since 1999, reflects cities' and metro areas' effectiveness at leveraging their resources to promote economic growth and provide their residents with access to the essential services and infrastructure needed for success.



AMONG NATION'S FASTEST-GROWING METROS (2025)

The Fayetteville-Springdale-Rogers MSA ranks as the #9 fastest-growing metro in the United States, according to U.S. Census Bureau estimates, marking its first top 10 appearance since at least 2020. The region grew by 2.4% from 2024 to 2025, adding more than 14,000 residents and significantly outpacing national population growth of under 1%. This continued momentum is driven by strong job creation, in-migration, and overall quality of life, positioning Northwest Arkansas for sustained long-term growth.



SPRINGDALE RANKED A TOP 50 PLACE TO LIVE (2025)

Springdale ranks #47 Best Place to Live in the U.S. and #2 in Arkansas, according to U.S. News & World Report. The city added approximately 1,469 jobs in 2025, with total employment exceeding 44,000, supported by a strong and expanding local economy. Additional highlights include a median age of 31.6, median household income of \$64,316, 17.6-minute average commute, and a 2.9% unemployment rate, well below the national average.



TOP U.S. METRO FOR MILLENNIALS & WORKFORCE GROWTH (2024)

Northwest Arkansas ranks among the Top 20 U.S. metros for Millennials, offering the lowest cost of living among ranked markets with a price parity index of 90.7. Millennial household incomes average approximately \$102,406, supporting a strong balance of affordability and earning potential. Anchored by Walmart and a growing base of logistics, tech, and entrepreneurial activity, the region continues to attract a young, skilled workforce and support long-term economic expansion.

Source: <https://explorespringdale.com>

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FORMER ZIPS CAR WASH

SPRINGDALE, AR



WHY ARKANSAS



#1 STATE FOR INBOUND MOVERS

(2025)
Arkansas was ranked the #1 state for inbound movers in 2025, with 65% of all Atlas Van Lines shipments into the state being inbound. The state's appeal is attributed to factors such as job opportunities, affordability, and quality of life.

This trend underscores Arkansas's growing attractiveness as a relocation destination.



TOP 100 BEST PLACES TO LIVE

(2025)
Arkansas has earned national recognition including one of the Top 100 Best Places to Live in the U.S. by Livability.com (2025). Residents enjoy access to scenic landscapes, abundant recreational amenities, and a cost of living well below the national average. CARLISLE's small-town charm, access to regional job centers, and low operating costs make it an attractive location for both residents and small business owners alike.



ARKANSAS RANKED #3 LEAST EXPENSIVE STATE TO START A NEW BUSINESS

Arkansas continues to stand out as one of the most cost-effective states in the country to launch and operate a business. According to a 2023 study by SimplifyLLC, Arkansas ranked as the third-least expensive state to start a new business, behind only Utah and South Dakota. The ranking reflects the state's consistently low startup costs, affordable tax structure, and favorable small business environment.

A major factor in the state's appeal is its exceptionally low \$45 LLC filing fee—one of the most affordable in the country. In addition, recent legislative efforts have made Arkansas even more attractive to entrepreneurs and business owners. As of January 1, 2025, the state's top corporate income tax rate was lowered from 4.8% to 4.3%, further enhancing its competitive edge. These reforms build on previous reductions, including a drop in the top personal income tax rate from 4.7% to 4.4%, signaling Arkansas's continued commitment to economic growth and business development.

Beyond tax policy, Arkansas also benefits from low operating expenses. Utility costs for businesses remain among the lowest in the nation, and access to small business lending is strong. The state ranks sixth nationally in business lending per capita, with nearly \$43 million in small business loans issued for every 100,000 residents, according to data from the U.S. Small Business Administration. With its combination of low costs, pro-business policies, and accessible capital, Arkansas remains a compelling destination for entrepreneurs seeking to establish or grow their ventures in a financially supportive and economically vibrant environment.

Source: <https://www.arkansasedc.com>

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JUNE 22-24, 2026



STATE BUSINESS CLIMATE
AND LOCAL INCENTIVES



STATE INCOME TAX CUTS
SIGNED IN 2015, 2017,
2019, 2021, AND 2022



COST OF DOING
BUSINESS & COST OF
LIVING (CNBC GRADE)



STREAMLINED PROCESS
TO HELP CUT THROUGH
RED TAPE

FORMER ZIPS CAR WASH

SPRINGDALE, AR

GEORGE JUNIOR
HIGH SCHOOL

GEORGE'S

PHILLIPS
66

RAC
Rent-A-Center
FURNITURE • APPLIANCES • ELECTRONICS
COMPUTERS

ALDI

CVS

SUPERIOR
STORAGE

SONIC

BURGER KING

WALGREENS
PAPAJOHNS
DOLLAR TREE
Tyson
Walmart

Scottish
INNS. & SUITES

71B

HOTEL

PARKER AVE

S THOMPSON ST

10 BOX
COST-PLUS

Mobile
Direct
AUTO INSURANCE

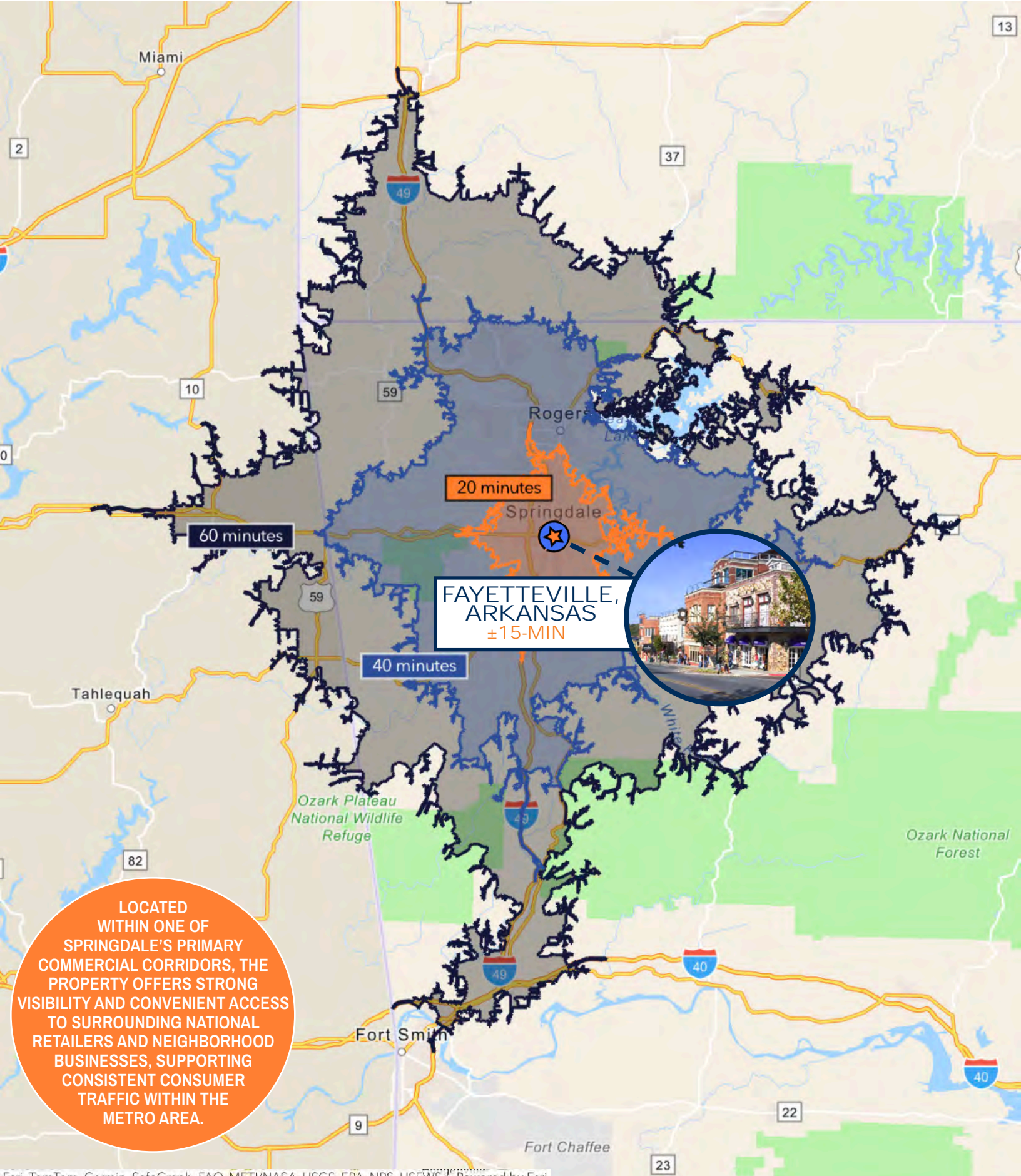
\$1
ABSOLUTE
AUCTION

71B ±30.787

AT&T



FAYETTEVILLE-SPRINGDALE-ROGERS MSA DRIVE TIME MAP (10,20,30-MINUTES)

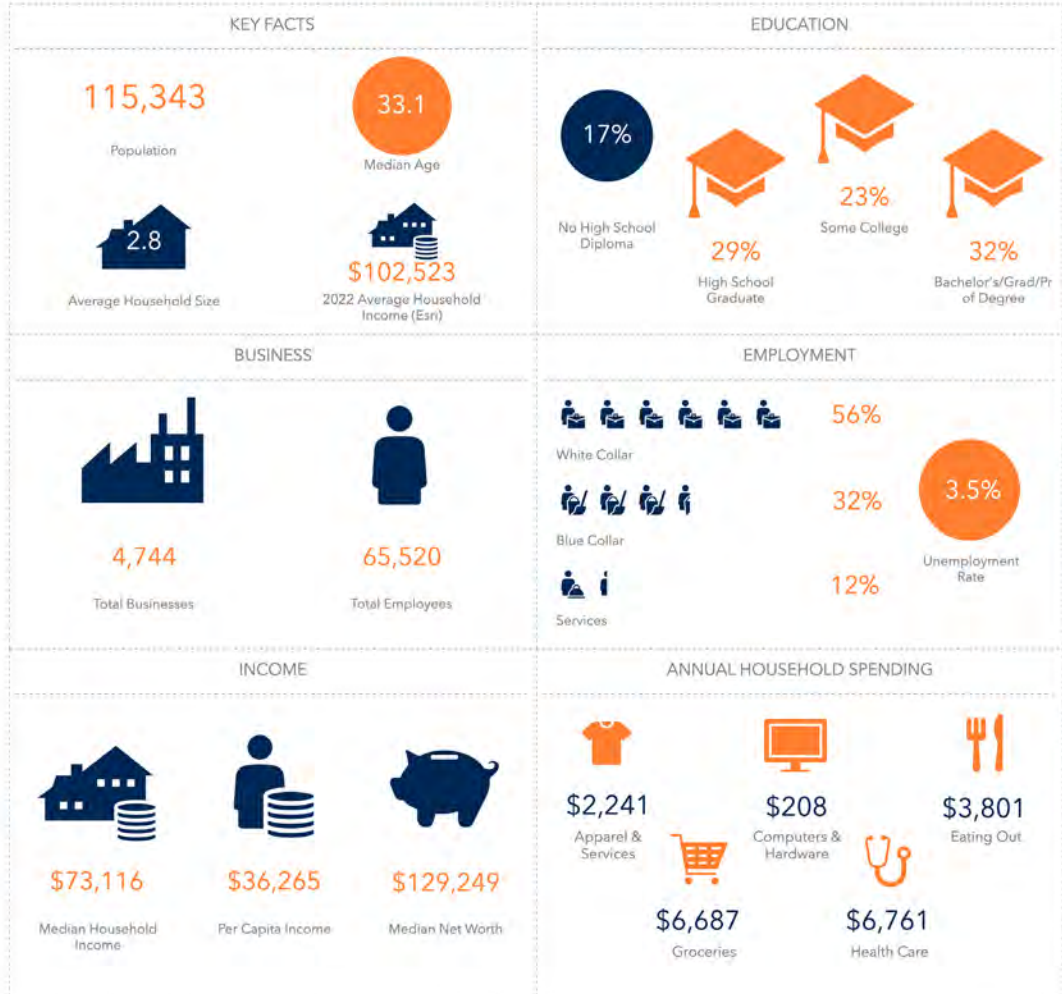
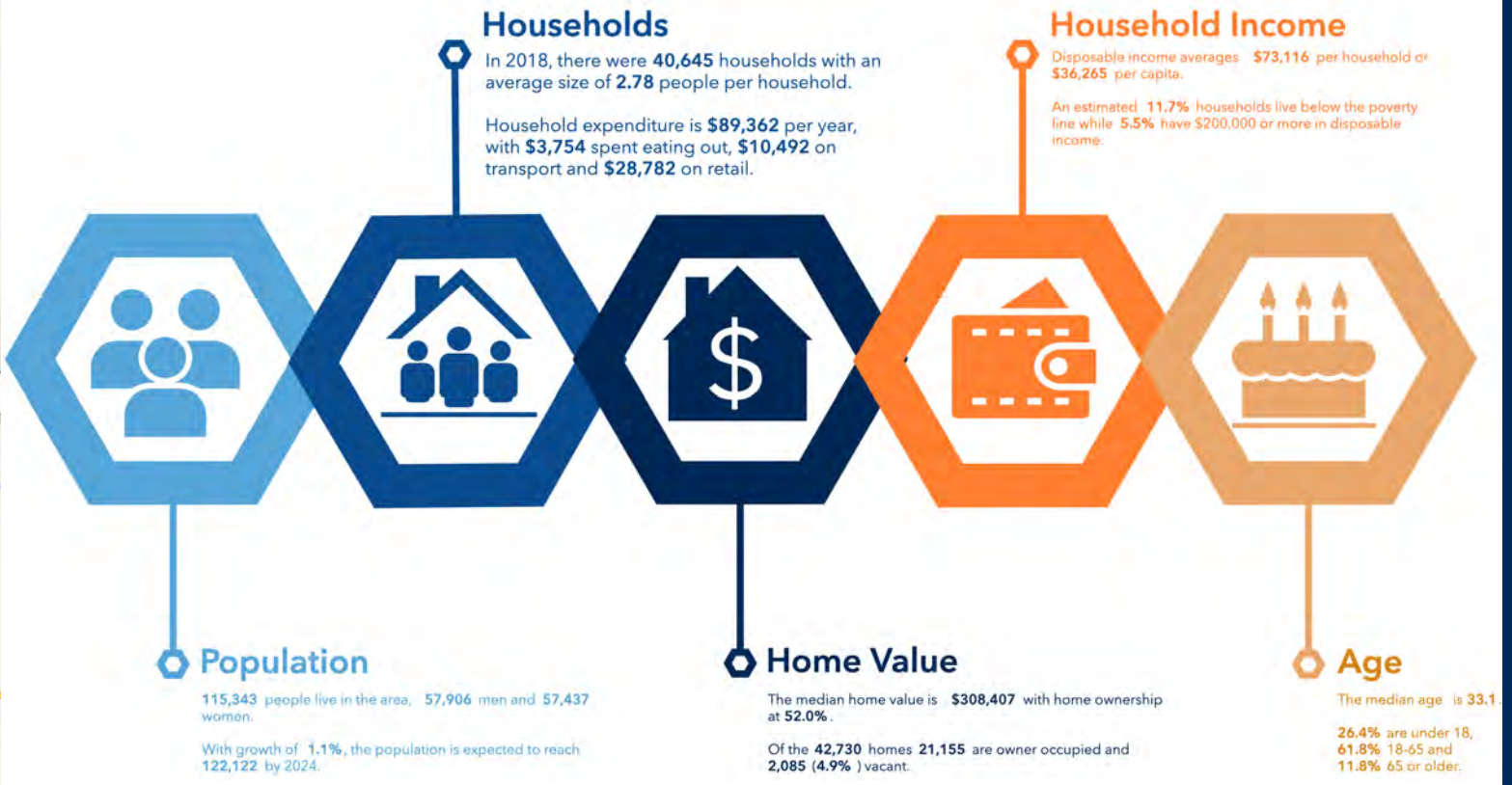


LOCATED WITHIN ONE OF SPRINGDALE'S PRIMARY COMMERCIAL CORRIDORS, THE PROPERTY OFFERS STRONG VISIBILITY AND CONVENIENT ACCESS TO SURROUNDING NATIONAL RETAILERS AND NEIGHBORHOOD BUSINESSES, SUPPORTING CONSISTENT CONSUMER TRAFFIC WITHIN THE METRO AREA.

5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
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FORMER ZIPS CAR WASH



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027. © 2020 Esri

SPRINGDALE, AR



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: JUNE 22-24, 2026
CLICK TO VIEW AUCTION WEBSITE

FORMER ZIPS CAR WASH

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for JUNE 22-24, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240109

FOR AUCTION RELATED QUESTIONS

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SPRINGDALE, AR