

# Rare Slim Chickens NNN Opportunity in Bentonville, Arkansas Metro New Listing | Ten Year Term



1400 SE Eagle Way, Little Flock, Arkansas 75756



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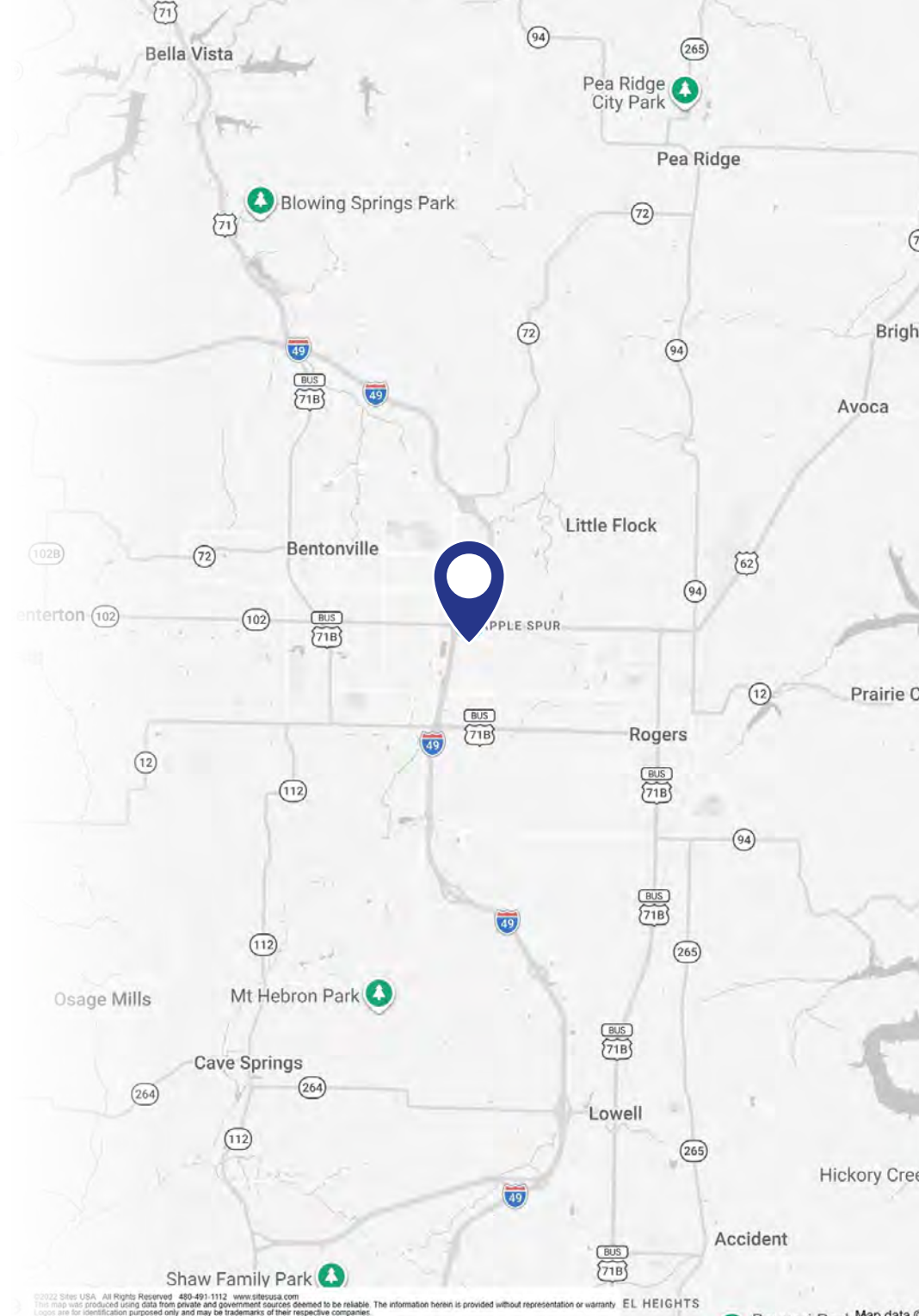
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# PROPERTY SUMMARY

- » 2,400 square foot building on 0.92 acres
- » 5% CAP Rate - Sale Price \$3,366,000
- » Parent company lease
- » 10 years remaining on initial term with 5% increases every 5 years
- » Three 5 year options with 5% increases every 5 years
- » Absolute NNN - Tenant pays taxes, insurance and CAM
- » #9 fastest growing metro area with 40+ new residents each day
- » Just off I-49 with over 79,000 vehicles per day
- » Located in Slim Chicken's home market, founded just 21 miles away



# AERIAL MAP



# SURROUNDING ACTIVITY

## BENTON COUNTY INDUSTRIES

### **Corporate & Retail:**

Anchored by Walmart's global headquarters in Bentonville, the county supports a massive vendor ecosystem with over 1,600 Fortune 500 vendor offices and tech hubs.

### **Logistics & Transportation:**

The region is a global hub for supply chain management, deeply tied to the presence of J.B. Hunt in neighboring Lowell and specialized trucking firms supporting Walmart.

### **Food Processing & Agriculture:**

Tyson Foods, headquartered nearby, maintains significant processing and corporate operations across the region

### **Aviation & Advanced Manufacturing:**

A growing aerospace and defense manufacturing footprint exists in cities like Rogers and Bentonville.

## BENTON COUNTY DEVELOPMENTS

### **Walmart Home Office Campus:**

The massive, multi-billion-dollar corporate campus under development features sustainable mass-timber structures and cutting-edge office space.

### **Southwest Industry & Innovation District:**

The city of Bentonville is leveraging Arkansas Site Development Program grants to study and develop a 120-acre specialized heavy industrial and technology district to attract new advanced manufacturing employers.

### **Blue Crane Developments:**

Real estate firms like Blue Crane are spearheading massive mixed-use and hospitality developments (such as "The Heart on Main") designed to expand the Bentonville downtown square and integrate outdoor-friendly urban spaces

### **Infrastructure Expansions:**

To support the massive influx of businesses and residents, the city is drastically scaling public utilities, including the ongoing expansion of the Bentonville Water Resource Recovery Facility to double its capacity.

# MARKET OVERVIEW



## LITTLE FLOCK, AR OVERVIEW

The City of Little Flock, Arkansas, is a highly expensive, strictly residential suburban market known for its spacious rural feel and proximity to major Northwest Arkansas corporate hubs like Tyson Foods, J.B. Hunt and the Walmart corporate facilities. The city enforces a strict one-acre minimum parcel size, which protects its country charm but keeps housing inventory low and prices high, serving as a peaceful residential haven for professionals and families commuting to nearby corporate offices.

Local businesses are heavily skewed toward professional trades (home construction, remodeling, and repair) to support the area's development. The city limits have very few retail or dining businesses. This causes the city government to operate on a tight annual budget, depending heavily on residential property taxes and local professional trades.

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## BENTON COUNTY, AR OVERVIEW

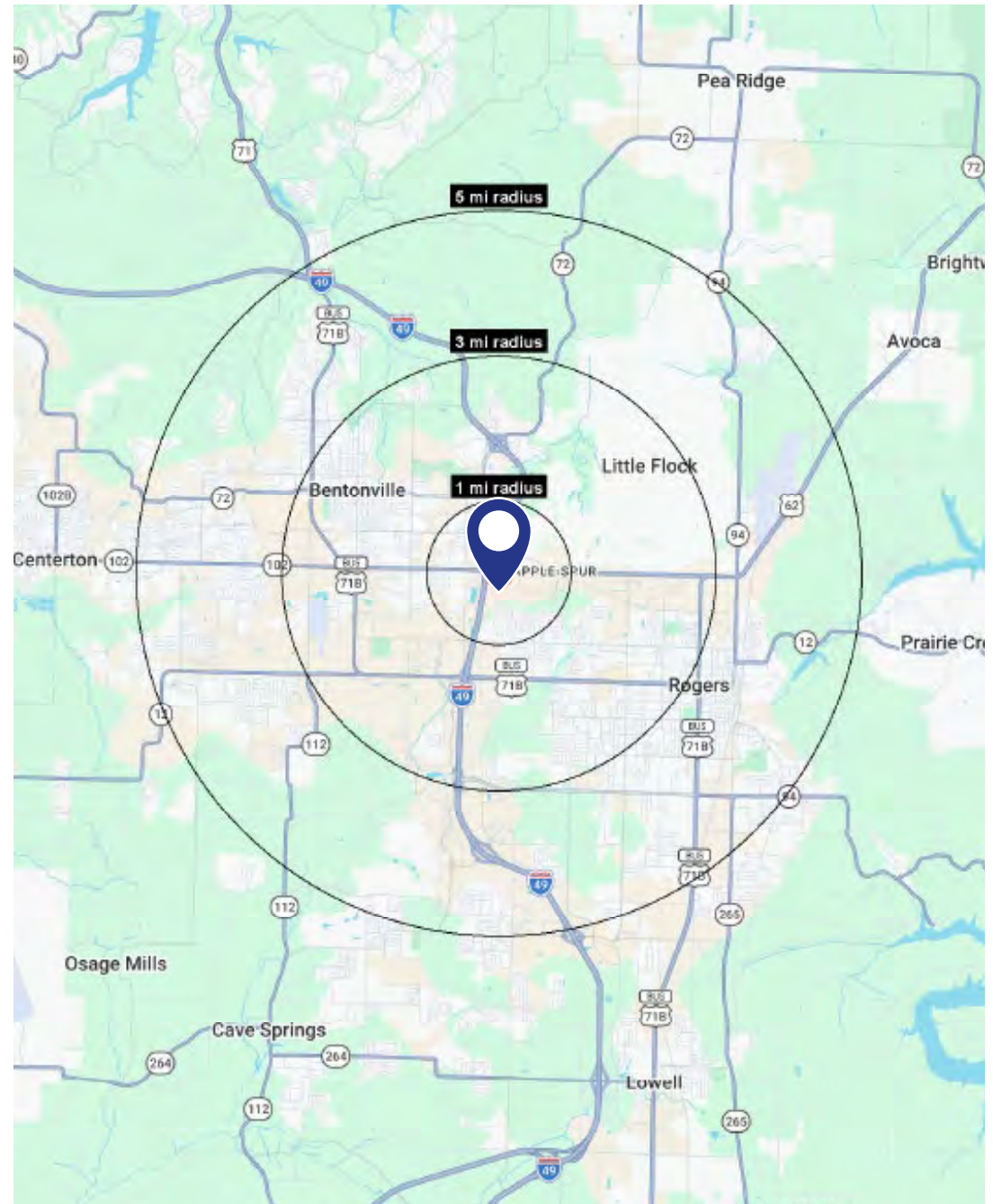
Benton County, Arkansas, located in the state's northwest corner, is a rapidly growing region anchored by Bentonville. Famous for being the global headquarters of Walmart, the county balances a robust corporate and tech economy with the natural beauty and outdoor recreation of the Ozark Mountains.


Benton County occupies 884.86 square miles (229,180 ha) and contained a population of 284,333 people in 100,749 households as of the 2020 Census, ranking it tenth in size and second in population among the state's 75 counties. The county's economy is heavily influenced by the presence of Walmart, headquartered in Bentonville, and hundreds of associated businesses, with agriculture, tourism, and construction also important sectors. Benton County's median household income is the highest in Arkansas and slightly above the national median.

# DEMOGRAPHIC SUMMARY


2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	6,194	53,390	121,299
Households	2,642	22,073	47,599
Employees	1,956	34,663	56,962
Median Age	33.6	33.9	33.8
Median Household Income	\$70,695	\$89,879	\$105,732
Average Household Income	\$99,486	\$117,045	\$132,023

2030 PROJECTION	1 MILE	3 MILE	5 MILE
Population	6,421	57,639	133,698
Households	2,780	24,276	53,590
Median Household Income	\$70,084	\$88,974	\$105,156
Average Household Income	\$98,552	\$117,707	\$132,024







**POPULATION**  
**121,299**  
5 MILES




**MEDIAN AGE**  
**33.8**  
5 MILES




**AVG HH SIZE**  
**2.5**  
5 MILES




**TOTAL BUSINESSES**  
**4,946**  
5 MILES




**TOTAL EMPLOYEES**  
**56,962**  
5 MILES



**AVG HH INCOME**  
**\$132,023**  
5 MILES



**AVG HH NET WORTH**  
**\$1.06 M**  
5 MILES



**PER CAPITA INCOME**  
**\$51,908**  
5 MILES



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