

PLEASANT CROSSING - PHASE 3

S Pleasant Crossing Blvd & Dixieland, Rogers, Arkansas



ADDITIONAL AREA RETAILERS

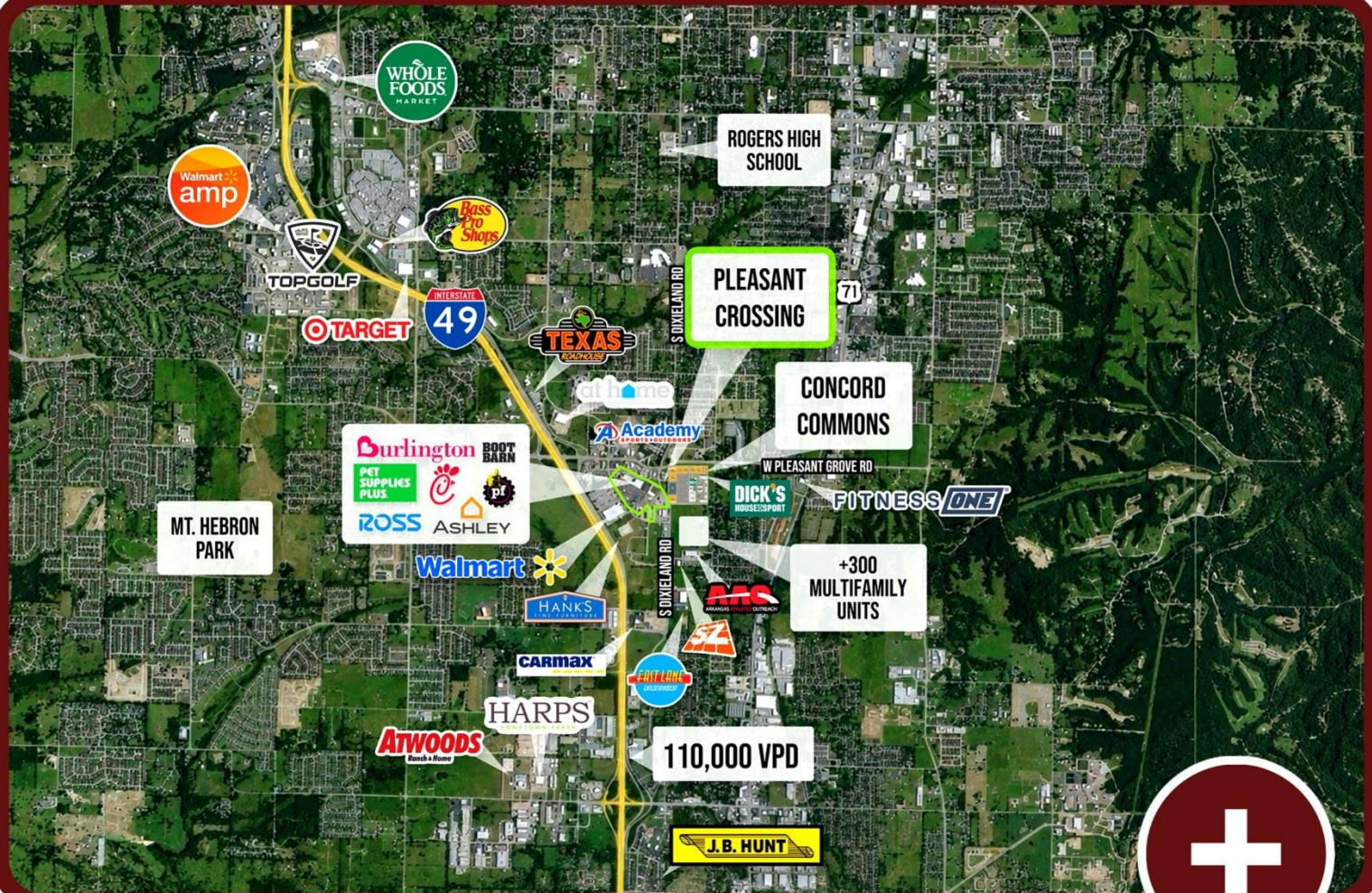


2025 DEMOS	3 MI	5 MI	10 MI	MSA
POPULATION	45,055	106,491	301,345	605,615
AVG HH INCOME	\$131,742	\$124,847	\$123,293	\$97,000
HOUSEHOLDS	16,204	38,627	108,453	224,357



Northwest Arkansas is one of the fastest-growing regions in the United States, anchored by Walmart, Tyson Foods, J.B. Hunt, and a rapidly expanding population with household incomes well above national averages.

LOCAL MAP



110,000 VPD on I-49

5 Min | Pinnacle Hills, Walmart AMP, Topgolf



25,000 VPD on W Pleasant Grove Rd

15 Min | Walmart HQ, Crystal Bridges, XNA

21,000 VPD on S Dixieland Rd

20 Min | Fayetteville, University of Arkansas



SITTON GROUP
DEVELOPMENT

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An aerial map of a commercial area in Burlington, Vermont. The map is oriented with North at the top. A red rectangle highlights the 'BOOT BARN' location. Other businesses labeled include 'ASHLEY', 'DOLLAR TREE', 'DIXIE LAND RD', 'goodwill', 'Grand Savings Bank', 'OLD CHICAGO', 'W PLEASANT CROSSING DR', 'Mercy Rehabilitation Hospital', and 'H2WORX'.

OLD CHICAGO
— PIZZA & TAPROOM —

 Grand Savings Bank



Burlington



An aerial photograph of a road intersection. A black and white sign with the text "DIXIE LAND RD" is visible, tilted at an angle. The road is paved and has a yellow curb. There are some trees and buildings in the background.



**GONGORD
COMMONS**

The Dick's Sporting Goods logo is located in the bottom right corner. It features the word "DICK'S" in large, bold, white capital letters, with a small cartoon character of a person holding a basketball integrated into the letter "S". Below "DICK'S" is the word "SPORTS" in smaller, white capital letters. The entire logo is set against a dark green background.

SLIM CHICKENS

The logo for Freddy's Frozen Custard Steakburgers is a red shield-shaped emblem. It features a stylized illustration of a hamburger with a swirl of custard on top. The text "Freddy's" is written in a large, white, cursive script across the middle. Below it, "FROZEN CUSTARD" is written in a smaller, white, sans-serif font. At the bottom, "STEAKBURGERS®" is written in a white, sans-serif font.

**& MANY MORE
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