

A close-up photograph of several vibrant pink thistle flowers in full bloom, surrounded by green foliage and unopened buds. The background is a soft-focus field of similar plants.

MOUNT
COMFORT
SQUARE
FAYETTEVILLE, ARKANSAS

MOUNT COMFORT SQUARE

FAYETTEVILLE, ARKANSAS

Restaurant, retail, and office space available for lease on Mount Comfort Road (18,000 VPD) between Salem Drive and Ruppel Road in one of the fastest-growing markets in the country. Designed around a traditional "town square", the plan utilizes place-making design to increase visibility and signage towards Mount Comfort Road while providing an attractive amenity to our tenants and their customers.



Surrounded by high-income housing in need of commercial services

New 379 unit high-end housing to be constructed on site and within walking distance (est leasing begins Q3 2023)

Direct connection to Hamestrung Creek and Razorback Greenway -over 200 miles of trails!

Serves more than 10,000 households to the west of Interstate 49



Contact:
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Anthology Real Estate
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HIGH VISIBILITY FROM MOUNT COMFORT ROAD

The green at Mount Comfort Square provides both an attractive amenity and increased visibility into the development of our commercial tenants and customers.

Restaurant porches and patios front the green and provide pedestrian activity along Mount Comfort Road. These attractive outdoor space filled with activity also act as a draw to the 18,000+ vehicles per day on Mount Comfort Road.

A NEIGHBORHOOD SQUARE PROVIDES A SENSE OF REFUGE FROM BUSY HIGHWAY TRAFFIC

A neighborhood square provides additional outdoor space that invites patrons to linger, thereby extending shopping times to our retail tenants' benefit.

This space can also be programmed for pop-up events throughout the year, driving traffic to and throughout the commercial area.





LOOKING SOUTHEAST FROM MOUNT COMFORT ROAD



LOOKING SOUTHWEST FROM MOUNT COMFORT ROAD

- 1 MOUNT COMFORT RETAIL SQUARE
- 2 LOW IMPACT PARKING GARDEN
- 3 CLUBHOUSE + SOLARIUM
- 4 WET MEADOW
- 5 CITY TRAIL

- 6 HAMESTRING CREEK
- 7 COMMUNITY GARDEN
- 8 POOL COURTYARD
- 9 POCKET PARK
- 10 MIDBLOCK PASEO

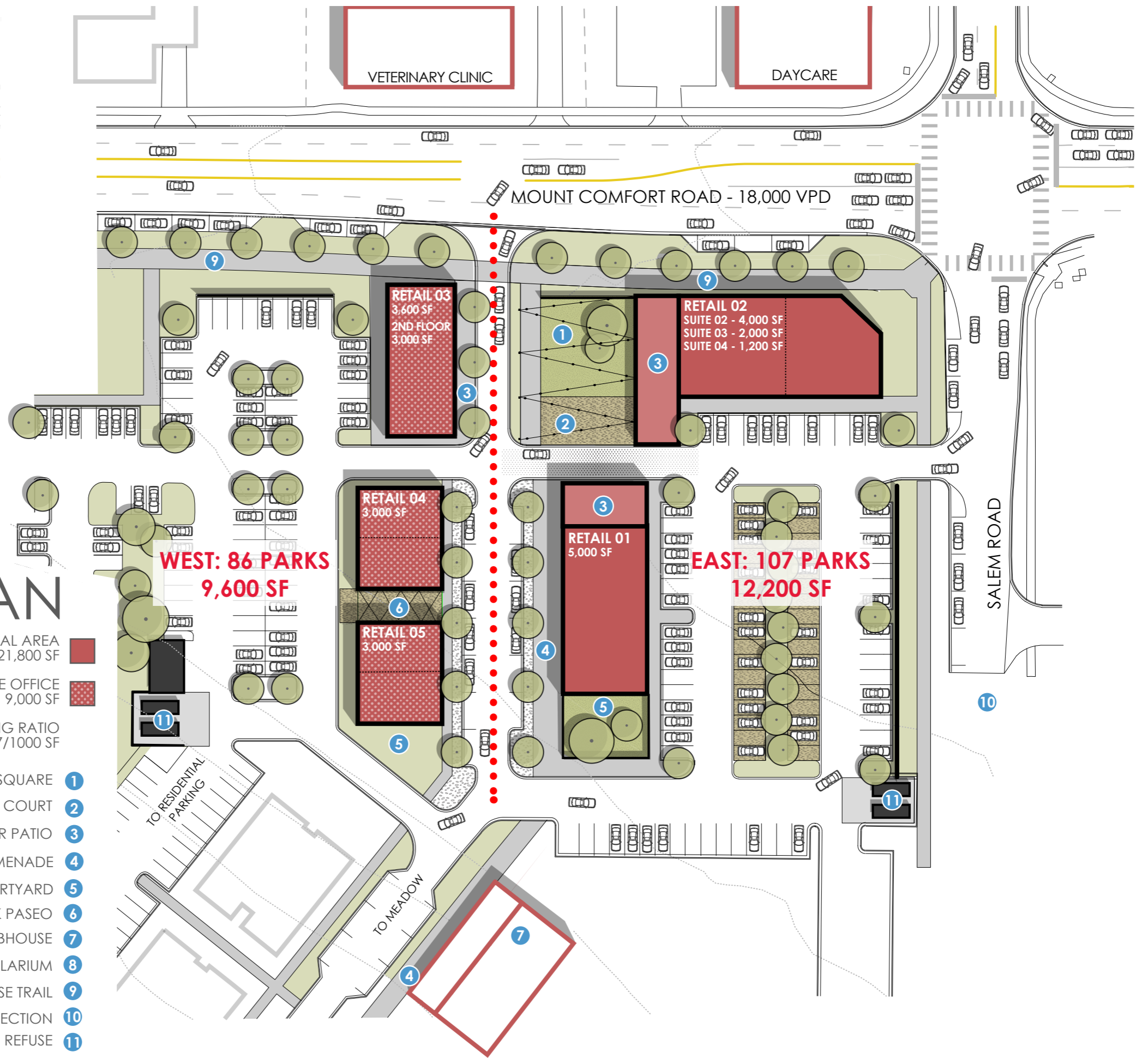
- 11 TRAIL PROMENADE
- 12 MARKET/BOOKSTORE
- 13 NEIGHBORHOOD BOARDWALK
- 14 MAIL CENTER
- 15 EVENT LAWN

- AMENITY
- GARDEN STYLE MULTIFAMILY
- MISSING MIDDLE HOUSING
- GARDEN STYLE MULTIFAMILY - PHASE 2
- COMMERCIAL (SEPARATE PHASE)

SITE PLAN

0 50 100 200





SITE PLAN

GROUND FLOOR COMMERCIAL AREA
21,800 SF

2ND FLOOR EXECUTIVE OFFICE
9,000 SF

PARKING RATIO
6.7/1000 SF

MOUNT COMFORT RETAIL SQUARE 1

FOOD TRUCK COURT 2

PORCH OR PATIO 3

TRAIL PROMENADE 4

PATIO OR COURTYARD 5

MIDBLOCK PASEO 6

CLUBHOUSE 7

SOLARIUM 8

ON-STREET PARKING + MIXED-USE TRAIL 9

FUTURE SALEM ROAD CONNECTION 10

REFUSE 11

**WEST: 86 PARKS
9,600 SF**

**EAST: 107 PARKS
12,200 SF**

VETERINARY CLINIC

DAYCARE

MOUNT COMFORT ROAD - 18,000 VPD

SALEM ROAD

RETAIL 03
3,600 SF
2ND FLOOR
3,000 SF

RETAIL 02
SUITE 02 - 4,000 SF
SUITE 03 - 2,000 SF
SUITE 04 - 1,200 SF

RETAIL 04
3,000 SF

RETAIL 01
5,000 SF

RETAIL 05
3,000 SF

TO RESIDENTIAL
PARKING

TO MEADOW

anchor market/bookstore

clubhouse/
leasing office/
solarium

retail/office

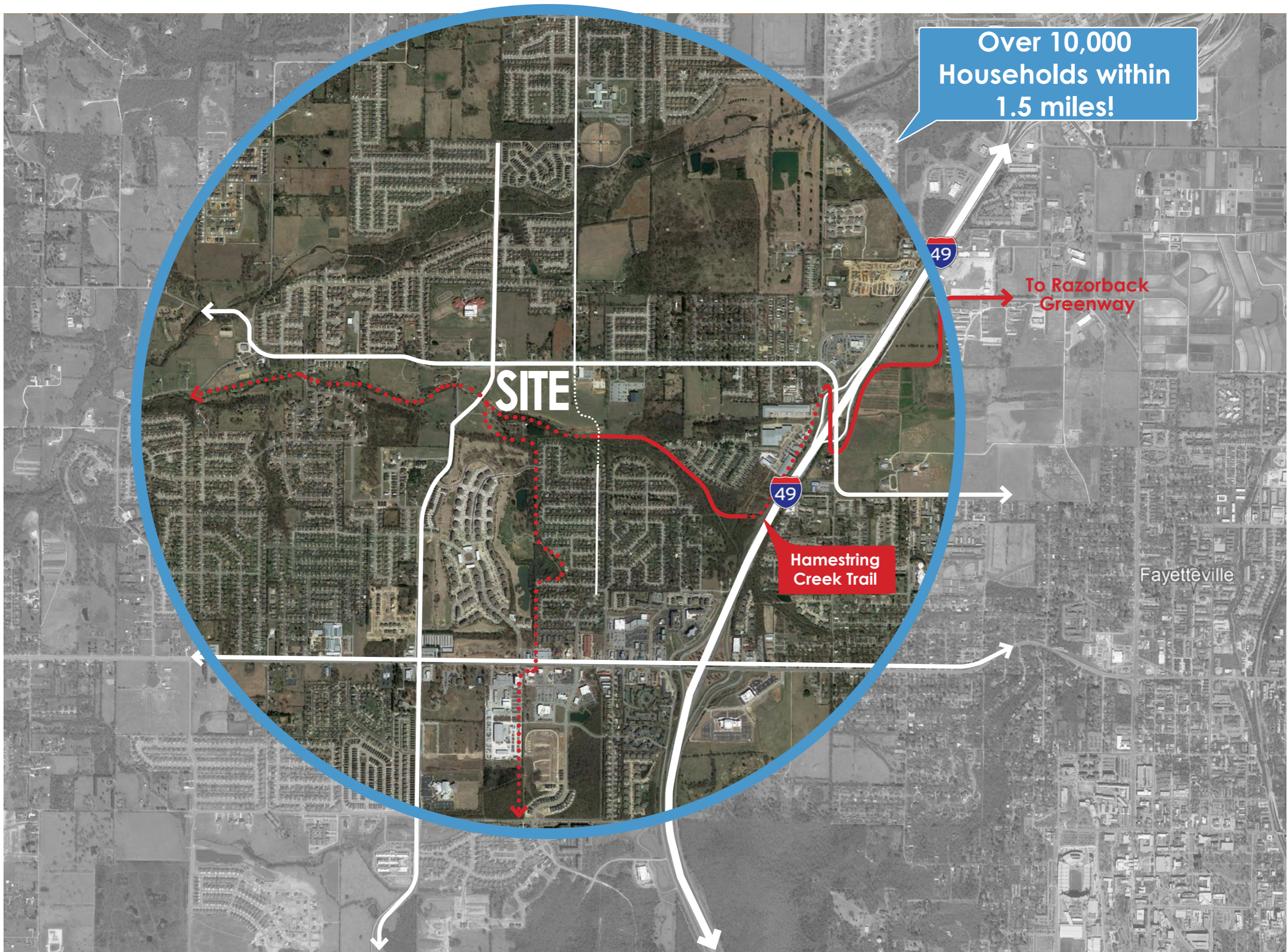


mount comfort road
18,000 VPD

anchor restaurant

mount
comfort
square

anchor restaurant



Over 10,000 Households within 1.5 miles!

SITE

To Razorback Greenway

Hamestring Creek Trail

Fayetteville

NORTHWEST ARKANSAS RECOGNITION

"Best Midsize Cities for Jobs"
Forbes: May 2018

#8 of the "25 Best Affordable Places to Live in the U.S."
U.S. News & World Report: April 2018

#5 in "Best Places to Live in the U.S."
U.S. News & World Report: April 2018

"Top 25 Best-Performing Cities"
Milken Institute: January 2018

"10 Best Cities to Launch a Career"
Realtor.com: 2017

#6 "Best Cities for Jobs"
NewGeography.com

#2 "Best Medium-Sized Cities for Jobs"
NewGeography.com





THE MARKET

Located in a region that's experiencing drastic growth, Fayetteville – together with Bentonville, Rogers and Springdale – has transformed from a small town to a center of higher education, culture, commerce and entrepreneurialism. The area known as Northwest Arkansas is the birthplace of Walmart, the headquarters of Tyson Foods and the home of the University of Arkansas, the flagship campus of the U of A system.

People from all over the world call Fayetteville home. Newcomers often comment on the friendliness of Fayetteville residents. People wave and smile at each other in the street, and community events are well-attended. With dozens of volunteer organizations and nonprofits, there's an abundance of ways to get involved in the community.

Nestled in the Ozark Mountains, Fayetteville attracts outdoorsy types with its abundance of state parks, acres of community green space, playgrounds, parks and walking trails. The metro area also boasts a first-class performing arts center, an active local food movement, live music venues and a dynamic festival scene.

TOP 5 FASTEST GROWING ECONOMIES THROUGH 2021 — U.S. Conference of Mayors

TOP 30 BEST PERFORMING CITIES (2018) — Milken Institute

TOP 10 BEST PLACES TO RAISE A FAMILY (2018) — Liveability.com

#4 BEST PLACES TO LIVE (2019)— US News & World Report

BEST PLACE TO LIVE IN ARKANSAS (2018) — Money Magazine

25 BEST CITIES IN THE US FOR PEOPLE UNDER THE AGE OF 35 (2017) — CNBC

AMERICA'S 20 BEST MOUNTAIN BIKE TOWNS (2017) — National Geographic

GREGORY PARK
3.5 MILES FROM PROPERTY



MOUNT KESSLER
7 MILES FROM PROPERTY



A BIKING MECCA

RAZORBACK GREENWAY SYSTEM +
HAMESTRING TRAIL
CONNECTED TO PROPERTY

The Razorback Regional Greenway is a 36-mile spine of a larger 200+ mile network of primarily off-road and shared-use trails that extends from the Bella Vista Trail in north Bentonville to south Fayetteville. The trail links together dozens of popular community destinations.

- 6 downtowns
- 3 hospitals
- 23 schools

- The University of Arkansas campus
- Corporate headquarters of Walmart
- Corporate headquarters of JB Hunt Transport Services
- Corporate headquarters of Tyson Foods
- Arts and entertainment venues
- Historic sites
- Parks and Playgrounds
- Residential communities
- Shopping areas



The newly created Centennial Park at Millsap Mountain will be a cycling-activated park with state-of-the-art cyclo-cross and mountain biking facilities. Residents will be able to access trail infrastructure unlike any other in the region within an area of preserved greenspace connected to neighborhoods and Fayetteville's existing 45 miles of shared-used paved trails and 38 miles of natural-surface trails.

Funds for purchase and construction have come from the City of Fayetteville and the Walton Family Foundation. The master plan for this project was supported by a grant from the Walton Family Foundation to the NWA Trailblazers, a non-profit partner in the project.

Trail construction is anticipated to begin in November of 2019, and other improvements to start construction in early 2020, with Phase 1 completion occurring in time to host the Cyclo-Cross World Championships in January of 2022.



OZ TRAILS
NORTHWEST ARKANSAS

OZ TRAIL SYSTEM
REGIONAL TRAIL WORLDWIDE DESTINATION



CENTENNIAL MOUNTAIN BIKE PARK
4 MILES FROM PROPERTY

THEATRESQUARED
4.5 MILES FROM PROPERTY

TheatreSquared, founded in 2005, is a regional professional theatre located in downtown Fayetteville, Arkansas. The company stages seven productions each year as well as the Arkansas New Play Festival of emerging works, totaling 270 annual performances for an audience of approximately 60,000 including 20,000 students and their teachers. The company is one of only two companies in the state of Arkansas presenting a year-round season and affiliated with the national professional actors' union, Actors' Equity Association.

In 2011, TheatreSquared was awarded a National Theatre Company Grant from the American Theatre Wing

As part of a \$34 million capital campaign, the company completed a 50,000 square-foot facility in mid-2019 that includes two venues, offices, artists' apartments, production workspaces, and the open-all-day Commons Bar-Café.



Serving as the cultural center for the Northwest Arkansas area, the Walton Arts Center is located ten minutes from the project and is considered to be the largest performing arts center in the region. Opened in 1992, the center is host to many musicals, plays, and other artistic and educational events throughout the year.

Baum Walker Hall is the main auditorium with over 1,200 seats and is equipped to handle many of the Broadway shows that come through the area. Other stages at the Walton Arts Center include the 220 seat Starr Theater, Nadine Baum Studios, McBride Studio, Bradbury Amphitheater, and two unique lobby spaces that are used for receptions and dinners. More than 340,000 people attend nearly 700 events at these venues annually, and the arts education programs reached 45,000 students, teachers and citizens statewide in 2017.

Walton Arts Center employs 92 staff members, enlists a volunteer force of 310, and operates on an \$18+ million annual budget.



WALTON ARTS CENTER
4.3 MILES FROM PROPERTY

EMPLOYS 1,100 ACADEMIC STAFF MEMBERS AND 3,000 ADMINISTRATIVE STAFF MEMBERS
48% ENROLLMENT INCREASE FROM 2007 - 2017
PROJECTED TO REACH 30,000 STUDENTS BY 2021

ARTS + CULTURE

Located less than five miles from The Property is the University of Arkansas at Fayetteville, the state's flagship land grant institution. Established in 1871, the university currently has an enrollment of over 27,500 students in 200 undergraduate and graduate degrees covering approximately 150 fields.

Named among the Princeton Review's Best 331 Colleges, as well as one of the best schools in the Southeast.

A U.S. News & World Report poll ranked the Walton School of Business among the nation's top 100 public undergraduate business schools.

Since 2000, the University of Arkansas has invested more than \$1.3 billion in new construction, major renovations and facilities improvements.

To date, the campus has been largely focused on its Athletics department and its master plan. The extensive fifteen-year Athletics Master Plan, estimated at \$320 million, will include renovations, new facilities and other projects.

Moreover, the university also offers several men's and women's sports that include football, baseball, basketball, track & field, tennis, and swimming and diving, only 4 schools nationwide have won more national titles than the Razorbacks.



UNIVERSITY OF ARKANSAS
3 MILES FROM PROPERTY

TYSON FOODS
8 MILES FROM PROPERTY



JB HUNT HEADQUARTERS
14 MILES FROM PROPERTY



EMPLOYMENT POWERHOUSE

WALMART WORLD HEADQUARTERS
23 MILES FROM PROPERTY

Situated about twenty miles north of Uptown Fayetteville Apartments is the global headquarters for Walmart. Walmart is not only the largest retailer, but it is listed as the largest company in the world, of any kind. A leader in sustainability, corporate philanthropy, and employment opportunity, Walmart is the #1 company in Forbes Fortune 500 list for 2017 and in the top 50 most admired companies.

Over 11,000 retail units in 28 different countries.

Currently employs more than 2.3 million associates worldwide while the corporate campus in Bentonville consists of more than 18,600 employees.

Because of Walmart's presence in Bentonville, more than 1,500 of the company's suppliers have operations located in Northwest Arkansas.

2018 annual revenue of over \$514 billion.

The new Walmart Home Office campus (pictured right) is estimated to cost over \$1 billion and began construction in the fall of 2019. It's scheduled to complete in stages between 2020 and 2024.



ARKANSAS CHILDRENS HOSPITAL
8 MILES FROM PROPERTY



NWA REGIONAL AIRPORT
16 MILES FROM PROPERTY

Located just sixteen miles to the northwest of the property is the Northwest Arkansas Regional Airport. Originally the airport only served 6 cities, but due to the rapid growth in Northwest Arkansas the airport announced a \$20 million dollar expansion in 2007 for a new concourse that would allow the airport to park an additional six to eight planes for boarding. Today the airport serves over one million passengers on an annual basis on 10 different airlines that includes American Airlines, American Eagle, Continental, Delta, and United, with American Airlines serving as the primary carrier due largely in part to its contract with Walmart. The airport also offers direct flights to 15 national hubs including New York, Chicago, Los Angeles, Dallas, and Houston making travel to major markets across the U.S. extremely convenient.



Anthology Real Estate, based in Fayetteville, AR, is a developer of multi-family and commercial properties with projects in markets across Arkansas and Oklahoma. Anthology seeks opportunities to create thoughtfully designed places and environments that add value to people's lives and their communities as a whole. While seeking to make an impact on people and communities, Anthology also seeks to stand out financially to investors by utilizing extensive experience and powerful strategic partnerships to pursue mastery and innovation within each aspect of the development process. This leads to an ability to effectively deliver unique and attractive projects that meet our investors' financial goals.



Hunter Buwick
CEO/FOUNDER

Hunter began his career in brokerage focusing primarily on multi-family investment properties for multiple companies including Sperry Van Ness, Colliers International, and Hendricks Berkadia. His brokerage career began in Oklahoma City and then expanded to regional markets with listings in surrounding states including Texas, Arkansas, Missouri, and Kansas.

After five years in the brokerage world, Hunter joined Specialized Real Estate Group of Fayetteville, AR to transition into real estate development. In his time at Specialized, Hunter focused on arranging both financing and equity for projects, proforma analysis, corporate strategy/marketing/branding, market trends/data, and lease up strategy/execution for multi-family and retail properties.

Hunter received a Bachelor of Science in Business Administration from the University of Arkansas with a major in Finance while playing collegiate golf for the Razorbacks. He is an active member of the Urban Land Institute. Locally, he is on the steering committee for the Northwest Arkansas Chapter of ULI as well as the Building Healthy Corridors project in Fayetteville through ULI. Nationally, Hunter has worked with ULI's Building Healthy Places Initiative. He also counsels and serves annually at Camp Kurios, a youth church camp in Southern Arkansas.



Cory Amos
VP Construction + Development

Cory is a licensed architect and urban designer. After graduating from the University of Arkansas, Cory spent five years at the University of Arkansas Community Design Center working on urban planning projects and teaching design studios focused on a triple bottom line — enhancing environmental, social, and economic systems. While at the UACDC, Cory's work included context-sensitive street design, multifamily housing, transit oriented development, agricultural urbanism and watershed urbanism, including coauthoring a book, *Low Impact Development: A Design Manual for Urban Areas*. During his tenure, the UACDC garnered over 50 national and international design awards.

The next five years were spent at Modus Studio based in Fayetteville, AR. There, Cory managed the office's major multifamily projects, totaling over \$85 million. He was design lead through the entirety of his projects, from site master planning through construction to opening day. These projects include some of the most innovative multifamily projects in Northwest Arkansas: Uptown Apartments + Shops, Brick Avenue Lofts, and Red Barn Apartments

Cory brings a diverse background and in-depth knowledge on multifamily design and construction with an emphasis on innovation.