

# Lowe's Class-A Warehouse and Distribution Center

Newly Constructed | 10 Year Lease with 2.50% Annual Rent Escalations

13101 US-70 | North Little Rock, Arkansas



A Net Lease Investment Opportunity  
Confidential Offering Memorandum

 **THE NET LEASE GROUP**

A Development by:

**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS



# CONFIDENTIALITY & RESTRICTED USER AGREEMENT

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of the property at 13101 US-70 North Little Rock, Arkansas presented herein (the “Property”), and is not to be used for any other purpose or made available to any other person without the express written consent of The Net Lease Group, LLC. (“NLG”). The material is based in part upon information supplied by Owner and in part upon information obtained by The Net Lease Group from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, The Net Lease Group, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or implied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by The Net Lease Group and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by The Net Lease Group or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner and The Net Lease Group expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner’s obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. The Net Lease Group is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of The Net Lease Group and may be used only by parties approved by The Net Lease Group and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to delete it immediately upon request of The Net Lease Group or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Net Lease Group and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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## EXCLUSIVELY MARKETED BY:

ESMAEL HILL  
Managing Principal  
404.551.2068  
ehill@thenetleasegroup.com

MARK LEWENSOHN  
Managing Director  
312.910.7806  
mlewnsohn@thenetleasegroup.com

C. ROSS WOOD  
VP, Net Lease Advisor  
404.551.2028  
rwood@thenetleasegroup.com

MIKE KING  
VP, Net Lease Advisor  
404.282.1246  
mking@thenetleasegroup.com

JOE DURKIN  
VP, Net Lease Advisor  
843.897.6978  
jdurkin@thenetleasegroup.com

DANE BAILEY  
Senior Associate  
404.551.2013  
dbailey@thenetleasegroup.com



[www.thenetleasegroup.com](http://www.thenetleasegroup.com)





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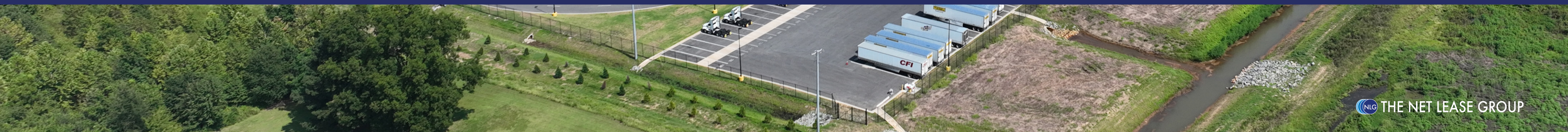
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# THE OFFERING

**ASKING PRICE**

**\$89,625,313.33**

**NOI:**

**\$5,377,518.80**

**CAP RATE:**

**6.00%**

The Net Lease Group exclusively offers for sale a newly constructed, freestanding, single-tenant, class-A warehouse and distribution center, fully occupied by Lowe's Home Centers, LLC (the "Tenant"), a subsidiary of Lowe's Companies, Inc. (the "Guarantor" or "Lowe's"). The Guarantor has a BBB+/Baa1, Stable (S&P/Moody's) credit rating and is the second largest retail hardware chain in the United States. The offering consists of fee simple interest in +/- 115.09 acres of land improved with a +/- 1,200,540 SF class-A warehouse and distribution center (the "Property"). This opportunity allows prospective investors to acquire an institutional quality asset 100% triple net (NNN) leased to Lowe's Home Centers, LLC and guaranteed by Lowe's Companies, Inc., generating stable and predictable cash flow throughout the lease term.

The triple net (NNN) ten (10) year (126-month total Initial Lease Term with six (6) months of rent abatement in the first six (6) months) ("Initial Lease Term") lease, with two (2) five (5) year options to renew ("Renewal Lease Terms"), provides 2.50% annual rent escalations during the Initial and Renewal Terms (base rent in the renewal terms shall be increased 2.50% annually, beginning on the first day of the applicable Renewal Term). Landlord retains minimal responsibilities (roof, foundation, floor slab and exterior walls of the building) throughout Initial Lease Term. The lease commenced on 11/01/2023.

Located strategically on Highway 70 in North Little Rock, Arkansas, the Property is less than a mile off Exit 79 on Interstate 40 and adjacent to the 1,000,000 SF Amazon facility (as shown in the site plan on page 4). The Property has easy access to Interstate 40 via AR-391. Interstate 40 provides access to Memphis (approximately 130 miles east), Interstate 30 (approximately 10 miles west) and downtown Little Rock (approximately 12 miles southwest). Interstate 30 runs southwest to Dallas (approximately 330 miles southwest).

The Property supports the Tenant's distribution of bulk merchandise in Arkansas and neighboring states (Southern Missouri, West Tennessee, Mississippi, Louisiana, Oklahoma and East Texas). The Property is one of 90 cross-dock terminals that are a part of the infrastructure necessary for Lowe's to execute on its bulk distribution strategy. The Tenant's closest distribution facilities are in Nashville, Tennessee (approximately 340 miles away) and Birmingham, Alabama (approximately 375 miles away). Additionally, the Property can accommodate up to 100,000 SF of "XDT" (cross dock terminal) space which gives Lowe's last-mile capabilities.

# EXECUTIVE SUMMARY

<b>Address</b>	13101 US-70
<b>City, State</b>	North Little Rock, AR 72117
<b>Year Built</b>	2023
<b>Site Acres</b>	+/- 115.09
<b>Building Square Feet</b>	+/- 1,200,540
<b>Occupancy</b>	Single-Tenant
<b>Credit Rating</b>	BBB+/Baa1, Stable (S&P/Moody's)
<b>Tenant</b>	Lowe's Home Centers, LLC
<b>Guarantor</b>	Lowe's Companies, Inc.
<b>Initial Lease Term</b>	126 Months (10 Years + 6 Months)
<b>Remaining Lease Term</b>	110 Months (9 Years + 2 Months)
<b>Lease Execution Date</b>	04/11/2022
<b>Lease Commencement</b>	11/01/2023
<b>Initial Lease Term Expiration</b>	05/01/2034
<b>NOI</b>	\$5,377,518.80
<b>Rent / Square Foot</b>	\$4.37
<b>Options to Renew</b>	2 x 5-Years
<b>Rent Escalations (Initial and Renewal Terms)</b>	2.50% / Year
<b>Lease Type</b>	Triple Net (NNN) Landlord responsible for roof and structure
<b>Rent Abatement Period</b>	First six (6) months of initial lease term



# EXECUTIVE SUMMARY

## Investment Highlights



### NEW STATE-OF-THE-ART CONSTRUCTION

The newly completed +/- 1,200,540 SF, 36' clear height facility is situated on +/- 115.09 acres of land and features cross-dock configuration allowing for optimal efficiency. The Property features 196 dock doors, four (4) drive-in doors, 788 trailer parking spaces, 250 car parking spaces, and class-A building specifications.



### ATTRACTIVE LEASE

The ten (10) year lease stipulates 2.50% annual rent escalations during the initial term and throughout each of the two (2) five (5) year renewal option periods. The lease is NNN with the only responsibilities of the landlord being roof and structure.



### INVESTMENT GRADE TENANT

Lowe's Companies (the "Guarantor") is a Fortune 50 company and appears on Fortune's list of America's Most Innovative Companies and the World's Most Admired Companies. It carries an investment grade credit rating of BBB+/Baa1 (S&P/Moody's).



### EXCELLENT LOCATION

The Property has easy access to I-40, which is less than one (1) mile away via AR-391. I-40 provides access to Memphis (approximately 130 miles east), I-30 (approximately 10 miles west) and downtown Little Rock (approximately 12 miles away). I-30 runs southwest to Dallas (approximately 330 miles away). I-40 connects Barstow, California in the west to Wilmington, North Carolina in the east providing access throughout the United States.



### GREAT MARKET

The North Little Rock industrial submarket benefits from a thriving business climate supported by low corporate tax rates and affordable cost of living. The Little Rock Industrial Market has seen steady growth in asking rents of 5.0% over the past year compared to the national average of 3.6%, while having a current vacancy rate of 3.6% compared to the current national average of 6.6%.



### DISTRIBUTION

The Property is located less than 15 minutes from both the Port of Little Rock and the Bill and Hillary Clinton National Airport. The Port of Little Rock, an inland river port, provides expanded access to trade routes via the Arkansas River and is serviced by Union Pacific, a Class I railroad, and Burlington Northern Santa Fe. The Bill and Hillary Clinton National Airport enhances the region's logistics infrastructure, offering numerous daily flights.





# FINANCIAL OVERVIEW

## Lease Overview

The Tenant executed a new ten (10) year (126-month total Initial Lease Term, first six (6) months of rent abatement), triple net (NNN) lease with two (2) five (5) year options to renew on April 11, 2022. Paid to the Landlord as “Additional Rent”, the Tenant is required to reimburse the Landlord for real estate taxes, property and liability insurance, and a management fee not to exceed 1.00% of base rent, collectively referred to as “Operating Expenses”. The Landlord is also subject to reimbursement as Operating Expenses by the Tenant for its cost to maintain and repair the mechanical, utility, safety and other systems within the building, the electrical, plumbing, storm water and other systems outside of the building, leased parcel improvements, and HVAC units. Prior to or at the beginning of each calendar year of the lease term, the Landlord shall estimate the total amount of Operating Expenses to be paid by the Tenant and the Tenant shall pay (1/12) of that total as “Additional Rent”, along with each monthly base rent payment.

The lease requires the Tenant to pay utilities directly. Along with the Additional Rent, the Tenant is obligated to maintain and repair in good condition the non-structural portions of the premises, including floor coverings, windows, demising walls, glass or plate glass, interior and office doors, drive-in doors, dock doors, dock bumpers, dock equipment and office entries. The Landlord’s direct financial obligations are limited to the maintenance, repair and replacement of the structural components of the building which includes the roof, foundation, floor slab, and exterior walls.

Per the Lease, the first six (6) months of base rent of the Initial Lease Term, which started on the commencement date, were abated as a concession to the Tenant. The abatement ended on 05/01/2024, upon which time the Tenant’s obligation to pay base rent commenced, requiring the Tenant to pay an annual base rent amount of \$5,246,359.80 (\$437,196.65 per month) over the 12-months from month 7 to month 18 of the Initial Lease Term, with annual escalations of 2.50% thereafter throughout both the Initial and Renewal terms. Within the first thirty (30) days of substantial completion, the Tenant made the first monthly payment of base rent of \$437,196.65, which was credited to cover the Tenant’s first monthly base rent payment on 05/01/2024.

The Tenant has a one-time right of first offer (“ROFO”) to purchase the Property. If the Landlord intends to market the Property for sale, they shall notify Lowe’s (“ROFO Notice”) of such intention, including Landlord’s determination of market terms. Within fifteen (15) days after receipt of the ROFO Notice, the Tenant must notify the Landlord in writing if they desire to exercise the ROFO on the terms and conditions contained in the ROFO Notice. Tenant’s failure to reply within the fifteen (15) days of receipt of the ROFO Notice will deem the ROFO null and void.

The Tenant and Guarantor shall be exempt from all financial statement requirements of the lease, so long as the financial statements of Lowe’s Companies, Inc. are publicly available through the U.S. Securities and Exchange Commission Data Gathering, Analysis and Retrieval system.

## RENT SCHEDULE

Months	Rent PSF Per Annum	Monthly Installments	Annual Base Rent
1-6*	-	-	-
7-18	\$4.37	\$437,196.65	\$5,246,359.80
19-30	\$4.48	\$448,126.57	\$5,377,518.80
31-42	\$4.59	\$459,329.73	\$5,511,956.76
43-54	\$4.71	\$470,812.97	\$5,649,755.68
55-66	\$4.82	\$482,583.30	\$5,790,999.58
67-78	\$4.94	\$494,647.88	\$5,935,774.57
79-90	\$5.07	\$507,014.08	\$6,084,168.93
91-102	\$5.19	\$519,689.43	\$6,236,273.15
103-114	\$5.32	\$532,681.67	\$6,392,179.98
115-126	\$5.46	\$545,998.71	\$6,551,984.48

\*Rent Abatement applied to first six (6) months of the Initial Lease Term



## PROPERTY OVERVIEW

The newly constructed +/- 1,200,540 SF, class-A, cross-dock, warehouse and distribution center is situated on +/- 115.09 acres in North Little Rock, Arkansas. Located strategically on Highway 70, the Property is less than a mile away from Interstate 40, which provides direct access to downtown Little Rock (approximately 12 miles southwest), Memphis, Tennessee (approximately 130 miles east) and Dallas, Texas (approximately 330 miles southwest).

The warehouse and distribution center is equipped with 36' clear heights, 196 dock doors, 4 drive-ins, 788 trailer parking spaces, 250 car parking spaces and class-A building specifications. The Property is an integral part of Lowe's last-mile distribution strategy throughout the southeastern United States, providing direct support to their distribution and supply chain efforts in Arkansas and neighboring states such as Missouri, Tennessee, Mississippi, Louisiana, Oklahoma and Texas.

## PROPERTY OPERATIONS

As part of this strategy, Lowe's Companies is building a market-level delivery model that includes a network of 20 bulk distribution centers and approximately 90 cross-dock terminals, including the Lowe's Little Rock location. This new delivery infrastructure will streamline the distribution of large and bulky items, such as appliances, grills, and patio furniture and free up significant storage space in retail stores. This allows for faster delivery times to consumers and having inventory for products in higher demand for specific locations.

The newly constructed state-of-the-art Lowe's warehouse and distribution center provides Lowe's with distribution activities in Arkansas and neighboring states (Southern Missouri, West Tennessee, Mississippi, Louisiana, Oklahoma, and East Texas). The tenant's closest distribution facilities are in Nashville, Tennessee (approximately 340 miles away) and Birmingham, Alabama (375 miles away). The facility can accommodate up to 100,000 Square Feet of cross dock terminals ("XDT") space which gives this Lowe's facility last-mile capabilities. This facility is part of a broader \$1.7 billion comprehensive supply chain strategy by Lowe's Companies to fill online orders faster and optimize efficiency.

<b>Clear Height</b>	36'
<b>Configuration</b>	Cross-Dock
<b>Fire Protection</b>	ESFR Sprinkler System
<b>Office Area</b>	+/- 10,876 SF (0.91% of RSF)
<b>Square Feet</b>	+/- 1,200,540
<b>Site Acres</b>	+/- 115.09
<b>Trailer Parking</b>	788 Spots
<b>Car Parking</b>	250 Spots
<b>Building Dimension</b>	1,819' x 660'
<b>Dock Doors</b>	196 (120 docks equipped)
<b>Drive-In Doors</b>	4
<b>Bay Dimensions</b>	54' x 54'
<b>Speed Bay</b>	60'
<b>Roof Warranty</b>	15 Years
<b>Warehouse and Office Lighting</b>	LED, Minimum 25' Candles Illumination

Site Plan





# TENANT AND GUARANTOR OVERVIEW

Lowe's Home Centers, LLC, the Tenant, is a subsidiary of Lowe's Companies, Inc., the Guarantor. Lowe's Companies, Inc. (NYSE: LOW), headquartered in Mooresville, North Carolina, is a Fortune 50 home improvement company serving approximately 19 million customers weekly in the United States and Canada. Founded in 1946, Lowe's has become the second-largest home improvement retailer globally, with over 1,700 stores and more than 300,000 employees.

Lowe's offers a wide range of products for maintenance, repair, remodeling, and decorating across various categories, including appliances, home décor, lighting, lawn and garden, and more. The Company's extensive e-commerce platform complements its brick-and-mortar presence, allowing customers to shop online and pick up in-store or have products and appliances delivered directly to their homes.

To enhance its customer experience and drive operational efficiency, Lowe's is investing \$1.7 billion in a comprehensive supply chain transformation strategy to become a leading omnichannel retailer. As part of this strategy, Lowe's is building a market-level delivery model that includes a network of 20 bulk distribution centers and approximately 90 cross-dock terminals, including its Little Rock location. This new delivery infrastructure will streamline the distribution of large and bulky items, such as appliances, grills, and patio furniture, and free up significant storage space in retail stores.

The company continues to innovate by improving its online business and omnichannel capabilities while expanding its product offerings to meet the evolving needs of homeowners and professional contractors. As a key player in the home improvement industry, Lowe's has a significant real estate footprint across North America.

## BY THE NUMBERS:

**~300K**

Associates in the United States

**16M+**

Customer transactions per week

**\$86.4B**

Sales in 2023

FYE Feb 2024

# LOWE'S COMPANIES, INC. CONSOLIDATED FINANCIAL STATEMENTS

In Millions	Three Months Ended	
	8/2/2024	5/3/2024
Net Sales	\$23,586	\$21,364
Gross Margin	\$7,895	\$7,090
Operating Income	\$3,447	\$2,653
Net Earnings	\$2,383	\$1,755
EBITDA	\$6,683	\$5,030
Total Assets	\$44,934	\$45,365
Total Liabilities	\$58,697	\$59,971
Total Net Worth (Shareholders' Deficit)	\$(13,763)	\$(14,606)
Cash and Cash Equivalents, End of Period	\$4,360	\$3,237
Current Ratio	1.22	1.17

In Millions	Fiscal Year End	
	2/2/2024	2/3/2023
Net Sales	\$86,377	\$97,059
Gross Margin	\$28,844	\$32,257
Operating Income	\$11,557	\$10,159
Net Earnings	\$7,726	\$6,437
EBITDA	\$13,274	\$11,925
Total Assets	\$41,795	\$43,708
Total Liabilities	\$56,845	\$57,962
Total Net Worth (Shareholders' Deficit)	\$(15,050)	\$(14,254)
Cash and Cash Equivalents, End of Year	\$921	\$1,348
Current Ratio	1.23	1.10





# MARKET OVERVIEW

## North Little Rock Market Overview

The Little Rock MSA is the largest industrial market in Arkansas, totaling over 83.9 million square feet. The current vacancy rate remains low at 3.2%, thanks to limited speculative construction, despite the strong presence of the logistics and transportation industry. Little Rock's appeal to corporations stems from several advantages, including low corporate income taxes (recently voted to be reduced to 5.3%), an affordable cost of living, and a high quality of life. The City's excellent connectivity to other markets makes it an attractive hub for logistics and trade.

In the North Little Rock submarket, vacancies are tight, standing just above 3.6% as of August 2024, below the area's historical average and just above the MSA's vacancy rate. Industrial space here is in high demand, driven by its robust transportation infrastructure. Beyond Lowe's, major companies such as Amazon (3.4M SF), Dollar General (1.2M SF), L'Oreal USA (622K+ SF), and Tractor Supply Company (900K SF) have established large-scale distribution centers in North Little Rock and the surrounding areas. Dillard's, a Fortune 500 company based in Arkansas since the 1930s, operates a 314,279-square-foot distribution center in Mabelvale and a 785,823-square-foot fulfillment center in Maumelle.

North Little Rock's success in the logistics industry is supported by its strong transportation network. The city is located near the Bill and Hillary Clinton National Airport, which is serviced by Delta Airlines Cargo, Southwest Airlines Cargo, and UPS Air Cargo and offers direct flights to more than 15 major U.S. cities. Additionally, North Little Rock is positioned at the intersection of I-40, I-30, and I-440, facilitating seamless road transportation to major U.S. hubs, including Memphis, Dallas-Fort Worth, New Orleans, St. Louis, and Atlanta. The city's proximity to the Port of Little Rock further enhances its appeal, providing multimodal transportation options, including barge, rail, and truck services. The port is undergoing expansion, with over 900 acres of land acquired for new industrial sites, along with upgrades such as new additional rail tracks, moorings, and a rail-to-truck transload facility.

**2.0%**

Increase in the Little Rock MSA job market since 2023

**32.2%**

Predicted Job growth in the next 10 years

### TOP 10 NON-GOVERNMENT BUSINESSES

Company Name	Employees
University of Arkansas for Medical Sciences	9,100
Baptist Health	5,360
Little Rock Air Force Base	4,500
Arkansas Children's Hospital	4,000
Little Rock School District	3,500
Central Arkansas Veterans Health Care System	2,800
Entergy Arkansas	2,740
Pulaski County Special School District	2,700
AT&T	2,600
CHI St. Vincent	2,600



Source: CoStar, Port of Little Rock, Bill and Hillary National Clinton Airport, thv11 news





# MARKET OVERVIEW

## Commercial Trade Area

5 Miles Radius

POPULATION <b>12,518</b>	MEDIAN HOUSEHOLD INCOME <b>\$46,242</b>
MEDIAN AGE <b>36.6</b>	TOTAL EMPLOYEES <b>7,186</b>
MEDIAN HOME VALUE <b>\$143,086</b>	TOTAL BUSINESSES <b>450</b>

Source: SitesUSA





# MARKET OVERVIEW

## Little Rock Market Overview

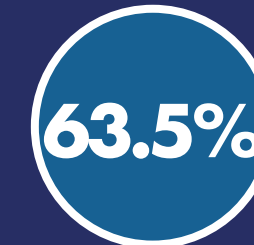
Little Rock, the state's capital city, is situated in central Arkansas. The Little Rock-North Little Rock-Conway Metropolitan Statistical Area ("Little Rock MSA") benefits from a thriving business climate supported by low corporate tax rates and an affordable cost of living. Several industries are prominent in Little Rock including healthcare, government, education, and manufacturing/distribution. Its strategic central location within the United States makes it a hub for logistics and transportation, significantly lowering companies' distribution costs and facilitating supply chain efficiency.

The Little Rock MSA has a growing population of over 766,000 residents, ensuring a consistent and reliable workforce. With one-third of adults having at least a bachelor's degree and 63.5% having at least some college education, the population is well-educated and skilled. Several institutions, such as the University of Arkansas at Little Rock, the University of Arkansas for Medical Sciences, and the University of Central Arkansas, contribute to its growing labor pool. The MSA's largest private employers include Baptist Health, Arkansas Children's Hospital, Entergy Arkansas, AT&T, Verizon Wireless, Dillard's (Fortune 500), Union Pacific Railroad, and Dassault Falcon Jet Corp.

Strategically located at the crossroads of major highways I-30 and I-40, the Little Rock MSA offers excellent connectivity to major markets across the country including Memphis, Dallas-Fort Worth, and Oklahoma City. Within a day, drivers can reach these cities as well as Atlanta, New Orleans, and St. Louis. It is also serviced by the Port of Little Rock, an inland river port that provides expanded access to trade routes via the Arkansas River. The port is serviced by Union Pacific, a Class I railroad, and Burlington Northern Santa Fe. The Bill and Hillary Clinton National Airport enhances the region's logistics infrastructure, offering numerous daily flights to key destinations. This connectivity fuels Little Rock's robust logistics and distribution activity, garnering large centers of operation from Dillard's (785K+ SF), Dollar General (1.2M SF built in 2024), Amazon (3.4M SF built in 2022), and Tractor Supply Company (900K SF built in 2023).



**97** Businesses with Headquarters in Pulaski County as of 2023



**63.5%** Population with Some College Education



**164** Distribution & Logistics Centers in Pulaski County as of 2022



**14.6%** Increase of Population in the past Decade



# MARKET OVERVIEW

## Connectivity Overview

Little Rock serves as a key logistics and transportation hub in the region. With its strategic location and extensive infrastructure, including an airport, highways, railroads, and a port, the city offers businesses and travelers seamless access to both regional and global markets. This connectivity supports Little Rock's growing role in commerce and industry, making it a strong location for distribution and manufacturing operations.



### BILL AND HILLARY CLINTON NATIONAL AIRPORT (LIT)

LIT offers nonstop flights to more than 16 destinations nationwide via Delta Airlines, Southwest Airlines, American Airlines, United Airlines, Frontier, and Allegiant. More than 1.1 million passengers passed through the airport in the first six months of 2024, a 6.66% increase from the same period in 2023.



### HIGHWAY CONNECTIVITY

Little Rock boasts excellent highway connectivity, making it a strategic location for accessing other regional markets. Situated at the intersection of Interstates 30 and 40, the city offers access to several major markets in the Southeast and Midwest within a day's drive, including Dallas-Fort Worth, Memphis, New Orleans, St. Louis, and Atlanta. In addition, Little Rock is served by local highways including Interstates 630 and 430 providing easy access around the metro.



### RAIL SYSTEM

The Little Rock area has two Class I railroads, Union Pacific Railroad (UP) and Burlington Northern Santa Fe Railway Company (BNSF). With service from the Port of Little Rock, this railway serves over twenty manufacturing, warehousing, and distribution companies in the district and numerous shippers across the region. The Port of Little Rock Railroad offers direct intermodal connections with the river terminal on the Arkansas River, enabling access to global markets via the McClellan-Kerr Arkansas River Navigation System through the international port at New Orleans, LA.



### PORT OF LITTLE ROCK

The Port of Little Rock, located along the Arkansas River, is also known as the McClellan-Kerr Arkansas River Navigation System, links shippers to global markets through the international port at New Orleans. The port's facilities handle 12 million tons annually including bulk, breakbulk, and containerized goods. The McClellan-Kerr System extends 445 miles from the Mississippi River to Tulsa, and boasts a year-round, ice-free channel for streamline shipping.

## Interactive Access Map

(Click the cities to see the flight, shipping, and drive time from Little Rock, AR)





# BID INSTRUCTIONS

## Terms of Purchase & Sale Agreement

Seller will accept bids to purchase in the form of an executed letter of intent (“LOI”) which includes the following terms:

**PURCHASE PRICE:** Purchase price for the Property and purchase cap rate (%).

**BIDDER QUALIFICATIONS:** An overview of the Bidders ownership structure and source of equity/debt that will be used to acquire the Property.

**EARNEST MONEY DEPOSIT:** Upon the execution of the Purchase and Sale Agreement (“PSA”), Purchaser shall deposit earnest money in an amount equal to three percent (3.00%) of the Purchase Price for the Property (“Deposit”). The Deposit shall be non-refundable upon completion of the due diligence period, except in the event of termination of the PSA due to Seller’s default.

**TERMS OF SALE:** All cash at Closing.

**DUE DILIGENCE MATERIALS REVIEW PERIOD:** Within 30 days after execution of the PSA.

**MATERIAL ADVERSE EFFECT:** Buyer’s right to terminate the Purchase and Sale Agreement shall be limited to the discovery of conditions not previously disclosed by Seller and which have a material adverse effect on the Property, if such conditions are not cured to Buyer’s reasonable satisfaction. Such right of termination shall not be available on account of conditions disclosed in the due diligence materials made available by Seller for review or otherwise known to Buyer prior to the execution of the Purchase Agreement.

**CLOSING DATE:** Shall occur the later of, 15 days after expiration of the Due Diligence Review Period, or 5 days after Lease Commencement Date.

**CLOSING COSTS:** Seller shall pay for Seller’s legal costs, and Seller’s brokerage fee. Buyer shall pay for Buyer’s legal costs, expenses pertaining to Buyer’s due diligence investigations, including any studies, title insurance premiums, appraisals, Buyer’s settlement agent costs, Bidder’s Broker fees (if any), transfer taxes and documentary stamp taxes. Other settlement costs shall be paid in accordance with the standard practice in the state of Arkansas.

**PURCHASE AND SALE AGREEMENT:** Seller shall deliver a draft PSA to Purchaser within five (5) days following LOI execution. PSA must be fully executed within 15 days, thereafter.

**BIDDER’S BROKER:** Bidder must identify the broker or advisor, if any, engaged by the bidder in connection with the proposed transaction (“Bidder’s Broker”). Bidder will pay Bidder’s Broker a fee as negotiated between bidder and Bidder’s Broker as Bidder’s Broker’s sole compensation regarding this transaction. Bidder shall be required to represent and warrant to Seller that Bidder’s Broker represents only the bidder in this transaction.

**ALL LOI’S MUST BE SUBMITTED TO THE NET LEASE GROUP ELECTRONICALLY.**







**ESMAEL HILL**

Managing Principal  
404.551.2068  
ehill@thenetleasegroup.com

**MARK LEWENSOHN**

Managing Director  
312.910.7806  
mlewensohn@thenetleasegroup.com

**C. ROSS WOOD**

VP, Net Lease Advisor  
404.551.2028  
rwood@thenetleasegroup.com

**MIKE KING**

VP, Net Lease Advisor  
404.282.1246  
mking@thenetleasegroup.com

**JOE DURKIN**

VP, Net Lease Advisor  
843.897.6978  
jdurkin@thenetleasegroup.com

**DANE BAILEY**

Senior Associate  
404.551.2013  
dbailey@thenetleasegroup.com



# THE NET LEASE GROUP

[www.thenetleasegroup.com](http://www.thenetleasegroup.com)