

THE DISTRICT AT PINNACLE HILLS

Rogers, Arkansas



GRUBB & ELLIS
Solomon Partners



TRACT 1
Acres: 10.13
Zoning: A-1
Price: Same as below

TRACT 2
Acres: 54.23
Zoning: C-2 and R-O
Price: As Receiver, all offers will be evaluated and considered. Receiver will review all offers and if the form of the offer and buyer have all been clearly identified, the offer will be submitted to court for a court decision on the matter. No official price for the land has been approved by court

For more information, please contact:
Paul Esterer
479.685.6612
pesterer@grubbellisar.com

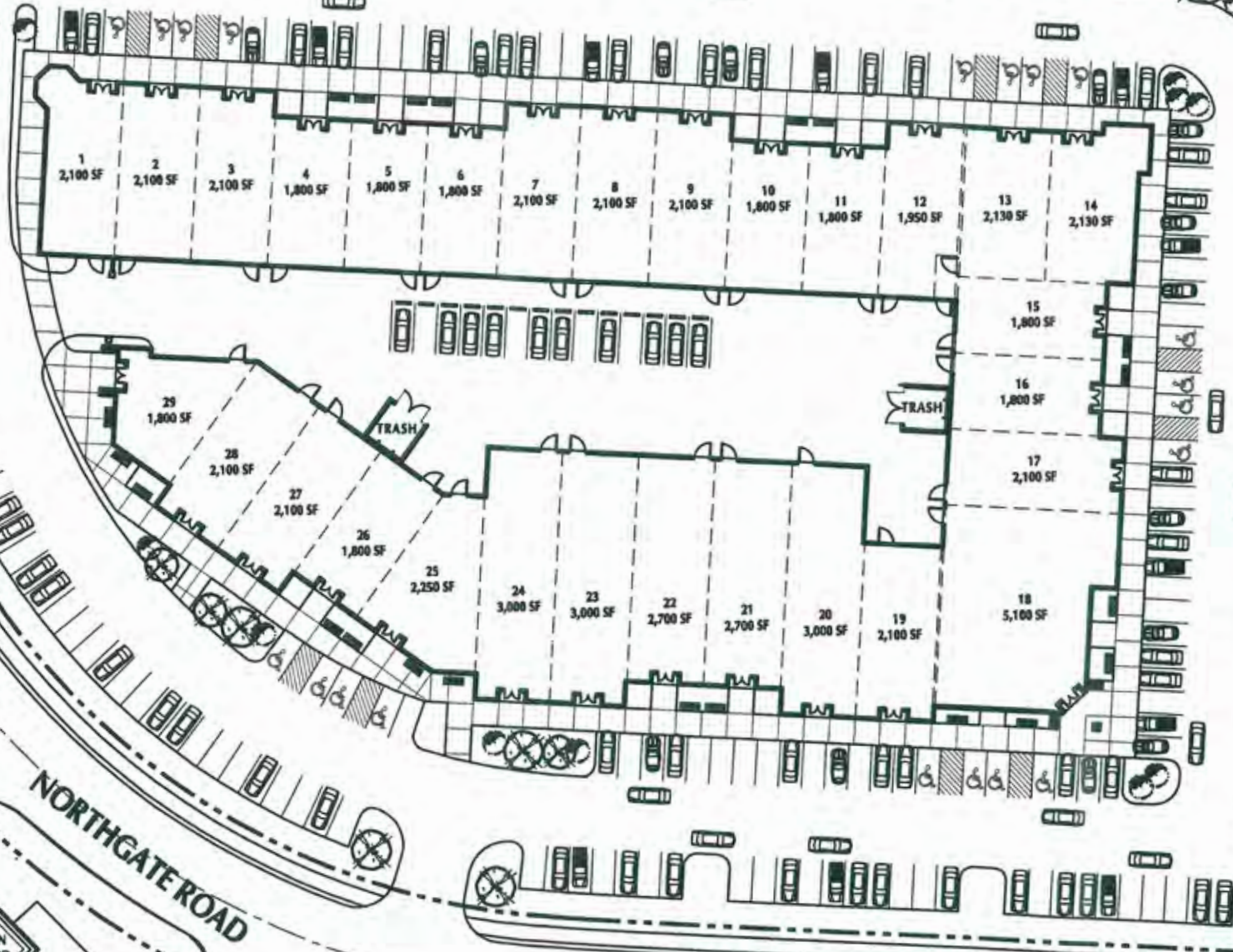
609 SW 8th Street, Suite 220
Bentonville, AR 72712
479.271.6118 main
479.250.4879 fax

The information contained herein was obtained from sources believed reliable, however, Grubb & Ellis | Solomon Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

PAULINE WHITAKER PARKWAY

RETAIL CENTER SIGN

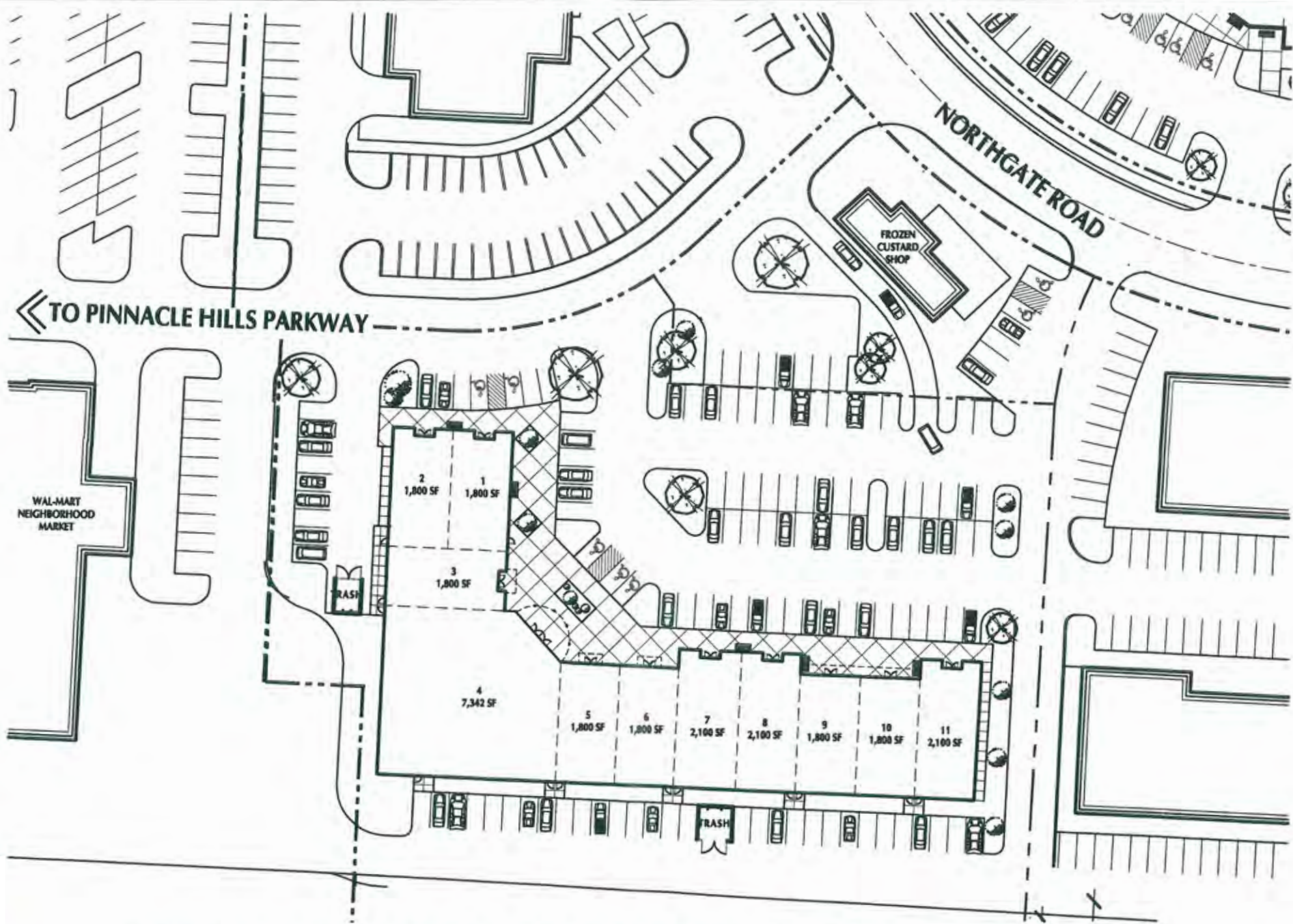
DEVELOPMENT SIGN



NORTHGATE ROAD

FROZEN CUSTARD SHOP

"THE DISTRICT-RETAIL CENTER I"



"THE DISTRICT-RETAIL CENTER II"



PAUL ESTERER

Paul Esterer is the Executive Broker, one of the managing members and founders of Grubb & Ellis | Solomon Partners in Northwest Arkansas, a regional Commercial Brokerage and Management Firm; and CEO and founder of Vanadis 3 Companies, a large real estate development, investment and consulting firm.

Paul has a B.S. in Finance from Southern Methodist University in Dallas, Texas and a M.B.A. from the University of Arkansas, Little Rock. With his combined experience in commercial real estate and financial analysis as a commercial banker for 10 years, he has risen to the top as a respected developer and broker in the real estate market.

Paul is active in local, state and federal legislative and governmental affairs in Arkansas to promote more effective economic development tools as evidenced by his co-founding Downtown Arkansas, a state-wide economic development group promoting these endeavors. Paul manages Tax Credit Funds for investors and clients, including Historic Tax Credits, Affordable Housing Credits and New Market Tax Credits. Paul is a frequent speaker at urban redevelopment and financial conferences across the United States. His accomplishments include:

- Housing Project of the Year Award – 1999, 2000 by the Arkansas Development Finance Authority; 2000 Urban Planning Award;
- In 2009, Arkansas Business recognized Vanadis's part as the core developer in the redevelopment of the Argenta District, downtown North Little Rock, Arkansas, which was voted as the #3 most dramatic redevelopment areas in Arkansas during the last 25 years;
- Housing projects have been featured on HGTV and the Wall Street Journal;
- In 2005, the State of Arkansas Historic Preservation Program awarded Vanadis' projects with Excellence in Preservation through Rehabilitation
- In 2007, "One to Watch Award" for business having a significant impact on the Arkansas economy.

Paul's experience and knowledge in all phases of real estate investment, operations and development make him a valuable asset in the operations of Grubb & Ellis | Solomon and Vanadis.

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OUR FIRM



GRUBB & ELLIS
Solomon Partners

OUR FIRM

In a vast market filled with commercial real estate firms seeking your business, we are determined to be the one firm that stands out from the rest. Founded in 2007, Solomon Partners has fast become a leader among real estate service providers by redefining the term 'full-service commercial real estate firm.' In encompassing a market that is continually evolving, we have recognized that power and strength are gained through solid partnerships. It is that recognition that has led us to join forces with Grubb & Ellis Company, one of the world's leading and most respected full-service commercial real estate organizations. This partnership, coupled with our use of state-of-the-art technology and information systems, has allowed us the capability and innovative insight to move forward and beyond in the real estate market.

How Do We Do It?

Our approach is based upon the formulation of a business model that is more responsive, client-focused and team driven. Grubb & Ellis | Solomon Partners recruits only the highest caliber real estate professionals, all of which are encouraged to join as shareholders and not just as employees. As shareholders, our team has a vested interest in the success and effectiveness of each and every one of your real estate transactions.

In response to clients' multi-market needs, local expertise and an endless range of global connections allows us to:

- Offer specialized services and provide unmatched retail expertise and the ability to handle complex transactions.
- Maintain an unmatched ability to tap into both the private and institutional markets by utilizing an infinite database of investors.
- Provide powerful representation by high-level experts skilled in both disposition and acquisition financing strategies, 1031 exchanges, debt and equity structuring, sales strategies and tax planning.
- Promise a team approach that gives every client the benefit of top talent for research and analysis, strategic planning, as set positioning and valuation, marketing, finance and high-level execution.
- Deliver a proprietary results-oriented marketing program that creates more competition, thus higher value for retail properties.
- Match through a 'trading floor' model, buyers and sellers in cooperation with a wide band of qualified outside brokers.
- Search through an international database of 1031 exchange buyers to give you the very best opportunities available.

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