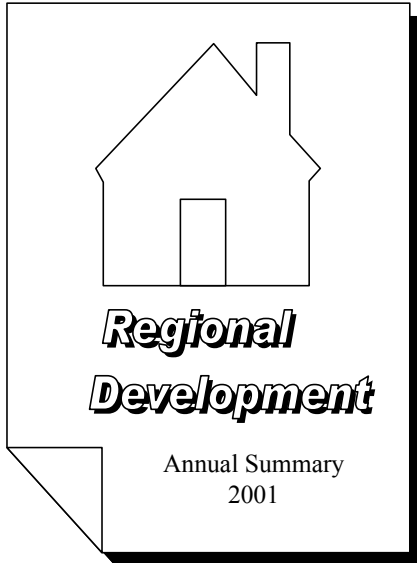


**NORTHWEST ARKANSAS  
REGIONAL PLANNING  
COMMISSION**

P.O. BOX 745, SPRINGDALE, ARKANSAS 72765  
TELEPHONE (501) 751-7125 FAX (501) 751-7150



**A CONTINUING REPORT ON REGIONAL DEVELOPMENT PUBLISHED BY THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION**

Financed by local governments in BENTON and WASHINGTON COUNTIES, the ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, and FEDERAL HIGHWAY ADMINISTRATION

**Year End  
2001**

**POPULATION CAPACITY BASED UPON DWELLING UNITS ADDED**

Prepared by Northwest Arkansas Regional Planning Commission

CITY/COUNTY # = Metro Cities	CENSUS 1990			CENSUS 2000			1990-2000 GROWTH		ADDED IN 2001		CAPACITY ESTIMATE	Pop. Increase per year	Five Year Population Projection
	Population	Units	Pop/DU	Population	Units	Pop/DU	Numerical Difference	% Change	Population	Units	Population	1990 to present	Projection
BENTON COUNTY (rural)	33,079	13,493	2.77	44,009	19,018	2.69	10,930	33.0%	-- not reported --		44,009	930.2	48,660.1
AVOCA	269	104	2.66	423	168	2.61	154	57.2%	13.1	5	462	16.4	544.3
BELLA VISTA (CDP)	9,083	5,391	2.08	16,582	8854	2.10	7,499	82.6%	707.7	337	17,762	738.7	21,455.5
BENTONVILLE #	11,257	4,482	2.64	19,730	7924	2.59	8,473	75.3%	3,030.3	1,170	23,480	1,040.3	28,681.7
BETHEL HEIGHTS #	281	113	2.75	714	261	2.84	433	154.1%	8.5	3	725	37.8	914.4
CAVE SPRINGS#	465	184	2.74	1,103	449	2.63	638	137.2%	13.2	5	1,148	58.1	1,438.2
CENTERTON #	491	186	2.92	2,146	796	2.94	1,655	337.1%	288.1	98	2,684	186.6	3,617.2
DECATUR	918	366	2.74	1,314	535	2.83	396	43.1%	2.8	1	1,317	33.9	1,486.5
Elm Springs # - Ben Co	0	0	---	13	5	2.69	13	---	0.0	0	13	1.1	18.5
GARFIELD	308	134	2.50	490	198	2.77	182	59.1%	0.0	0	490	15.5	567.4
GATEWAY	65	32	2.10	116	48	2.70	51	78.5%	0.0	0	116	4.3	137.7
GENTRY	1,726	684	2.67	2,165	930	2.57	439	25.4%	74.5	29	2,265	45.9	2,494.7
GRAVETTE	1,412	613	2.52	1,810	773	2.48	398	28.2%	39.7	16	1,884	40.2	2,085.4
HIGHFILL #	84	39	2.40	379	165	2.63	295	351.2%	2.6	1	384	25.6	512.0
LITTLE FLOCK #	944	362	2.79	2,585	1,083	2.52	1,641	173.8%	5.0	2	2,615	142.2	3,326.4
LOWELL #	1,224	513	2.58	5,013	2,044	2.62	3,789	309.6%	602.6	230	5,870	395.4	7,846.7
PEA RIDGE	1,620	638	2.68	2,346	927	2.63	726	44.8%	107.8	41	2,543	78.6	2,936.1
ROGERS #	24,692	10,291	2.54	38,829	14,836	2.74	14,137	57.3%	1,783.7	651	41,251	1,409.3	48,297.6
SILOAM SPRINGS	8,151	3,241	2.67	10,843	4,223	2.57	2,692	33.0%	421.5	164	11,450	280.7	12,853.1
SPRINGDALE # Ben Co	907	340	2.87	2,011	718	2.80	1,104	121.7%	403.2	144	2,414	128.3	3,055.6
SPRINGTOWN	0	0	---	114	47	2.78	114	---	0.0	0	114	9.7	162.5
SULPHUR SPRINGS	523	238	2.48	671	279	2.93	148	28.3%	2.9	1	674	12.8	738.2
COUNTY TOTALS	97,499	41,444	2.60	153,406	64,281	2.60	55,907	57.3%	7,534.8	2,898	163,754	5,639	191,948
Metro Area Portion	40,345	16,510	2.59	72,523	28,281	2.69	32,178	79.8%	6,198	2,304	80,649	3,430	97,800
WASHINGTON CO. (rural)	31,794	12,487	2.80	38,341	16,083	2.59	6,547	20.6%	0	0	38,341	557.2	41,127.0
ELKINS	692	288	2.59	1,251	518	2.58	559	80.8%	134.2	52	1,421	62.1	1,731.6
Elm Springs # - Wash Co.	893	351	2.69	1,031	383	2.69	138	15.5%	43.0	16	1,093	17.0	1,177.9
ELM SPRINGS # (Total)	893	351	2.69	1,044	410	2.69	151	16.9%	43.0	16	1,106	18.1	1,196.5
FARMINGTON#	1,322	537	2.62	3,605	1,390	2.70	2,283	172.7%	140.4	52	3,862	216.1	4,942.1
FAYETTEVILLE#	42,099	18,835	2.49	58,047	25,467	2.21	15,948	37.9%	1,509.4	683	60,471	1,563.6	68,289.4
GOSHEN	589	226	2.79	752	310	2.71	163	27.7%	32.5	12	798	17.8	887.0
GREENLAND#	757	318	2.79	907	361	2.71	150	19.8%	32.5	12	942	15.8	1,021.1
JOHNSON#	599	257	2.54	2,319	990	2.49	1,720	287.1%	29.9	12	2,396	153.0	3,161.0
LINCOLN	1,460	677	2.40	1,752	798	2.42	292	20.0%	19.4	8	1,781	27.3	1,917.7
PRAIRIE GROVE	1,761	773	2.49	2,540	1,054	2.53	779	44.2%	60.7	24	2,623	73.4	2,990.5
SPRINGDALE # - Wash Co	29,034	11,654	2.61	43,787	15,638	2.80	14,753	50.8%	1,825.6	652	47,312	1,555.6	55,090.2
SPRINGDALE # (Total)	29,941	11,994	2.62	45,798	16,962	2.80	15,857	53.0%	2,228.8	796	49,726	1,683.9	58,145.7
TONTITOWN#	460	187	2.64	942	368	2.68	482	104.8%	32.2	12	993	45.4	1,219.7
WEST FORK	1,607	612	2.79	2,042	800	2.72	435	27.1%	27.2	10	2,129	44.4	2,351.2
WINSLOW	342	147	2.78	399	170	2.70	57	16.7%	0.0	0	399	4.9	423.3
WASHINGTON COUNTY	113,409	47,349	2.61	157,715	64,330	2.52	44,306	39.1%	3,893	1,545	164,511	4,349.1	186,257.2
Metro Area Portion	75,164	32,139	2.55	110,638	44,597	2.37	35,474	47.2%	3,410	1,439	116,651	3,530.8	134,304.6
METRO AREA TOTAL	115,509	48,649	2.56	183,161	72,879	2.49	67,652	58.6%	9,320	3,743	197,000	6,935.4	231,677.6
REGIONAL TOTAL	210,908	88,793	2.61	311,121	128,611	2.56	100,213	47.5%	11,374	4,443	328,714	9,983.5	378,131.6

POPULATION CAPACITY = a city's potential population if all permits issued since the latest Census were built & occupied. CENSUS DATA is from the latest 10 Year Census reported by the U. S. Bureau of the Census. Rural data is not updated because neither county issues building permits or reports building activity. NWARPC: Year 2001

Growth Estimates are adjusted for latest Census and building permit data but not for births, deaths or migration. Bella Vista, although not an incorporated city, is a Census Designated Place (CDP).

The symbol "#" designates cities in the Metro Area Portion. Elm Springs and Springdale have populations located in both counties.

\* Census Day was April 1, 2000

### About Regional Development

The *Regional Development Summary Issue* is Northwest Arkansas Regional Planning Commission's annual report on development in the Region. Our data comes from public and private agencies involved in development in Benton and Washington Counties. For questions and comments please call 751-7125 or visit us at 406 N. Shiloh in Springdale. Our activities are on the web at [www.nwarpc.com](http://www.nwarpc.com).

*Regional Housing Reports are financed by local governments in BENTON and WASHINGTON COUNTIES, the ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT and the FEDERAL HIGHWAY ADMINISTRATION.*

### REGIONAL POPULATION CAPACITY BASED ON DWELLING UNITS ADDED: (FRONT COVER)

Population Capacity stands at 328,214 for the year 2001. Capacity is the population the Region would hold if all permits issued since the latest census were built and occupied.

The numbers do not reflect any changes from births, deaths, or in-migration.

The average population increase since the 1990 Census stands at 9,983 per year. Projecting this growth would give Northwest Arkansas a population of 378,131.6 in five years.

### PERMITS BY CITY AND COUNTY: TOTALS FOR THE YEAR 2001 TOTALS AND PERCENTAGES:

Regional permit value for 2001 was \$723,583,095 -- a 27% increase from year 2000. This indicates very strong construction activity for Northwest Arkansas. This building permit growth may be due to a significant drop in interest rates (see graphs on back cover).

Changes by category: RESIDENTIAL +36%, COMMERCIAL 0%, INDUSTRIAL +406%, PUBLIC +15%, ADDITIONS +8%, OTHER +48%.

### TRACKING POPULATION GROWTH IN CITIES OVER 5000

The following table shows the average population increase per year as an absolute number and as a percentage in the NWA larger cities since the 1990 Census:

Springdale	1,683.9	5.6%
Fayetteville	1,563.6	3.7%
Rogers	1,409.3	5.7%
Bentonville	1,040.3	9.2%
Lowell	395.4	32.3%
Siloam Springs	280.7	3.4%

Northwest Arkansas Regional Planning tracks regional development by Transportation Analysis Zones (TAZ). This TAZ information will help regional planners to determine current and future transportation demands. In past publications we displayed building Transportation Analysis Zone data tables for cities over 5000. For this 2001 publication we are making use of our new Geographic Information System (GIS) mapping technology by creating maps that display this information. The larger "centerfold" map in this publication displays the locations where Dwelling Units were permitted in 2001. A second one page map displays the locations where Commercial, Industrial, and Public buildings have been permitted. The building permit data tables by Transportation Analysis Zones for cities over 5000 population are available on our web site at [www.nwarpc.com](http://www.nwarpc.com).

### TOTAL PERMIT VALUES AS A PERCENT OF REGION

YEAR 2000	RESIDENTIAL	% of	COMMERCIAL	% of	INDUSTRIAL	% of	PUBLIC *	% of	ADDITIONS	% of	OTHER	% of	TOTALS	% of
	Value	REGION	Value	REGION	Value	REGION	Value	REGION	Value	REGION	Value	REGION	Value	REGION
BELLA VISTA	\$45,730,000	10.9%	Data for these categories is not available for Bella Vista											
BENTONVILLE	\$102,897,000	24.6%	\$37,624,000	21.7%	\$0	0.0%	\$0	0.0%	\$8,263,577	19.6%	\$1,176,082	3.1%	\$149,960,659	20.7%
FAYETTEVILLE	\$60,525,484	14.4%	\$20,552,203	11.9%	\$279,800	1.0%	\$6,700,851	30.4%	\$9,879,016	23.4%	\$14,601,986	38.0%	\$112,539,340	15.6%
LOWELL	\$29,425,131	7.0%	\$4,811,156	2.8%	\$1,616,724	5.6%	\$0	0.0%	\$109,560	0.3%	\$518,954	1.4%	\$36,481,525	5.0%
ROGERS	\$70,734,482	16.9%	\$71,632,348	41.3%	\$6,483,000	22.6%	\$187,000	0.8%	\$6,063,032	14.4%	\$13,997,151	36.4%	\$169,097,013	23.4%
SILOAM SPGS	\$10,201,330	2.4%	\$7,471,000	4.3%	\$2,212,000	7.7%	\$1,369,000	6.2%	\$6,705,083	15.9%	\$1,243,432	3.2%	\$29,201,845	4.0%
SPRINGDALE	\$63,393,475	15.1%	\$14,375,951	8.3%	\$0	0.0%	\$6,257,855	28.4%	\$8,655,972	20.5%	\$5,511,365	14.4%	\$98,194,618	13.6%
OTHER CITIES	\$35,968,711	8.6%	\$16,905,783	9.8%	\$18,109,000	63.1%	\$7,528,917	34.2%	\$2,512,097	6.0%	\$1,353,587	3.5%	\$82,378,095	11.4%
BENTON CO.	\$274,648,795	65.6%	\$127,239,527	73.4%	\$28,380,724	98.9%	\$2,144,317	9.7%	\$21,593,152	51.2%	\$17,553,914	45.7%	\$471,560,429	65.2%
WASHINGTON	\$144,226,818	34.4%	\$46,132,914	26.6%	\$319,800	1.1%	\$19,899,306	90.3%	\$20,595,185	48.8%	\$20,848,643	54.3%	\$252,022,666	34.8%
REGION	\$418,875,613	100.0%	\$173,372,441	100.0%	\$28,700,524	100.0%	\$22,043,623	100.0%	\$42,188,337	100.0%	\$38,402,557	100.0%	\$723,583,095	100.0%

NWARPC

YEAR 2001

**NORTHWEST ARKANSAS CITY BUILDING PERMIT TOTALS**

**YEAR 2001**

CITY/COUNTY	RESIDENTIAL			COMMERCIAL		INDUSTRIAL		PUBLIC		ADDITIONS		OTHER		TOTALS		% of Region
	% Change	DU	No. Value	No. Value	No. Value	No. Value	No. Value	No. Value	No. Value	No. Value	No. Value	No. Value	No. Value	No. Value		
AVOCA		5	5 465,400	0	0	0	0	1	227,783	0	0	0	0	6	693,183	0.1%
%Chg	-58%	-58%	0	-100%	-100%	---	---	---	---	-100%	-100%	---	---	-57%	-21%	
BELLA VISTA		337	337 45,730,000	0	0	0	0	0	0	0	0	0	0	337	\$45,730,000	5.8%
%Chg	11%	11%	0	---	---	---	---	---	---	---	---	---	---	---	---	
BENTONVILLE		1,170	591 102,897,000	52	37,624,000	0	0	0	0	148	8,263,577	37	1,176,082	828	\$149,960,659	14.5%
%Chg	187%	52%	1	18%	18%	---	---	---	---	3%	-56%	12%	82%	36%	43%	
BETHEL HTS		3	3 518,561	2	185,123	0	0	1	335,734	3	33,750	5	89,700	14	\$1,162,868	0.2%
%Chg	50%	-25%	0	-60%	-70%	---	---	---	---	50%	238%	25%	-2%	-7%	-20%	
CAVE SPGS		5	5 550,700	2	100,000	0	0	0	0	0	0	10	138,640	17	\$789,340	0.4%
%Chg	-69%	-69%	-1	100%	25%	---	---	---	---	-100%	-100%	233%	794%	-35%	-72%	
CENTERTON		98	98 8,426,000	2	308,500	0	0	0	0	0	0	2	40,000	102	\$8,774,500	1.2%
%Chg	-2%	-2%	0	0%	-48%	---	---	---	---	---	---	-60%	-76%	-5%	-1%	
DECATUR		1	1 65,000	3	385,000	0	0	0	0	1	20,000	1	2,000	6	\$472,000	0.3%
%Chg	---	---	---	50%	2165%	-100%	-100%	---	---	0%	-43%	-67%	-83%	-14%	-81%	
GENTRY		29	17 1,401,500	3	2,069,700	1	18,000,000	1	20,000	2	76,950	21	85,189	45	\$21,653,339	0.3%
%Chg	142%	89%	1	-50%	3408%	---	---	0%	-99%	-33%	1777%	31%	53%	29%	872%	
GRAVETTE		16	16 856,000	4	2,272,900	2	65,000	1	4,800	5	38,200	25	106,806	53	\$3,343,706	0.2%
%Chg	-16%	-16%	0	100%	596%	---	---	---	---	-38%	-38%	0%	17%	-2%	140%	
HIGHFILL		1	1 162,000	0	0	0	0	0	0	0	0	2	29000	3	191000	0.0%
% Chg	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
LITTLE FLOCK		2	2 368,000	1	150,000	1	4,000	0	0	4	275,000	10	101,460	18	\$898,460	0.4%
%Chg	-80%	-80%	-1	-67%	-63%	---	---	-100%	-100%	-56%	-17%	-23%	-48%	-50%	-66%	
LOWELL		230	225 29,425,131	7	4,811,156	2	1,616,724	0	0	4	109,560	16	518,954	254	\$36,481,525	3.4%
%Chg	95%	91%	1	-70%	-42%	-67%	34%	-100%	-100%	-67%	-66%	33%	134%	46%	50%	
PEA RIDGE		41	41 2,825,691	3	229,800	0	0	0	0	1	8,000	5	25,500	50	\$3,088,991	0.4%
%Chg	0%	0%	0	200%	2%	---	---	---	---	-75%	-88%	-50%	-88%	-11%	16%	
ROGERS		651	397 70,734,482	60	71,632,348	3	6,483,000	1	187,000	184	6,063,032	381	13,997,151	1,026	\$169,097,013	9.7%
%Chg	113%	35%	1	-18%	200%	---	---	0%	-95%	64%	56%	333%	278%	80%	142%	
SILOAM SPGS		164	133 10,201,330	11	7,471,000	1	2,212,000	2	1,369,000	35	6,705,083	43	1,243,432	225	\$29,201,845	3.5%
%Chg	102%	64%	1	-8%	5%	-86%	18%	-50%	-85%	3%	988%	34%	183%	32%	14%	
SULPHUR SPGS		1	1 22,000	0	0	0	0	0	0	0	0	0	0	1	\$22,000	0.0%
%Chg	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
BENTON CO.		2,754	1,873 274,648,795	150	\$127,239,527	10	\$28,380,724	7	\$2,144,317	387	\$21,593,152	558	\$17,553,914	2,985	\$471,560,429	65.2%
%Chg	93%	34%	1	-14%	73%	-29%	418%	-30%	-86%	16%	-10%	129%	200%	37%	62%	
ELKINS		52	31 3,158,681	0	0	0	0	1	392,600	5	129,800	5	36,252	42	\$3,717,333	0.3%
%Chg	206%	82%	1	-100%	-100%	---	---	0%	9715%	0%	30%	0%	-6%	35%	102%	
ELM SPRINGS		16	16 2,976,398	0	0	0	0	0	0	3	88,100	6	117,050	25	\$3,181,548	0.2%
%Chg	60%	60%	1	---	---	---	---	---	---	200%	126%	-14%	-30%	39%	88%	
FARMINGTON		52	37 3,376,000	1	328,320	0	0	2	3,420,000	9	248,547	25	237,160	74	\$7,610,027	0.9%
%Chg	-21%	-21%	0	-86%	-61%	---	---	100%	848%	125%	249%	79%	134%	1%	15%	
FAYETTEVILLE		683	337 60,525,484	38	20,552,203	1	279,800	4	6,700,851	78	9,879,016	356	14,601,986	814	\$112,539,340	19.8%
%Chg	24%	-7%	0	27%	-71%	0%	47%	300%	83661%	-1%	81%	13%	7%	3%	-21%	
GOSHEN		12	12 2,933,000	1	120,000	0	0	0	0	1	35,000	0	0	14	\$3,088,000	0.4%
%Chg	50%	50%	2	---	---	---	---	---	---	-67%	39%	-100%	-100%	17%	195%	
GREENLAND		12	12 668,000	0	0	0	0	1	1,300,000	1	25,000	0	0	14	\$1,993,000	0.1%
%Chg	300%	140%	1	-100%	-100%	---	---	---	---	-67%	9%	-100%	-100%	27%	186%	
JOHNSON		12	12 1,426,700	11	3,859,000	0	0	0	0	1	57,000	1	22,500	25	\$5,365,200	0.7%
%Chg	-67%	-67%	-1	120%	290%	---	---	---	---	-50%	143%	-83%	-74%	-49%	12%	
LINCOLN		8	8 487,080	0	0	0	0	0	0	1	6,900	7	119,580	16	\$613,560	0.1%
%Chg	60%	60%	1	-100%	-100%	---	---	---	---	-50%	-93%	-53%	244%	-30%	-43%	
PRAIRIE GROVE		24	22 2,282,000	1	280,000	1	40,000	0	0	1	6,000	4	43,500	29	\$2,651,500	0.2%
%Chg	20%	57%	1	-67%	62%	---	---	-100%	-100%	-67%	-57%	-33%	-40%	7%	60%	
SPRINGDALE		796	556 63,393,475	40	14,375,951	0	0	2	6,257,855	145	8,655,972	144	5,511,365	887	\$98,194,618	15.4%
%Chg	-19%	11%	0	-23%	-40%	---	---	0%	65%	28%	-2%	-1%	-4%	9%	-12%	
TONTITOWN		12	12 2,109,000	10	6,545,440	0	0	1	130,000	9	1,250,650	3	121,000	35	\$10,156,090	0.5%
%Chg	71%	71%	1	11%	178%	---	---	---	---	800%	1290%	50%	-18%	84%	165%	
WEST FORK		10	10 891,000	2	72,000	0	0	1	1,698,000	12	213,200	14	38,250	39	\$2,912,450	0.3%
%Chg	-64%	-64%	0	100%	-40%	---	---	0%	758%	20%	313%	367%	-9%	-9%	46%	
WINSLOW		0	0 0	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0%
%Chg	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
WASHINGTON		1,689	1,065 144,226,818	104	\$46,132,914	2	\$319,800	12	\$19,899,306	266	\$20,595,185	565	\$20,848,643	2,014	\$252,022,666	34.8%
%Chg	-3%	2%	0	-8%	-54%	100%	68%	71%	352%	18%	39%	8%	3%	6%	-10%	
REGION		4,443	2,938 418,875,613	254	\$173,372,441	12	28,700,524	19	22,043,623	653	42,188,337	1,123	38,402,557	4,999	\$723,583,095	100.0%
%Chg	41%	21%	36%	-12%	0%	-20%	406%	12%	15%	16%	8%	47%	48%	22%	27%	

## DWELLING UNIT COMPARISONS

Year 2001		Compared to			Year 2000		
Dashes --- indicate no activity in comparison period							
CITIES	ONE FAMILY	TWO FAMILY	MULTI- FAMILY	TOTAL	% OF COUNTY	% OF REGION	
AVOCA	5	0	0	5	0.2%	0.1%	
%Chg	-58%	---	---	-58%			
BELLA VISTA	337	0	0	337	12.2%	7.6%	
%Chg	11%	---	---	11%			
BENTONVILLE	524	6	640	1170	42.5%	26.3%	
%Chg	38%	200%	2567%	187%			
BETHEL HTS	3	0	0	3	0.1%	0.1%	
%Chg	50%	---	---	50%			
CAVE SPGS	5	0	0	5	0.2%	0.1%	
%Chg	-69%	---	---	-69%			
CENTERTON	98	0	0	98	3.6%	2.2%	
%Chg	-2%	---	---	-2%			
DECATUR	1	0	0	1	0.0%	0.0%	
%Chg	---	---	---	---			
GENTRY	13	0	16	29	1.1%	0.7%	
%Chg	63%	---	300%	142%			
GRAVETTE	16	0	0	16	0.6%	0.4%	
%Chg	-16%	---	---	-16%			
HIGHFILL	1	0	0	1	1.9%	0.0%	
%Chg	---	---	---	---			
LITTLE FLOCK	2	0	0	2	0.1%	0.0%	
%Chg	-80%	---	---	-80%			
LOWELL	220	0	10	230	8.4%	5.2%	
%Chg	86%	---	---	95%			
PEA RIDGE	41	0	0	41	1.5%	0.9%	
%Chg	0%	---	---	0%			
ROGERS	395	2	254	651	23.6%	14.7%	
%Chg	34%	---	2209%	113%			
SILOAM SPGS	121	18	25	164	6.0%	3.7%	
%Chg	49%	---	---	102%			
SULPHUR SPGS	1	0	0	1	0.0%	0.0%	
%Chg	---	---	---	---			
BENTON CO.	1,783	26	945	2,754	100.0%	62.0%	
%Chg	29%	1200%	2323%	93%			
ELKINS	29	0	23	52	1.9%	1.2%	
%Chg	71%	---	---	206%			
ELM SPRINGS	16	0	0	16	0.9%	0.4%	
%Chg	60%	---	---	60%			
FARMINGTON	29	6	17	52	3.1%	1.2%	
%Chg	-19%	-57%	6%	-21%			
FAYETTEVILLE	269	50	364	683	40.4%	15.4%	
%Chg	-16%	79%	78%	24%			
GOSHEN	12	0	0	12	0.7%	0.3%	
%Chg	71%	---	---	71%			
GREENLAND	12	0	0	12	0.7%	0.3%	
%Chg	300%	---	---	300%			
JOHNSON	12	0	0	12	0.7%	0.3%	
%Chg	-67%	---	---	-67%			
LINCOLN	8	0	0	8	0.5%	0.2%	
%Chg	60%	---	---	60%			
PRAIRIE GROVE	21	0	3	24	1.4%	0.5%	
%Chg	75%	---	-63%	20%			
SPRINGDALE	531	6	259	796	47.1%	17.9%	
%Chg	16%	-25%	-50%	-19%			
TONTITOWN	12	0	0	12	0.7%	0.3%	
%Chg	71%	---	---	71%			
WESTFORK	10	0	0	10	0.6%	0.2%	
%Chg	-64%	---	---	-64%			
WINSLOW	0	0	0	0	0.0%	0.0%	
%Chg	---	---	---	---			
WASHINGTON	961	62	666	1,689	100.0%	38.0%	
%Chg	3%	24%	-11%	-3%			
REGION	2,744	88	1,611	4,443	100.0%	100.0%	
%Chg	18%	69%	105%	41%			

## RESIDENTIAL COST ANALYSIS

The "Residential Cost Analysis" table below shows average construction cost and square footage data for the Region's incorporated cities over 5,000 population.\* (Bella Vista, a Census Designated Place, is also included in this analysis). The information comes from development reports received in 2001.

Types are abbreviated as follows:

1F = Single Family, 2F = Duplex, MF = Multifamily, and 0-35F = single family permit value below \$35,000 indicates Affordable Housing production.

**NOTE: Construction Costs do not include costs for Land, Sales or Profit.**

DWELLING UNIT ANALYSIS				YEAR 2001		
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	DWELLING	SQ FT	BLDG	DWEL
<b>BELLAVISTA</b>						
0-35 1F	0.0%	---	---	---	---	---
1F	100.0%	\$135,697	\$135,697	\$68.39	1,984.1	1,984.1
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
% (Reg)	11.4%	\$135,697	\$135,697	\$68.39	1,984.1	1,984.1
<b>BENTONVILLE</b>						
0-35 1F	0.0%	---	---	---	---	---
1F	72.9%	\$143,229	\$143,229	\$59.09	2,424.0	2,424.0
2F	0.5%	\$184,000	\$92,000	\$61.17	3,008.0	1,504.0
MF	26.5%	\$426,453	\$42,645	\$54.75	7,789.7	779.0
% (Reg)	25.7%	\$174,107	\$87,946	\$57.88	3,008.0	1,519.4
<b>FAYETTEVILLE</b>						
0-35 1F	0.0%	---	---	---	---	---
1F	64.1%	\$144,135	\$144,135	\$65.54	2,199.2	2,199.2
2F	6.3%	\$153,391	\$76,695	\$60.49	2,535.8	1,267.9
MF	29.6%	\$416,705	\$49,226	\$55.38	7,524.0	888.8
% (Reg)	15.1%	\$179,601	\$88,617	\$61.85	2,903.6	1,432.7
<b>LOWELL</b>						
0-35 1F	0.0%	---	---	---	---	---
1F	96.4%	\$128,878	\$128,878	\$65.79	1,958.9	1,958.9
2F	3.6%	\$214,410	\$107,205	\$60.76	3,528.8	1,764.4
MF	0.0%	---	---	---	---	---
% (Reg)	7.4%	\$130,778	\$127,935	\$65.59	1,993.8	1,950.4
<b>ROGERS</b>						
0-35 1F	0.0%	---	---	---	---	---
1F	81.5%	\$145,961	\$145,961	\$59.96	2,434.1	2,434.1
2F	0.1%	---	---	---	---	---
MF	18.4%	\$541,667	\$51,181	\$49.12	11,027.1	1,041.9
% (Reg)	17.7%	\$168,415	\$108,655	\$57.59	2,924.6	1,886.8
<b>SILOAM SPRINGS</b>						
0-35 1F	0.0%	---	---	---	---	---
1F	85.9%	\$72,437	\$72,437	\$38.33	1,889.9	1,889.9
2F	8.2%	---	---	---	---	---
MF	5.8%	---	---	---	---	---
% (Reg)	2.6%	\$76,702	\$62,203	\$37.46	2,047.5	1,660.4
<b>SPRINGDALE</b>						
0-35 1F	0.0%	---	---	---	---	---
1F	85.6%	\$102,164	\$102,164	\$46.99	2,174.2	2,174.2
2F	0.5%	\$105,899	\$52,949	\$45.65	2,320.0	1,160.0
MF	13.9%	\$401,212	\$34,080	\$45.38	8,840.5	750.9
% (Reg)	15.9%	\$114,017	\$79,640	\$46.75	2,438.7	1,703.4
<b>REGIONAL SUMMARY</b>						
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	DWELLING	SQ FT	BLDG	DWEL
<b>CITIES OVER 5000 POPULATION</b>						
0-35 1F	0.0%	---	---	---	---	---
1F	79.6%	\$128,530	\$120,755	\$57.67	2,228.6	2,093.8
2F	1.8%	\$145,576	\$72,788	\$54.95	2,649.1	1,324.6
MF	18.6%	\$433,554	\$43,862	\$51.94	8,347.5	844.5
% (Reg)	91.0%	\$148,240	\$90,246	\$56.46	2,625.5	1,598.3
<b>CITIES UNDER 5000 POPULATION</b>						
0-35 1F	0.3%	\$34,693	\$34,693	\$28.28	1,226.7	1,226.7
1F	92.4%	\$95,805	\$95,805	\$51.37	1,865.1	1,865.1
2F	1.0%	\$120,667	\$60,333	\$44.99	2,682.0	1,341.0
MF	6.6%	\$196,870	\$40,041	\$41.37	4,759.1	967.9
% (Reg)	9.0%	\$99,361	\$87,303	\$50.49	1,967.8	1,729.0
<b>REGION</b>						
0-35 1F	0.0%	\$34,693	\$34,693	\$28.28	1,226.7	1,226.7
1F	80.7%	\$124,161	\$117,600	\$56.95	2,180.1	2,064.9
2F	1.8%	\$144,051	\$72,026	\$54.34	2,651.1	1,325.6
MF	17.5%	\$416,648	\$43,721	\$51.49	8,091.2	849.0
% (Reg)	100.0%	\$141,956	\$89,973	\$55.87	2,540.9	1,610.5

\*0-35 1F = Single Family 0-35,000 1F = All Single Family 2F = Duplex MF = Multifamily

**SINGLE FAMILY COST COMPARISONS**

For Cities in Northwest Arkansas over 5000 population for Year 2001

<b>BELLA VISTA</b>						<b>ROGERS</b>					
Cost Ranges	TOTAL	% of All 1 Family DUs	AVERAGE			Cost Ranges	TOTAL	% of All 1 Family DUs	AVERAGE		
(\$ in Thousands)			Cost	Sq. Ft.	\$/Sq. Ft.	(\$ in Thousands)			Cost	Sq. Ft.	\$/Sq. Ft.
\$0-\$34.9	337	100.0%	\$135,697	1,984	\$67.71	\$0-\$34.9	395	99.7%	\$145,961	2,352	\$62.03
\$35-\$49.9	0	---	---	---	---	\$35-\$49.9	2	0.5%	\$49,490	1,048	\$47.22
\$50-\$74.9	14	4.2%	\$63,929	1,288	\$50.41	\$50-\$74.9	55	13.9%	\$64,096	1,463	\$46.72
\$75-\$99.9	100	29.7%	\$89,210	1,531	\$59.23	\$75-\$99.9	49	12.4%	\$88,090	1,437	\$63.31
\$100-\$149.9	109	32.3%	\$119,312	1,797	\$67.46	\$100-\$149.9	119	30.1%	\$130,087	2,038	\$64.46
\$150-\$199.9	72	21.4%	\$167,583	2,367	\$73.15	\$150-\$199.9	111	28.0%	\$170,800	2,657	\$64.82
\$200-\$299.9	35	10.4%	\$238,514	3,018	\$82.29	\$200-\$299.9	49	12.4%	\$230,387	3,625	\$65.34
\$300-\$399.9	5	1.5%	\$312,000	3,502	\$91.33	\$300-\$399.9	6	1.5%	\$350,846	5,076	\$69.38
\$400-\$499.9	1	0.3%	\$400,000	3,403	\$117.54	\$400-\$499.9	3	0.8%	\$443,269	7,535	\$60.86
\$500+	1	0.3%	\$535,000	4,625	\$115.68	\$500+	1	0.3%	\$550,800	8,100	\$68.00

<b>BENTONVILLE</b>						<b>SILOAM SPRINGS</b>					
Cost Ranges	TOTAL	% of All 1 Family DUs	AVERAGE			Cost Ranges	TOTAL	% of All 1 Family DUs	AVERAGE		
(\$ in Thousands)			Cost	Sq. Ft.	\$/Sq. Ft.	(\$ in Thousands)			Cost	Sq. Ft.	\$/Sq. Ft.
\$0-\$34.9	524	100.0%	\$143,229	2,424	\$58.38	\$0-\$34.9	121	100.0%	\$72,437	1,890	\$37.13
\$35-\$49.9	0	---	---	---	---	\$35-\$49.9	1	0.8%	\$8,800	600	\$14.67
\$50-\$74.9	63	12.0%	\$70,413	1,601	\$44.08	\$50-\$74.9	39	32.2%	\$44,000	1,540	\$28.83
\$75-\$99.9	55	10.5%	\$80,909	1,814	\$44.61	\$50-\$74.9	42	34.7%	\$61,239	1,667	\$37.31
\$100-\$149.9	210	40.1%	\$128,062	2,081	\$61.54	\$75-\$99.9	13	10.7%	\$85,462	2,045	\$42.29
\$150-\$199.9	125	23.9%	\$167,408	2,736	\$61.46	\$100-\$149.9	19	15.7%	\$116,947	2,599	\$45.77
\$200-\$299.9	54	10.3%	\$230,667	3,635	\$63.86	\$150-\$199.9	7	5.8%	\$162,143	3,152	\$52.53
\$300-\$399.9	11	2.1%	\$332,182	5,326	\$62.41	\$200-\$299.9	0	---	---	---	---
\$400-\$499.9	2	0.4%	\$426,500	7,005	\$61.04	\$300-\$399.9	0	---	---	---	---
\$500+	2	0.4%	\$652,000	10,332	\$63.18	\$400-\$499.9	0	---	---	---	---
						\$500+	0	---	---	---	---

<b>FAYETTEVILLE</b>						<b>SPRINGDALE</b>					
Cost Ranges	TOTAL	% of All 1 Family DUs	AVERAGE			Cost Ranges	TOTAL	% of All 1 Family DUs	AVERAGE		
(\$ in Thousands)			Cost	Sq. Ft.	\$/Sq. Ft.	(\$ in Thousands)			Cost	Sq. Ft.	\$/Sq. Ft.
\$0-\$34.9	269	100.0%	\$144,135	2,199	\$64.14	\$0-\$34.9	531	100.2%	\$102,164	2,174	\$47.22
\$35-\$49.9	0	---	---	---	---	\$0-\$34.9	7	1.3%	\$25,469	1,170	\$22.00
\$50-\$74.9	14	5.2%	\$65,933	1,227	\$53.65	\$35-\$49.9	0	0.0%	---	---	---
\$75-\$99.9	85	31.6%	\$85,250	1,446	\$59.61	\$50-\$74.9	97	18.3%	\$69,423	1,565	\$44.81
\$100-\$149.9	72	26.8%	\$124,618	2,148	\$58.22	\$75-\$99.9	219	41.3%	\$86,476	1,865	\$46.52
\$150-\$199.9	52	19.3%	\$171,148	2,734	\$63.39	\$100-\$149.9	165	31.1%	\$117,779	2,505	\$47.92
\$200-\$299.9	36	13.4%	\$231,197	2,977	\$83.68	\$150-\$199.9	29	5.5%	\$170,719	3,608	\$47.35
\$300-\$399.9	7	2.6%	\$338,686	4,269	\$84.30	\$200-\$299.9	11	2.1%	\$232,296	4,705	\$49.95
\$400-\$499.9	0	0.0%	---	---	---	\$300-\$399.9	2	0.4%	\$349,420	7,376	\$47.42
\$500+	3	1.1%	\$678,984	5,884	\$115.40	\$400-\$499.9	0	0.0%	---	---	---
						\$500+	1	0.2%	\$759,999	1,660	\$457.83

<b>LOWELL</b>						<b>TOTAL of all Cities over 5000</b>					
Cost Ranges	TOTAL	% of All 1 Family DUs	AVERAGE			Cost Ranges	TOTAL	% of All 1 Family DUs	AVERAGE		
(\$ in Thousands)			Cost	Sq. Ft.	\$/Sq. Ft.	(\$ in Thousands)			Cost	Sq. Ft.	\$/Sq. Ft.
\$0-\$34.9	220	99.5%	\$128,878	1,959	\$65.92	\$0-\$34.9	2,397	452.3%	\$128,734	2,201	\$57.97
\$35-\$49.9	0	---	---	---	---	\$0-\$34.9	8	1.5%	\$23,385	1,099	\$21.09
\$50-\$74.9	1	0.5%	\$48,470	720	\$67.32	\$35-\$49.9	44	0.0%	\$44,169	1,476	\$31.09
\$75-\$99.9	0	---	---	---	---	\$50-\$74.9	285	53.8%	\$66,966	1,538	\$44.62
\$100-\$149.9	2	0.9%	\$97,655	1,557	\$62.72	\$75-\$99.9	523	98.7%	\$86,383	1,691	\$52.41
\$150-\$199.9	197	89.1%	\$119,866	1,819	\$66.01	\$100-\$149.9	891	168.1%	\$123,030	2,078	\$60.52
\$200-\$299.9	11	5.0%	\$170,812	2,706	\$63.93	\$150-\$199.9	407	76.8%	\$169,079	2,718	\$63.60
\$300-\$399.9	4	1.8%	\$234,694	3,708	\$63.47	\$200-\$299.9	189	35.7%	\$232,329	3,457	\$70.61
\$400-\$499.9	5	2.3%	\$335,580	4,825	\$69.74	\$300-\$399.9	36	6.8%	\$335,184	4,870	\$72.03
\$500+	0	---	---	---	---	\$400-\$499.9	6	1.1%	\$430,468	6,670	\$70.36
						\$500+	8	1.5%	\$648,344	6,588	\$139.26

Single Family Costs include ONLY material and labor costs from building permits.

Source: NWARPC

Year 2001

Note: The U. S. Department of Housing and Urban Development's definition of affordable housing states that a house or apartment is affordable if it consumes no more than 30 percent of a household's income. The median household income for NWA was \$24,463 in 1989. Census 2000 median income figures are expected to be released in May, 2002.

## SUBDIVISIONS AND LARGE SCALE DEVELOPMENT

The Regional Planning Commission collects information on Large Scale Developments and Subdivision plats in the two county area. These Plats are also located by Transportation Analysis Zones (TAZ) for use in transportation modeling. The NWA Region reported a total of 53 Subdivision Final Plats containing 1701 lots covering 1048.9 acres. The Region reported 171 Large Scale Developments containing 171 lots covering 1591.7 acres.

In the following tables:

- L = Large Scale Development**
- S/P = Subdivision -- Preliminary Plat**
- S/F = Subdivision -- Final Plat**

Note: Blank spaces represents unavailable information

			FARMINGTON		YEAR 2001	
ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS	
1	5031 Edgewood	Ledgend Developers	S/P	10.54	26	
2	5031 Southwinds, Phase 4	Commercial Properties	S/P	49.00	49	
<b>TOTAL FARMINGTON</b>				<b>59.54</b>	<b>75</b>	

			GRAVETTE		YEAR 2001	
ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS	
1	6332	R & R Packaging	L			

			HIGHFILL		YEAR 2001	
ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS	
1	2048 Turnkey, Phase I		S/P	7.00	10	

			PEA RIDGE		YEAR 2001	
ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS	
1	7300 Bloxham Subdivision	Steve Bloxham	S/F	11.00	28	

			PRAIRIE GROVE		YEAR 2001	
ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS	
1	8029 Lahera Subdivision	Lanny Nelson/Tom Lewis	S/F	10.00	29	
2	8030 Prairie Meadows Subdivision	Westside Inc.	S/F	21.55	43	
3	8029	Nelson/Lewis	S/F	10.00	28	
4	8030 Westside Development, Phase I		S/P	30.00	42	
<b>TOTAL PRAIRIE GROVE</b>				<b>71.55</b>	<b>142</b>	

			BENTON COUNTY		YEAR 2001	
No.	ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS
1	2030	Ace Pallet		L	5.07	1
2	2036	Anderson Propane		L	1.65	1
3	2011B	Boar Storage	Andrew Kermar	L	4.91	1
4	2060	Bob Misenheimer		L	19.34	1
5		Cliff Downs		L	0.34	1
6	2015	Consumer Testing Laboratories		L	4.02	1
7	2057	Cornerstone Bank		L	7.61	1
8	2048	Decatur Mini		L	2.74	1
9	2007	Doug Weber		L	5.00	1
10	2043	Greenhouse & Storage		L	5.00	1
11	7208	Jerry Woods		L	0.98	1
12	2037	Just Across The Creek		L	19.36	1
13	2011B	Lake Side Baptist Church		L	4.11	1
14		Larry Wingo		L	6.03	1
15	2046	LLC Mining Pit		L	60.00	1
16	2059	Longhorn Tank		L	10.00	1
17		Lou Gillian		L	1.50	1
18	2007	Peppersource Phase III		L	4.61	1
19	2030	Preston Bacon		L	2.69	1
20	2014	R. V. Storage	Elmer Gall	L	0.69	1
21	7187	Ray Cossy		L	1.37	22

22	6074	Red Barn		L	15.00	1
23	2039	Richi Winn		L	5.05	1
24		Robert Duboise		L	0.52	1
25	2013	Rocky Branch Fire Dept		L	6.29	1
26	7187	Russell Storage		L	5.52	1
27	2038	Safer Insulation	Hartsfield	L	5.00	1
28		Shady Forest Inn		L	5.52	1
29	2053	Stewart Mini Storage		L	10.00	1
30	2006	Tedford Storage		L	2.50	1
31	2049	Tod Hawkins		L	4.97	1
32	2031	Trafalger Storage		L	6.77	1
33	2023	Wachter Network Service		L	14.17	1
34	2016	Chronisters Corner		S/F	20.00	6
35	2015	Golf Creek Estates		S/F	6.69	8
36	2057	Bozarth		S/P		
37	6082	Golden Oakes		S/P		
38	2024A	Soaring Hawk Acres		S/P		
39		Sue Mounce		S/P		
40	2015	Top Elite #5		S/P		
<b>TOTAL BENTON COUNTY</b>					<b>275.02</b>	<b>68</b>

			<b>BENTONVILLE</b>		<b>YEAR 2001</b>	
<b>ZONE</b>	<b>DEVELOPMENT</b>	<b>OWNER</b>	<b>TYPE</b>	<b>ACRES</b>	<b>LOTS</b>	
1	7203	A-1 Self Storage	L	2.79	1	
2	7208	Abercrombie	L	3.84	1	
3		Abide Square	L	4.13	1	
4	2032	Beau Terre Bldg 16	L	54.09	1	
5	7202	Bentonville Boys & Girls Club	L	3.58	1	
6	7202	Berquist Photography	L	0.39	1	
7		Bldg D Commerce Centre	L	0.93	1	
8		Bldg P Commerce Centre	L	0.41	1	
9		Bryan Hunt Bldg	L	14.68	1	
10		Burns Funeral Home	L	0.57	1	
11		Cafeteria for Wal-Mart GO	L		1	
12		Carroll Electric Cooperative	L	32.47	1	
13		Cell Tower - American Tower	L	0.08	1	
14		Charlton Development Lot 18	L	3.08	1	
15		Church of Christ - parking	L	1.75	1	
16		City of Bentonville - Apron Ext.	L	0.00	1	
17		Colon Washburn	L	1.10	1	
18		Commerce Centre Bldg Q	L	0.89	1	
19		Compton Gardens	L	5.80	1	
20		Consumer Testing Lab Add	L	3.32	1	
21		Coring & Cutting	L	2.06	1	
22		Crossroads Enterprises	L	1.59	1	
23		E. Central Storage Hwy 72	L	5.74	1	
24		EGIS Blvd. Expansion	L		1	
25		Executive Center Office Park	L	9.70	1	
26		Executive Suites - Extended Stay	L	6.21	1	
27		Faber Parking Expansion	L	1.25	1	
28		Fletcher Auto Dealership	L	8.02	1	
29		Glas Mar Plaza	L	6.60	1	
30		Harris McHaney Real Estate	L	1.35	1	
31		Hidden Springs Development	L	2.00	1	
32		Highlands Onology Group	L	1.98	1	
33		Jacks Bail Bonding	L	1.20	1	
34		Keating Enterprises	L	1.07	1	
35		Meadowood II	L	1.53	1	
36		Murphy Oil USA	L	1.39	1	
37		NCR	L	2.10	1	
38		NW Medical Center	L	57.00	1	
39		NWACC Work Force Dev. Center	L	16.30	1	
40		Oak Trace, Lot 12	L	1.00	1	
41		Osage Place	L	2.40	1	
42		Ozark Guidance Center	L	7.88	1	
43		Park Center Business Park	L	2.13	1	
44		Regency Park Office #2	L	20.00	1	
45		Richard Mahan Trust	L	4.32	1	
46		Ron Blackwell Airport Hanger	L	0.60	1	
47		Seven Oaks Townhouses	L	13.19	1	
48		Shriver Apartments	L	1.50	1	
49		Simmons Development	L	1.92	1	
50		Skooters & Kroozers Motorcycle Shop	L		1	
51		Speight Warehouse	L	1.19	1	

52	Susana Development	L	0.98	1
53	The Links of Bentonville	L	41.19	1
54	Warehouse Admin Building	L	6.68	1
55	Williams/Dean Commerical Sub	L	9.55	1
56	Winnelson Supply	L	5.03	1
57	7205 The Links at Bentonville	S/F	41.99	1
58	7206 West Park Square	S/F	20.27	16
59	7202 Williamsburg Heights	S/F		11
60	7206 Windwood Sub	S/F	19.45	61
61	7206 Windwood Sub, Phase II	S/F	11.16	38
62	7202 Allens Farm	S/P	38.30	121
63	2041A Chardonay	S/P	20.00	53
64	7503 College Place 6,7,8 & 9	S/P	80.81	222
65	7209 Creekstone Sub	S/P	53.00	265
66	7206 Lake Bentonville Sub	S/P	13.32	28
67	7208 Ledgerwood Sub	S/P	3.84	12
68	7203 Lyndal Heights	S/P	15.07	41
69	7206 Rainbow Center	S/P	23.56	15
70	7205 S. Walton Professional Plaza	S/P	15.91	46
71	7209 Twin Creeks Subdivison	S/P	23.00	40
72	2051 Van Dyke Airport Center	S/P	38.87	14
73	7206 Windemere Woods, Phase 1	S/P	40.00	78
74	7206 Windwood Subdivision	S/P	19.65	65
<b>TOTAL BENTONVILLE</b>			<b>858.74</b>	<b>1,183</b>

		FAYETTEVILLE			YEAR 2001	
ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS	
1	5019 1st Church of the Nazarene	Church	L	2.96	1	
2	5033 Airways Freight	Dale Caudle	L	9.27	1	
3	5024 Allied Storage, LTD	McClelland Consult Eng	L	14.98	1	
4	5005 American Electric Power	American Electric Power	L	9.08	1	
5	5028 Auto Master	Darryl Hickman	L	1.07	1	
6	5028 City of Fayetteville PVFV	City of Fayetteville	L	5.15	1	
7	5008 Cliffs Phase 4	Lindsey/Underwood	L	11.05	1	
8	5043 Commerce Park II	Dixie Development	L	4.78	1	
9	5013 Country Inn & Suites	NWA Hospitality Inc.	L	1.80	1	
10	5009 Curtis Avenue Apts	Chris Elder	L	1.26	1	
11	5025 Drake Field	City of Fayetteville	L	512.00	1	
12	5013 Elder Apartments	Chris Elder	L	3.97	1	
13	5039 Farm Credit Services	Farm Credit Services	L	1.02	1	
14	5002 Fayetteville Public Library	City of Fayetteville	L	2.43	1	
15	5009 Fayetteville Skate Park	Fayetteville Skate Park	L	2.46	1	
16	5033 Fayetteville Youth Center	Mike Anderson Eng	L	14.93	1	
17	5042 Golden Corral Corp	Golden Corral Corp	L	3.49	1	
18	5016 Gregg Street Storage	Sweetser LTD	L	9.49	1	
19	5012 JD China	Jennifer Lee	L	1.77	1	
20	5016 Lewis St Soccer Field	City of Fayetteville	L	7.73	1	
21	5014 Lewis St Townhouses Ph II		L	3.92	1	
22	5043 Lindsey Office Building	Lindsey	L	5.85	1	
23	5017 Marriott Courtyard	Marriott	L	1.95	1	
24	5023 Merit Electric	Gary Rakes	L	2.00	1	
25	5043 Millenum Place Lot 9	L & E Equitus	L	0.63	1	
26	5014 Noble Oaks Apartments	Sweetser Properties	L	4.00	1	
27	5043 On Deck	Chuck Calloway	L	1.40	1	
28	5017 Packrat	Scott Crook	L	2.86	1	
29	5039 RSC Rentals	Jim Hooker	L	2.00	1	
30	5033 Shiloh West Apartments	Lindsey	L	18.25	1	
31	5042 Steel Crossing II	JDN Development	L	6.33	1	
32	5017 Sunbridge Center Lot 9	Keating Enterprises	L	1.24	1	
33	5017 Target	Chris Rogers, CEI Eng.	L	12.89	1	
34	5043 The Business Center	Dixie Development	L	5.00	1	
35	5044 Vista Health	Vista Health	L	9.94	1	
36	5017 Appleby & Quail Creek III	Bleaux Barnes	S/F	14.74	31	
37	5021 Bridgeport, IV	Bill Helmer	S/F	12.49	27	
38	5036 Bridgeport, Phase V	Bill Helmer	S/F	14.34	43	
39	5021 Covington Park III	Don Cozart	S/F	11.06	29	
40	5034 Silverthorne Subdivision	DeWeese/Schmidt	S/F	48.00	59	
41	5046 Stonewood Subdivision	Mark Foster	S/F	57.23	119	
42	5033 WHM Investments	Hayden McIlroy	S/F	90.00	7	
43	5042 CMN Business Park Ph II	Nanchar, Inc.	S/P			
44	5036 Fairfield Sub, Phases I	Lynn Williamson	S/P			
45	5009 Heritage East, Phase II	Bishop Homes	S/P			
46	5033 WHM	Hayden McIlroy	S/P			
<b>TOTAL FAYETTEVILLE</b>				<b>946.81</b>	<b>350</b>	

			ROGERS	YEAR 2001		
ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS	
1	7192	#0001 Wal-Mart Parking	Wal-Mart Stores, Inc.	L	1.00	1
2	2025	5302 Village Parkway	C. R. Lehman Properties	L	1.00	1
3	7503	A. J. Properties Mini Storage	A. J. Properties #3, LLC	L	12.00	1
4	7183	Abby Carpet	Bob Kumar	L	1.00	1
5	7189	Apostolic Assembly	Apostolic Assembly	L	1.00	1
6	7192	Atlanta Bread Co. & Retail	MRV, Inc.	L	2.00	1
7	7186	Bob Maloney Ford	Bob Maloney	L	4.00	1
8	7187	Briarwood Apartment Addition	Lindsey & Associates, Inc.	L	2.00	1
9	7183	Candlewood Suites	S L Sauder Family LTD Partnersh	L	1.00	1
10	7192	Carden Office	Max Carden	L	1.00	1
11	7190	Clack Corp. Building Exp.	Clark Corp.	L	10.00	1
12	7183	Colton's Steak House	Colton's Restaurant Group, Inc.	L	1.00	1
13	2015	Consumer Testing Laboratory	Darron Garner, Inc.	L	3.00	1
14	7183	Copeland's Famous New Orleans	Joe Lisuzzo	L	1.50	1
15	7183	Elvis Moody Funeral Home	Elvis Moody	L	1.00	1
16	2026	Embassy Suites	John Q. Hammons Trustee	L	7.50	1
17	7191	Evans Enterprises	Evans Enterprises, Inc.	L	2.00	1
18	7181	Fairchild Office Building	Marvin Fairchild	L	1.00	1
19	7183	Fairfield Inn & Suites	Long & Cox Properties	L	1.00	1
20	7193	FM Tower Site	Elvis Moody	L	1.00	1
21	7187	Harris Baking Co Dock Facility	Harris Baking Company	L	8.00	1
22	7191	Immel Office Building	Lagena Immel	L	1.00	1
23	7183	Johnny Carino's	Fired Up, Inc.	L	1.30	1
24	7189	King Plaza	Jim Burkeen	L	1.00	1
25	7186	Miller Place Senior Complex	Area Agency on Aging of NWAR	L	2.00	1
26	2025	New Office Building	Billy Helms	L	1.00	1
27	7183	O'Charley's Restaurant	O'Charley's Inc	L	1.50	1
28	7183	On The Border	Brinker International	L	1.00	1
29	2025	Phase 2 Pinnacle Pointe	Tim Geary	L	1.00	1
30	2025	Phase 2 Pinnacle Pointe	Stoneybrook, LLC	L	1.70	1
31	2026	Pinnacle Hills Office Building	Gary Comb	L	3.00	1
32	2026	Pinnacle Pointe Lots 12-15	Hart & Hayes, LLC	L	5.00	1
33	2026	Pinnacle Pointe Plaza	Pinnacle Pointe Plaza, LLC	L	2.00	1
34	7189	Quality Steel & Fabrication	Jorge Soto	L	4.00	1
35	7186	RCS Rentals	Larry D. Breeden	L	2.50	1
36	7181	Rogers Body Shop	Bobby Lawson	L	1.00	1
37	7503	Rogers Retirement Residence	Rogers Retirement Residence, LL	L	9.00	1
38	2025	Shadow Valley Club House	CR Reaves FLP & SVCC, LLC	L	1.00	1
39	2025	Shadow Valley Maint Facility	C. R. Reaves FLP & SVCC, LLC	L	1.00	1
40	7184	Southside Church of Christ	Southside Church of Christ	L	1.00	1
41	7190	Southwestern Sales	Southwestern Sales Company	L	12.50	1
42	2030	Stone Manor Multi-Family De	TF Stone Companies, Inc.	L	21.00	1
43	7183	Stribling/Ro-Ark	Magnolia Investments, LLC	L	31.50	2
44	7183	The Gap	Cypress Equities	L	1.50	1
45	7187	Tyson Foods Truck Parking	Tyson Foods, Inc.	L	5.00	1
46	7504	Witcofski Storage Buildings	Billy Witcofski	L	16.00	1
47	2026	Bent Tree, Phase I	Louis R. Winski Investments, Inc.	S/F	24.00	64
48	2030	Bordeaux	Jack & Jim Hales	S/F	15.00	28
49	2015	Coffey's Meadow, Lots 1-4	Bob Coffey	S/F	7.00	4
50	7184	Felkers, Blk 8, Lots 5-8	Scott Dick	S/F	2.00	4
51	2026	Pinnacle Hills (Phase I)	Pinnacle Hills, LLC	S/F	73.00	11
52	2026	Ridgecrest Meadows, Phase V	CR Reaves Family Limited	S/F	23.50	66
53	7187	Sandstone Subdivision	Howard Sanders	S/F	13.80	50
54	2025	Shadow Valley Single Family	C. R. Reaves FLP & SVCC, LLC	S/F	47.00	129
55	2025	Shadow Valley Townhome	C. R. Reaves FLP & SVCC, LLC	S/F	10.00	44
56	7186	Shiloh Ridge Block 2	Zehm, Inc.	S/F	5.00	15
57	2030	Stoney Creek Place	Jack & Jim Hales	S/F	15.00	42
58	2015	Coffey's Meadow, Lots 1-4	Bob Coffey	S/P		
59	2026	Emerald Heights	Dan Ferguson	S/P		
60	2030	Overland Estates	Jack & Jim Hales	S/P		
61	7183	Patrick Place Sub, Phase III	Frank Smith	S/P		
62	2026	Quail Tree	D. P. Developer's Inc	S/P		
63	7186	Shiloh Ridge	Zehm Construction	S/P		
64	2030	Stoney Creek Place	Jack & Jim Hales	S/P		
65	2026	The Berry Farm	Louis R. Winski Investments, Inc.	S/P		
66	2025	Shadow Valley	Shadow Valley/Charles Reaves			
<b>TOTAL ROGERS</b>					<b>426.80</b>	<b>504</b>

			SPRINGDALE	YEAR 2001		
ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS	

1	6067	Bayyari Business Park		S/F	10.87	6
2	6078	Belmont Subdivision	Belmont Estates, LLC	S/F	39.72	33
3	6075	Eagle Crest Subdivision	Sierra LLC	S/F	29.59	91
4	6064	Flowing Springs Subdivision	Mark Foster	S/F	16.81	40
5	6068	Har-Ber Meadows Ph XVI	Har-Ber Meadows Development	S/F	9.31	14
6	6054	Northeast Meadow, Ph III	Northeast Meadows LLC	S/F	18.04	110
7	6069	Porthaven Subdivision	Gary Brandon Enterprises	S/F	24.72	71
8	6073	Ravenwood Subdivision	Gary Brandon Enterprises	S/F	7.51	25
9	6072	Saddleridge Estates	Tim Graham	S/F	16.77	16
10	6058	Southfork Subdivision	Fred Mardanbigi	S/F	2.29	10
11	6077	Steeplechase Estates	Steeplechase LLC	S/F	26.92	54
12	6067	Sunset Industrial Park, Ph II	Ferguson - Sunset LP	S/F	5.03	9
13	6056	The Commons PUD Phase I	Commons LLC	S/F	10.56	65
14	6061	Willow Bend Subdivision	One Springdale, Inc.	S/F	34.90	58
15	6052	Crest Ridge	Atlas Construction	S/P		
16	6067	KC Properties Subdivision Ph I	KC Properties	S/P		
17	6068	Ozark Business Park	Mathias Properties	S/P		
18	6054	Paradise Valley	River Valley Homes	S/P		
19	6082	Riggins Subdivision	Riggins Construction	S/P		
20	6077	Thornbury Phase IV	Neil Johnson	S/P		
21	6057	Valley View	Northwest Builders, Inc.	S/P		
22	6078	Wagon Wheel Subdivision	Priority Bank	S/P		
23	6058	Walnut Crossing	One Springdale, Inc.	S/P		
<b>TOTAL SPRINGDALE</b>					<b>253.04</b>	<b>602</b>

WASHINGTON COUNTY			YEAR 2001			
ZONE	DEVELOPMENT	OWNER	TYPE	ACRES	LOTS	
1	8022	Cingular Antenna	Callahan Tower Joint	L	0.05	1
2	8035	Nextel Partners Wright Rd	Nextel Partners	L	40.00	1
3	8022	Prairie Grove Tower #1	Smith Twoway Radio	L	0.50	1
4	8033	Savory Tower	Callahan Tower Joint	L	0.05	1
5	8040	Valley View/Bermuda Est	Valley View Real Estate	L	31.76	1
6	8035	Brakey Subdivision II	Brakey Family	S/F	8.00	8
7	5040	Eckels Lot Split	Dan & Nancy Eckels	S/F	6.46	2
8	8032	Forest Hills Ph II	Arc Construction	S/F	48.23	27
9	8002	Jon Macy Lot	Jon Macy	S/F	5.34	2
10	8040	Oxford Lot Split	Arlin Oxford	S/F	20.20	3
11	8004	Pardue's 2nd Addition	Brent Pollet	S/F	6.00	2
12	5040	Riggins Lot Split	Nancy Riggins	S/F	5.00	2
13	8024	Sherrid Lot Split	Leroy & Betty Sherrid	S/F	1.55	2
14	8013	Shumate Acres	Allen Shumate	S/F	23.66	3
15	8023	Westwood Hills Subdivision	Southwinds Real Estate	S/F	16.14	7
<b>TOTAL WASHINGTON COUNTY</b>					<b>212.94</b>	<b>63</b>

		YEAR 2001		
		No.	ACRES	LOTS
Large Scale Development Total		171	1,591.68	197.00
Subdivision Final Plat Total		53	1,068.89	1,714.00
Subdivision Preliminary Plat Total		44	461.87	1,114.00
<b>GRAND TOTALS</b>		<b>268</b>	<b>3,122.44</b>	<b>3,025.00</b>



Rogers Building Permits for the Year 2001																									
ZONE	RESIDENTIAL				COMMERCIAL				INDUSTRIAL				PUBLIC				ADDITIONS			OTHER			TOTAL		
	Permits	DUs	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.
2005	1	1	247,792	3,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	247,792	3,644	1	247,792	3,644
2008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	19,000	0	1	19,000	0	1	19,000	0
2015	12	12	1,831,784	26,938	0	0	0	0	0	0	0	0	0	3	24,500	0	3	62,400	0	18	1,918,684	26,938	18	1,918,684	26,938
2016	28	28	2,828,679	49,961	0	0	0	0	0	0	0	0	0	0	0	0	2	21,700	0	28	2,828,679	49,961	28	2,828,679	49,961
2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	21,700	0	2	21,700	0	2	21,700	0
2025	86	86	16,000,672	251,241	13	15,575,358	265,545	0	0	0	0	0	0	10	437,422	8,696	19	1,721,536	16,044	128	33,734,988	541,526	128	33,734,988	541,526
2026	103	103	17,389,750	277,108	0	0	0	0	0	0	0	0	0	0	0	0	28	170,936	1,543	131	17,560,686	278,651	131	17,560,686	278,651
2027	2	2	408,000	6,400	0	0	0	0	0	0	0	0	0	3	75,026	0	19	217,183	1,168	24	700,209	7,568	24	700,209	7,568
2030	5	5	672,520	10,014	5	427,000	6,100	0	0	0	0	0	0	3	110,000	0	10	539,307	3,500	23	1,748,827	19,614	23	1,748,827	19,614
7181	2	2	147,371	2,919	0	0	0	0	0	0	0	0	0	5	127,000	14,550	54	198,012	0	61	472,383	17,469	61	472,383	17,469
7183	35	35	4,396,659	80,706	24	50,825,690	386,771	3	6,483,000	438,729	0	0	0	38	2,495,427	3,671	26	3,904,149	19,558	126	68,104,925	929,434	126	68,104,925	929,434
7184	1	1	133,824	1,968	1	75,000	0	0	0	0	0	0	0	9	204,593	2,600	21	1,377,500	0	32	1,790,917	4,568	32	1,790,917	4,568
7185	8	8	445,361	12,456	1	300,000	1,200	0	0	0	0	0	0	12	8,000	0	16	108,912	0	37	862,273	13,656	37	862,273	13,656
7186	17	270	15,419,002	304,496	2	287,000	1,724	0	0	0	0	0	0	23	425,700	859	12	411,500	1,681	54	16,543,202	308,760	54	16,543,202	308,760
7187	56	56	4,243,446	80,783	1	1,445,500	42,331	0	0	0	0	0	0	3	40,791	3,200	12	267,400	0	72	5,997,137	126,314	72	5,997,137	126,314
7188	6	6	1,024,066	15,048	0	0	0	0	0	0	0	0	0	4	108,800	2,428	50	231,425	2,930	60	1,364,291	20,406	60	1,364,291	20,406
7189	5	5	674,288	10,044	2	83,000	0	0	0	0	0	0	0	44	126,516	1,100	25	2,981,705	192	76	3,865,509	11,336	76	3,865,509	11,336
7190	0	0	0	0	0	0	0	0	0	0	0	0	0	1	42,519	240	2	31,310	0	3	73,829	240	3	73,829	240
7191	2	3	132,430	3,570	2	724,000	5,900	0	0	0	0	0	0	9	514,400	7,400	14	171,284	150	27	1,542,114	17,020	27	1,542,114	17,020
7192	24	24	4,221,984	81,968	2	9,000	827	0	0	0	0	0	1	187,000	960	15	315,438	5,632	52	1,091,185	5,904	94	5,824,607	95,291	
7193	2	2	384,064	6,322	1	125,500	0	0	0	0	0	0	0	0	0	0	5	85,007	0	8	594,571	6,322	8	594,571	6,322
7198	2	2	132,790	2,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	132,790	2,748	2	132,790	2,748
7199	0	0	0	0	2	132,300	1,890	0	0	0	0	0	0	0	0	0	1	8,000	0	3	140,300	1,890	3	140,300	1,890
7451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3,000	0	1	3,000	0	1	3,000	0
7503	0	0	0	0	1	250,000	7,503	0	0	0	0	0	0	0	0	0	5	70,700	0	6	320,700	7,503	6	320,700	7,503
7504	0	0	0	0	3	1,373,000	23,066	0	0	0	0	0	0	2	1,006,900	0	3	304,000	0	8	2,683,900	23,066	8	2,683,900	23,066
<b>TOTALS</b>	<b>397</b>	<b>651</b>	<b>70,734,482</b>	<b>1,228,334</b>	<b>60</b>	<b>71,632,348</b>	<b>742,857</b>	<b>3</b>	<b>6,483,000</b>	<b>438,729</b>	<b>1</b>	<b>187,000</b>	<b>960</b>	<b>184</b>	<b>6,063,032</b>	<b>50,376</b>	<b>381</b>	<b>13,997,151</b>	<b>52,670</b>	<b>1,026</b>	<b>169,097,013</b>	<b>2,513,926</b>	<b>1,026</b>	<b>169,097,013</b>	<b>2,513,926</b>

Siloam Springs Building Permits for the Year 2001																									
ZONE	RESIDENTIAL				COMMERCIAL				INDUSTRIAL				PUBLIC				ADDITIONS			OTHER			TOTAL		
	Permits	DUs	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.
2053	14	21	1,288,800	32,476	0	0	0	0	0	0	0	0	0	2	16,500	4,265	1	60,000	4,000	17	1,365,300	40,741	17	1,365,300	40,741
2061	6	7	570,000	14,305	0	0	0	1	2,212,000	8,229	0	0	0	0	0	0	1	6,000	576	8	2,788,000	23,110	8	2,788,000	23,110
2063	1	1	130,000	2,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	130,000	2,965	1	130,000	2,965
7430	26	26	2,409,360	55,543	2	537,000	7,740	0	0	0	0	0	0	1	19,500	825	3	72,062	5,262	32	3,037,922	69,370	32	3,037,922	69,370
7431	6	28	814,217	26,098	0	0	0	0	0	0	0	0	0	1	11,000	192	1	1,200	0	8	826,417	26,290	8	826,417	26,290
7441	14	14	1,116,280	28,387	1	65,000	1,320	0	0	0	0	0	0	5	5,881,680	89,022	3	29,679	2,060	23	7,092,639	120,789	23	7,092,639	120,789
7442	3	4	245,000	5,198	1	45,000	200	0	0	0	1	1,200,000	14,000	7	249,030	4,930	7	151,400	21,160	19	1,890,430	45,488	19	1,890,430	45,488
7443	9	9	505,000	13,082	2	37,000	3,825	0	0	0	1	169,000	2,300	6	76,400	3,616	14	334,790	28,156	32	1,122,190	50,979	32	1,122,190	50,979
7444	38	38	2,185,177	66,413	1	40,000	4,940	0	0	0	0	0	0	3	271,050	6,192	2	26,000	2,000	44	2,522,227	79,545	44	2,522,227	79,545
7445	7	7	412,064	11,872	0	0	0	0	0	0	0	0	0	3	64,650	3,476	1	1,000	1,200	11	477,714	16,548	11	477,714	16,548
7446	0	0	0	0	1	100,000	4,800	0	0	0	0	0	0	6	60,970	2,426	4	23,251	2,988	11	184,221	10,214	11	184,221	10,214
7447	1	1	120,000	2,860	0	0	0	0	0	0	0	0	0	0	0	0	4	535,550	1,994	5	655,550	4,860	5	655,550	4,860
7448	0	0	0	0	3	6,647,000	52,426	0	0	0	0	0	0	1	54,303	1,222	0	0	0	4	6,701,303	53,648	4	6,701,303	53,648
7449	8	8	405,432	13,108	0	0	0	0	0	0	0	0	0	0	0	0	2	2,500	408	10	407,932	13,116	10	407,932	13,116
<b>TOTALS</b>	<b>133</b>	<b>164</b>	<b>10,201,330</b>	<b>272,313</b>	<b>11</b>	<b>7,471,000</b>	<b>75,251</b>	<b>1</b>	<b>2,212,000</b>	<b>8,229</b>	<b>2</b>	<b>1,369,000</b>	<b>16,300</b>	<b>35</b>	<b>6,705,083</b>	<b>116,166</b>	<b>43</b>	<b>1,243,432</b>	<b>69,804</b>	<b>225</b>	<b>29,201,845</b>	<b>558,063</b>	<b>225</b>	<b>29,201,845</b>	<b>558,063</b>

Springdale Building Permits for the Year 2001																									
ZONE	RESIDENTIAL				COMMERCIAL				INDUSTRIAL				PUBLIC				ADDITIONS			OTHER			TOTAL		
	Permits	DUs	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.	Permits	Value	Sq.Ft.
5046	0	0	0	0	0	0	0	0	0	0	0	0	0	1	25,975	1,500	0	0	0	1	25,975	1,500	1	25,975	1,500
6047	9	69	2,531,217	49,902	1	154,715	3,528	0	0	0	1	1,234,240	15,630	6	68,774	2,980	6	66,306	0	23	4,055,252	72,040	23	4,055,252	72,040
6048	4	39	1,180,056	25,233	1	74,478	957	0	0	0	0	0	0	11	134,667	10,148	10	588,000	220	26	1,977,201	36,558	26	1,977,201	36,558
6049	1	1	76,164	1,676	4	1,119,535	32,900	0	0	0	0	0	0	6	25,266	1,245	14	399,072	9,530	25	1,620,037	45,351	25	1,620,037	45,351
6050	0	0	0	0	0	0	0	0	0	0	0	0	0	11	120,634	4,868	11	88,459	0	22	209,093	4,868	22	209,093	4,868
6051	2	2	163,538	3,526	0	0	0	0	0	0	1	5,023,615	71,000	10	133,976	4,569	9	184,245	0	22	5,505,374	79,095	22	5,505,374	79,095
6052	2	2	284,305	6,191	1	72,000	2,400	0	0	0	0	0	0	5	60,000	1,089	4	5,800	494	12	422,105	10,174	12	422,105	10,174
6053	1	1	74,811	1,668	0	0	0	0	0	0	0	0	0	2	920,770	65,780	4	498,000	828	7	1,493,581	68,276			