

NORTHWEST ARKANSAS

REGIONAL PLANNING

COMMISSION

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2002 Summary Issue

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 Highway and Transportation Department and the Federal Highway Administration

End of Year
2002

POPULATION CAPACITY BASED UPON HOUSING UNITS ADDED

Prepared by Northwest Arkansas Regional Planning Commission

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.

CITY/COUNTY	CENSUS		CENSUS		Added from		Year to Date				ADDED IN		CAPACITY ESTIMATE	Average	5 YEAR	10 YEAR
	1990		2000		Census Day* thru '01		Housing Units / Quarter				2002			Pop. Increase	Population	Population
	Pop.	Units	Pop.	Units	Pop.	Units	Q1	Q2	Q3	Q4	Pop.	Units	Population	1990 - 2003	2005	2010
BENTON COUNTY (rural)	33,079	13,493	44,009	19,027	--Not Reported--	---	---	---	---	-- not reported --		44,009	840.8	45,690.5	49,894.4	
AVOCA	269	104	423	168	39.2	15.0	1	2	3	0	15.7	6	478	16.1	510.0	590.3
BELLA VISTA (CDP)	9,083	5,391	16,582	8854	1,192.0	562.0	81	120	120	102	897.2	423	18,671	737.6	20,146.3	23,834.1
BENTONVILLE	11,257	4,482	19,730	7924	3,830.7	1,448.0	130	554	57	119	2,275.1	860	25,836	1,121.4	28,078.7	33,685.9
BETHEL HEIGHTS	281	113	714	261	11.4	4.0	0	0	0	0	0.0	0	725	34.2	793.7	964.7
CAVE SPRINGS	465	184	1,103	449	44.6	17.0	10	11	16	8	118.2	45	1,266	61.6	1,389.0	1,697.0
CENTERTON	491	186	2,146	796	538.0	183.0	17	61	49	19	429.2	146	3,113	201.7	3,516.6	4,525.1
DECATUR	918	366	1,314	535	2.8	1.0	1	1	0	1	8.5	3	1,325	31.3	1,388.0	1,544.6
Elm Springs - Ben Co	0	0	13	5	0.0	0.0	0	0	0	0	0.0	0	13	1.0	15.0	20.0
GARFIELD	308	134	490	198	0.0	0.0	0	0	0	0	0.0	0	490	14.0	518.0	588.0
GATEWAY	65	32	116	48	0.0	0.0	0	0	0	0	0.0	0	116	3.9	123.8	143.5
GENTRY	1,726	684	2,165	930	100.3	39.0	5	6	2	20	84.9	33	2,350	48.0	2,446.2	2,686.2
GRAVETTE	1,412	613	1,810	773	77.9	30.0	3	12	8	0	59.7	23	1,948	41.2	2,030.0	2,236.1
HIGHFILL	84	39	379	165	5.3	2.0	0	0	0	1	2.6	1	387	23.3	433.5	550.0
LITTLE FLOCK	944	362	2,585	1,083	30.5	12.0	1	3	6	4	35.6	14	2,651	131.3	2,913.8	3,570.4
LOWELL	1,224	513	5,013	2,044	861.7	329.0	33	49	34	19	353.6	135	6,228	384.9	6,998.2	8,922.9
PEA RIDGE	1,620	638	2,346	927	199.9	75.0	4	22	16	10	138.6	52	2,685	81.9	2,848.4	3,257.8
ROGERS	24,692	10,291	38,829	14,836	2,453.7	885.0	90	94	90	76	970.4	350	42,253	1,350.8	44,954.7	51,709.0
SILAOAM SPRINGS	8,151	3,241	10,843	4,223	657.2	236.0	149	23	191	29	1,091.5	392	12,592	341.6	13,274.9	14,982.8
SPRINGDALE - Ben Co	907	340	2,011	709	408.4	144.0	14	11	6	19	141.8	50	2,561	127.2	2,815.7	3,451.9
SPRINGTOWN	0	0	114	47	0.0	0.0	0	0	0	0	0.0	0	114	8.8	131.5	175.4
SULPHUR SPRINGS	523	238	671	279	2.9	1.0	0	0	0	1	2.9	1	677	11.8	700.5	759.7
BENTON CO. TOTALS	97,499	41,444	153,406	64,281	10,496.4	3,983.0	539	969	598	428	6,677.8	2,534	170,580	5,622	181,824	209,932
WASHINGTON CO. (rural)	31,794	12,487	38,341	16,306	--Not Reported--	---	---	---	---	-- not reported --		38,341	503.6	39,348.2	41,866.3	
ELKINS	692	288	1,251	518	170.2	66.0	7	19	17	19	159.9	62	1,581	68.4	1,718.0	2,059.9
Elm Springs - Wash Co.	893	351	1,031	380	62.3	23.0	1	12	5	2	54.2	20	1,148	19.6	1,186.7	1,284.6
ELM SPRINGS (Total)	893	351	1,044	410	62.4	23.0	1	12	5	2	54.2	20	1,161	20.6	1,201.8	1,304.7
FARMINGTON	1,322	537	3,605	1,390	256.2	95.0	10	7	7	13	99.8	37	3,961	203.0	4,366.9	5,381.9
FAYETTEVILLE	42,099	18,835	58,047	25,467	2,675.8	1,097.0	655	164	122	79	2,487.9	1,020	63,211	1,624.0	66,458.6	74,578.5
GOSHEN	589	226	752	310	46.2	17.0	3	2	0	0	13.6	5	812	17.1	846.0	931.7
GREENLAND	757	318	907	361	35.2	13.0	4	7	7	0	48.7	18	991	18.0	1,026.9	1,116.9
JOHNSON	599	257	2,319	990	77.5	31.0	2	2	2	4	25.0	10	2,421	140.2	2,701.8	3,402.8
LINCOLN	1,460	677	1,752	798	29.1	12.0	0	6	1	7	33.9	14	1,815	27.3	1,869.6	2,006.2
PRAIRIE GROVE	1,761	773	2,540	1,054	85.4	33.0	22	6	26	14	176.1	68	2,802	80.0	2,961.6	3,361.8
SPRINGDALE - Wash Co	29,034	11,654	43,787	15,418	3,572.7	1,258.0	127	194	127	179	1,780.7	627	49,140	1,546.6	52,233.7	59,966.9
SPRINGDALE (Total)	29,941	11,994	45,798	16,962	3,976.0	1,402.0	141	205	133	198	1,919.9	677	51,694	1,673.3	55,040.6	63,407.1
TONTITOWN	460	187	942	368	51.0	19.0	2	2	3	0	18.8	7	1,012	42.4	1,096.7	1,308.9
WEST FORK	1,607	612	2,042	800	87.1	32.0	2	7	3	5	46.3	17	2,175	43.7	2,262.9	2,481.5
WINSLOW	342	147	399	170	0.0	0.0	0	0	0	0	0.0	0	399	4.4	407.8	429.7
WASHINGTON CO. TOTALS	113,409	47,349	157,715	64,330	7,068.9	2,696.0	835	428	320	322	4,995	1,905	169,779	4,336.1	178,451.0	200,131.7
REGIONAL TOTAL	210,908	88,793	311,121	128,611	17,556.0	6,679.0	1,374	1,397	918	750	11,668.1	4,439	340,345	9,956.7	360,258.4	410,041.9

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).

Elm Springs and Springdale have populations located in both counties.

Note: This past year the Northwest Arkansas Transportation Study Area boundary was moved to include the entire two county area. The former "Metro Area" is no longer reported.

* 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 479-751-7125 or visit us at 406 N. Shiloh in Springdale. Our activities are on the web at 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 HOUSING UNITS ADDED: (FRONT COVER)

Population Capacity stands at 340,345 for the year 2002 for the two county region.. 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 9956.7 per year. Projecting this growth would give Northwest Arkansas a population of 410,041.9 in the year 2010.

PERMITS BY CITY AND COUNTY: TOTALS FOR THE YEAR 2002

TOTALS AND PERCENTAGES:

Regional permit value for 2002 was \$812,007,344 -- a 12.2% increase from year 2001. Approximately half of this increase can be attributed to adding University of Arkansas construction value to the building permit report. The other half of the increase shows that construction continues to grow in value in Northwest Arkansas despite a slow national economy. Changes by category: RESIDENTIAL +7.9%, COMMERCIAL +13.1%, INDUSTRIAL -95.8%, PUBLIC +117.6%, ADDITIONS +12.9%, OTHER +74.9%.

TRACKING POPULATION GROWTH IN CITIES OVER 5000

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

Bella Vista	737.6	8.1%	Rogers	1,350.8	5.5%
Bentonville	1,121.4	10.0%	Springdale	1,673.3	5.6%
Fayetteville	1,624.0	3.9%	Siloam Springs	341.6	4.2%
Lowell	384.4	31.4%			

The Northwest Arkansas Regional Planning Commission tracks regional development by Transportation Analysis Zones (TAZ). This TAZ information will be used as a data base for a regional travel demand model that will help regional planners determine current and future transportation needs. The larger "centerfold" map in this publication displays the locations where Housing Units were permitted in 2002. 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.

TOTAL PERMIT VALUES AS A PERCENT OF REGION

YEAR 2002	Residential Value	% of Region	Commercial Value	% of Region	Industrial Value	% of Region	Public Value	% of Region	Additions Value	% of Region	Other Value	% of Region	Totals Value	% of Region	
BELLA VISTA	\$58,427,440	12.9%	Data for these categories not available											\$58,427,440	7.2%
BENTONVILLE	\$103,562,497	22.9%	\$78,333,423	40.0%	\$0	0.0%	\$99,200	0.2%	\$19,503,525	41.0%	\$2,755,090	4.1%	\$204,253,735	25.2%	
FAYETTEVILLE	\$18,254,604	4.0%	\$1,216,400	0.6%	\$251,580	20.8%	\$836,750	1.7%	\$558,796	1.2%	\$332,109	0.5%	\$21,450,239	2.6%	
LOWELL	\$56,266,328	12.4%	\$42,170,007	21.5%	\$0	0.0%	\$0	0.0%	\$7,987,166	16.8%	\$14,642,864	21.8%	\$121,066,365	14.9%	
ROGERS	\$20,091,945	4.4%	\$4,172,534	2.1%	\$380,000	31.5%	\$0	0.0%	\$1,364,833	2.9%	\$849,370	1.3%	\$26,858,682	3.3%	
SILOAM SPGS	\$73,886,835	16.3%	\$26,395,454	13.5%	\$474,094	39.3%	\$18,367,300	38.3%	\$7,754,473	16.3%	\$15,410,911	22.9%	\$142,289,067	17.5%	
SPRINGDALE	\$67,365,826	14.9%	\$28,473,606	14.5%	\$0	0.0%	\$9,586,442	20.0%	\$4,330,546	9.1%	\$8,133,899	12.1%	\$117,890,319	14.5%	
OTHER CITIES	\$54,144,840	12.0%	\$15,297,347	7.8%	\$101,000	8.4%	\$19,075,984	39.8%	\$6,120,097	12.9%	\$25,032,229	37.3%	\$119,771,497	14.8%	
BENTON CO.	\$288,580,449	63.8%	\$131,007,711	66.8%	\$636,580	52.8%	\$1,016,950	2.1%	\$30,834,753	64.8%	\$19,889,501	29.6%	\$471,965,944	58.1%	
WASHINGTON CO.	\$163,419,866	36.2%	\$65,051,060	33.2%	\$570,094	47.2%	\$46,948,726	97.9%	\$16,784,683	35.2%	\$47,266,971	70.4%	\$340,041,400	41.9%	
REGION	\$452,000,315	100.0%	\$196,058,771	100.0%	\$1,206,674	100.0%	\$47,965,676	100.0%	\$47,619,436	100.0%	\$67,156,472	100.0%	\$812,007,344	100.0%	

NORTHWEST ARKANSAS CITY BUILDING PERMIT TOTALS

YEAR 2002

%Change = 2002 compared to 2001 HU = Housing Units Value = cost of Materials and Labor only "—" = No activity in year 2001																			
CITY/COUNTY % Change*	RESIDENTIAL			COMMERCIAL		INDUSTRIAL		PUBLIC		ADDITIONS		OTHER		TOTALS		% of Region			
	HU	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value				
AVOCA	6	6	\$ 627,900	1	\$ 100,000	0	\$ -	0	\$ -	1	\$ 16,800	1	\$ -	9	\$ 744,700	0.09%			
%Chg.	20.0%	20.0%	34.9%	---	---	---	---	-100.0%	-100.0%	---	---	---	---	50.0%	7.4%				
BELLA VISTA	423	423	\$ 58,427,440	No data supplied for these categories													423	\$ 58,427,440	7.20%
%Chg.	25.5%	25.5%	27.8%	No data supplied for these categories													25.5%	27.8%	
BENTONVILLE	860	644	\$ 103,562,497	40	\$ 78,333,423	0	\$ -	1	\$ 99,200	170	\$ 19,503,525	70	\$ 2,755,090	925	\$ 204,253,735	25.15%			
%Chg.	-26.5%	9.0%	0.6%	-23.1%	108.2%	---	---	---	---	14.9%	136.0%	89.2%	134.3%	11.7%	36.2%				
BETHEL HTS	0	0	\$ -	2	\$ 228,000	0	\$ -	0	\$ -	0	\$ -	2	\$ 38,100	4	\$ 266,100	0.03%			
%Chg.	-100.0%	-100.0%	-100.0%	0.0%	23.2%	---	---	-100.0%	-100.0%	-100.0%	-100.0%	-60.0%	-57.5%	-71.4%	-77.1%				
CAVE SPGS	45	45	\$ 5,746,056	0	\$ -	0	\$ -	0	\$ -	3	\$ 15,800	12	\$ 188,500	60	\$ 5,950,356	0.73%			
%Chg.	800.0%	800.0%	943.4%	-100.0%	-100.0%	---	---	---	---	---	---	20.0%	36.0%	252.9%	653.8%				
CENTERTON	146	146	\$ 14,815,705	5	\$ 780,363	0	\$ -	0	\$ -	3	\$ 50,840	4	\$ 92,400	158	\$ 15,739,308	1.94%			
%Chg.	49.0%	49.0%	75.8%	150.0%	153.0%	---	---	---	---	---	---	100.0%	131.0%	54.9%	79.4%				
DECATUR	3	3	\$ 195,000	0	\$ -	0	\$ -	0	\$ -	5	\$ 70,000	7	\$ 27,300	15	\$ 292,300	0.04%			
%Chg.	200.0%	200.0%	200.0%	-100.0%	-100.0%	---	---	---	---	400.0%	250.0%	600.0%	1265.0%	150.0%	-38.1%				
GENTRY	33	26	\$ 1,955,487	4	\$ 3,595,984	0	\$ -	1	\$ 25,000	6	\$ 797,550	30	\$ 165,313	67	\$ 6,539,334	0.81%			
%Chg.	13.8%	52.9%	39.5%	33.3%	73.7%	-100.0%	-100.0%	0.0%	25.0%	200.0%	936.5%	42.9%	94.1%	48.9%	-69.8%				
GRAVETTE	23	17	\$ 1,236,000	2	\$ 224,000	1	\$ 5,000	0	\$ -	12	\$ 241,643	56	\$ 389,205	88	\$ 2,095,848	0.26%			
%Chg.	43.8%	6.3%	44.4%	-50.0%	-90.1%	-50.0%	-92.3%	-100.0%	-100.0%	140.0%	532.6%	124.0%	264.4%	66.0%	-37.3%				
HIGHFILL	1	1	\$ 84,000	0	\$ -	0	\$ -	1	\$ 16,000	1	\$ 8,000	3	\$ 41,800	6	\$ 149,800	0.02%			
%Chg.	0.0%	0.0%	-48.1%	---	---	---	---	---	---	---	---	50.0%	44.1%	100.0%	-21.6%				
LITTLE FLOCK	14	14	\$ 2,812,427	1	\$ 7,000	0	\$ -	0	\$ -	4	\$ 97,000	12	\$ 194,450	31	\$ 3,110,877	0.38%			
%Chg.	600.0%	600.0%	664.2%	0.0%	-95.3%	-100.0%	-100.0%	---	---	0.0%	-64.7%	20.0%	91.7%	72.2%	246.2%				
LOWELL	135	132	\$ 18,254,604	7	\$ 1,216,400	1	\$ 251,580	2	\$ 836,750	18	\$ 558,796	16	\$ 332,109	176	\$ 21,450,239	2.64%			
%Chg.	-41.3%	-41.3%	-38.0%	0.0%	-74.7%	-50.0%	-84.4%	---	---	350.0%	410.0%	0.0%	-36.0%	-30.7%	-41.2%				
PEA RIDGE	52	52	\$ 4,430,060	2	\$ 85,000	0	\$ -	1	\$ 40,000	8	\$ 98,000	16	\$ 118,000	79	\$ 4,771,060	0.59%			
%Chg.	26.8%	26.8%	56.8%	-33.3%	-63.0%	---	---	---	---	700.0%	1125.0%	220.0%	362.7%	58.0%	54.5%				
ROGERS	350	342	\$ 56,266,328	44	\$ 42,170,007	0	\$ -	0	\$ -	141	\$ 7,987,166	238	\$ 14,642,864	765	\$ 121,066,365	14.91%			
%Chg.	-46.2%	-13.9%	-20.5%	-26.7%	-41.1%	-100.0%	-100.0%	-100.0%	-100.0%	-23.4%	31.7%	-37.5%	4.6%	-25.4%	-28.4%				
SILOAM SPRINGS	392	171	\$ 20,091,945	16	\$ 4,172,534	1	\$ 380,000	0	\$ -	58	\$ 1,364,833	45	\$ 849,370	291	\$ 26,858,682	3.31%			
%Chg.	139.0%	28.6%	97.0%	45.5%	-44.2%	0.0%	-82.8%	-100.0%	-100.0%	65.7%	-79.6%	4.7%	-31.7%	29.3%	-8.0%				
SULPHUR SPRINGS	1	1	\$ 75,000	2	\$ 95,000	0	\$ -	0	\$ -	4	\$ 24,800	4	\$ 55,000	11	\$ 249,800	0.03%			
%Chg.	0.0%	0.0%	240.9%	---	---	---	---	---	---	---	---	---	---	1000.0%	1035.5%				
BENTON CO.	2,484	2,023	\$ 288,580,449	126	\$ 131,007,711	3	\$ 636,580	6	\$ 1,016,950	434	\$ 30,834,753	516	\$ 19,889,501	3,108	\$ 471,965,944	58.12%			
%Chg.	-9.8%	8.0%	5.1%	-16.0%	3.0%	-70.0%	-97.8%	-14.3%	-52.6%	12.1%	42.8%	-7.5%	13.3%	4.1%	0.1%				
ELKINS	62	56	\$ 3,974,050	2	\$ 635,000	0	\$ -	0	\$ -	4	\$ 20,875	2	\$ 35,700	64	\$ 4,665,625	0.57%			
%Chg.	19.2%	80.6%	25.8%	---	---	---	---	-100.0%	-100.0%	-20.0%	-83.9%	-60.0%	-1.5%	52.4%	25.5%				
ELM SPRINGS	20	20	\$ 3,190,000	0	\$ -	0	\$ -	0	\$ -	3	\$ 58,545	5	\$ 18,075	28	\$ 3,266,620	0.40%			
%Chg.	25.0%	25.0%	7.2%	---	---	---	---	---	---	0.0%	-84.6%	-16.7%	-8.6%	12.0%	2.7%				
FARMINGTON	37	37	\$ 3,252,700	3	\$ 126,000	0	\$ -	0	\$ -	6	\$ 155,254	11	\$ 326,671	57	\$ 3,860,625	0.48%			
%Chg.	-28.8%	0.0%	-3.7%	200.0%	-61.6%	---	---	-100.0%	-100.0%	-33.3%	-37.5%	-56.0%	37.7%	-23.0%	-49.3%				
FAYETTEVILLE	1020	327	\$ 73,886,835	33	\$ 26,395,454	2	\$ 474,094	4	\$ 18,367,300	92	\$ 7,754,473	289	\$ 15,410,911	747	\$ 142,289,067	17.52%			
%Chg.	49.3%	-3.0%	22.1%	-13.2%	28.4%	100.0%	69.4%	0.0%	174.1%	17.9%	-21.5%	-18.8%	5.5%	-8.2%	26.4%				
GOSHEN	5	5	\$ 1,386,060	0	\$ -	0	\$ -	0	\$ -	2	\$ 41,000	0	\$ -	7	\$ 1,427,060	0.18%			
%Chg.	-58.3%	-58.3%	-52.7%	-100.0%	-100.0%	---	---	---	---	100.0%	17.1%	---	---	-50.0%	-53.8%				
GREENLAND	18	15	\$ 1,100,000	0	\$ -	0	\$ -	0	\$ -	1	\$ 4,500	1	\$ 3,975	17	\$ 1,108,475	0.14%			
%Chg.	50.0%	25.0%	64.7%	---	---	---	---	-100.0%	-100.0%	0.0%	-82.0%	---	---	21.4%	-44.4%				
JOHNSON	10	10	\$ 1,294,835	7	\$ 1,765,000	0	\$ -	0	\$ -	2	\$ 30,500	1	\$ 10,000	20	\$ 3,100,335	0.38%			
%Chg.	-16.7%	-16.7%	-9.2%	-36.4%	-54.3%	---	---	---	---	100.0%	-46.5%	0.0%	-55.6%	-20.0%	-42.2%				
LINCOLN	14	12	\$ 666,560	0	\$ -	0	\$ -	0	\$ -	2	\$ 51,690	17	\$ 25,260	31	\$ 743,510	0.09%			
%Chg.	75.0%	50.0%	36.8%	---	---	---	---	---	---	100.0%	649.1%	142.9%	-78.9%	93.8%	21.2%				
PRAIRIE GROVE	68	41	\$ 4,194,000	3	\$ 543,000	1	\$ 96,000	0	\$ -	2	\$ 66,000	11	\$ 72,900	58	\$ 4,971,900	0.61%			
%Chg.	183.3%	86.4%	83.8%	200.0%	93.9%	0.0%	140.0%	---	---	100.0%	1000.0%	175.0%	67.6%	100.0%	87.5%				
SPRINGDALE	677	518	\$ 67,365,826	59	\$ 28,473,606	0	\$ -	1	\$ 9,586,442	156	\$ 4,330,546	156	\$ 8,133,899	890	\$ 117,890,319	14.52%			
%Chg.	-14.9%	-6.8%	6.3%	47.5%	98.1%	---	---	-50.0%	53.2%	7.6%	-50.0%	8.3%	47.6%	0.3%	20.1%				
TONTITOWN	7	7	\$ 1,326,000	11	\$ 6,958,000	0	\$ -	0	\$ -	4	\$ 98,500	9	\$ 721,000	31	\$ 9,103,500	1.12%			
%Chg.	-41.7%	-41.7%	-37.1%	10.0%	6.3%	---	---	-100.0%	-100.0%	-55.6%	-92.1%	200.0%	495.9%	-11.4%	-10.4%				
U OF A*	0	0	\$ -	0	\$ -	0	\$ -	4	\$ 18,994,984	2	\$ 3,947,900	10	\$ 22,383,530	16	\$ 45,326,414	5.58%			
%Chg.	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---				
WEST FORK	17	17	\$ 1,783,000	2	\$ 155,000	0	\$ -	0	\$ -	12	\$ 224,900	18	\$ 125,050	49	\$ 2,287,950	0.28%			
%Chg.	70.0%	70.0%	100.1%	0.0%	115.3%	---	---	-100.0%	-100.0%	0.0%	5.5%	28.6%	226.9%	25.6%	-21.4%				
WASHINGTON CO.	1955	1065	\$ 163,419,866	120	\$ 65,051,060	3	\$ 570,094	9	\$ 46,948,726	288	\$ 16,784,683	530	\$ 47,266,971	2015	\$ 340,041,400	41.88%			
%Chg.	15.7%	0.0%	13.3%	15.4%	41.0%	50.0%	78.3%	-25.0%	135.9%	8.3%	-18.5%	-6.2%	126.7%	0.0%	34.9%				
REGIONAL TOTAL	4,439	3088	\$ 452,000,315	246	\$ 196,058,771	6	\$ 1,206,674	15	\$ 47,965,676	722	\$ 47,619,436	1046	\$ 67,156,472	5123	\$ 812,007,344	100.00%			
%Chg.	-0.1%	5.1%	7.9%	-3.1%	13.1%	-50.0%	-95.8%	-21.1%	117.6%	10.6%	12.9%	-6.9%	74.9%	2.5%	12.2%				

*Note: University of Arkansas construction figures were added to our building permit summary this year to include this significant amount of public sector development.

HOUSING UNIT COMPARISONS

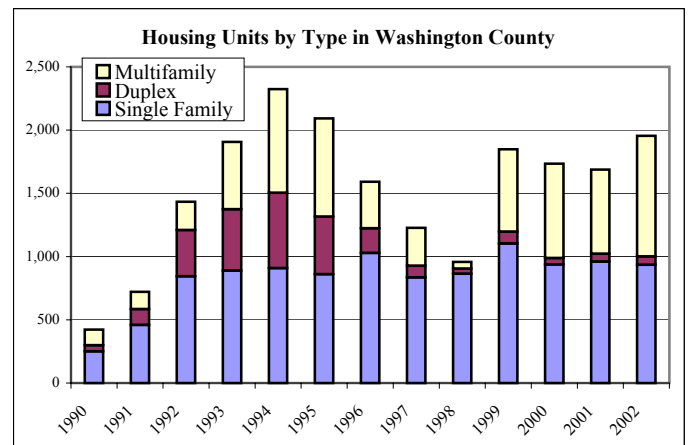
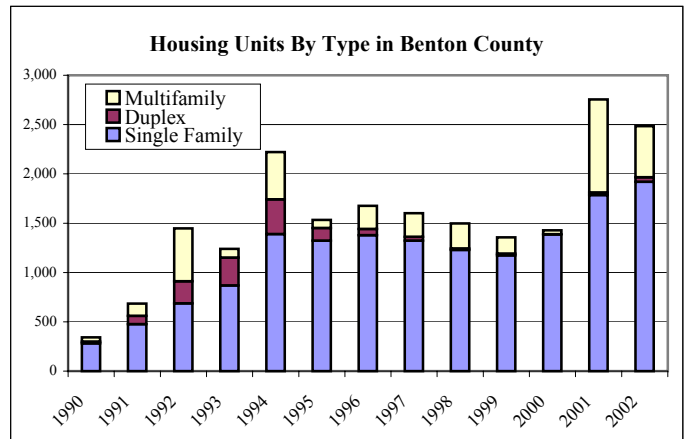
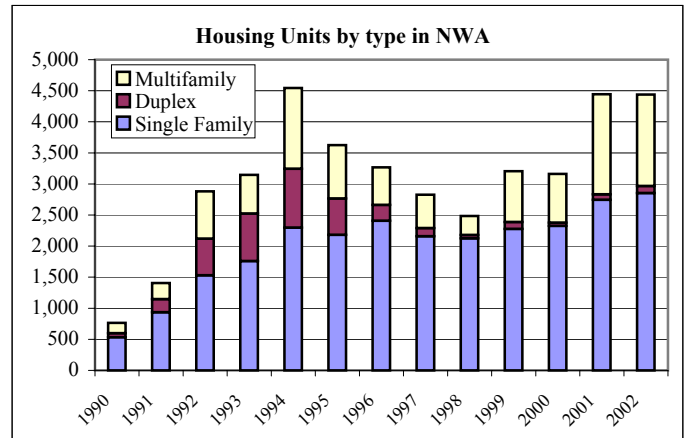
Year 2002		Compared to			Year 2001	
Dashes --- indicate no activity in comparison period						
CITIES	ONE FAMILY	TWO FAMILY	MULTI-FAMILY	TOTAL	% OF COUNTY	% OF NWA
AVOCA	6	0	0	6	0.2%	0.1%
%Chg	20%	---	---	20%		
BELLA VISTA	423	0	0	423	17.0%	9.5%
%Chg	26%	---	---	26%		
BENTONVILLE	582	10	268	860	34.6%	19.4%
%Chg	11%	67%	-58%	-26%		
BETHEL HTS	0	0	0	0	0.0%	0.0%
%Chg	-100%	---	---	-100%		
CAVE SPGS	45	0	0	45	1.8%	1.0%
%Chg	800%	---	---	800%		
CENTERTON	146	0	0	146	5.9%	3.3%
%Chg	49%	---	---	49%		
DECATUR	3	0	0	3	0.1%	0.1%
%Chg	200%	---	---	200%		
GENTRY	25	0	8	33	1.3%	0.7%
%Chg	92%	---	-50%	14%		
GRAVETTE	15	0	8	23	0.9%	0.5%
%Chg	-6%	---	---	44%		
HIGHFILL	1	0	0	1	0.0%	0.0%
%Chg	0%	---	---	0%		
LITTLE FLOCK	14	0	0	14	0.6%	0.3%
%Chg	600%	---	---	600%		
LOWELL	129	6	0	135	5.4%	3.0%
%Chg	-41%	---	-100%	-41%		
PEA RIDGE	52	0	0	52	2.1%	1.2%
%Chg	27%	---	---	27%		
ROGERS	334	16	0	350	14.1%	7.9%
%Chg	-15%	700%	-100%	-46%		
SILOAM SPGS	143	14	235	392	15.8%	8.8%
%Chg	18%	-22%	840%	139%		
SULPHUR SPGS	1	0	0	1	0.0%	0.0%
%Chg	0%	---	---	0%		
BENTON CO.	1,919	46	519	2,484	100.0%	56.0%
%Chg	8%	77%	-45%	-10%		
ELKINS	54	0	8	62	3.2%	1.4%
%Chg	86%	---	-65%	19%		
ELM SPRINGS	20	0	0	20	1.0%	0.5%
%Chg	25%	---	---	25%		
FARMINGTON	37	0	0	37	1.9%	0.8%
%Chg	28%	-100%	-100%	-29%		
FAYETTEVILLE	247	20	753	1,020	52.2%	23.0%
%Chg	-8%	-60%	107%	49%		
GOSHEN	5	0	0	5	0.3%	0.1%
%Chg	-58%	---	---	-58%		
GREENLAND	14	0	4	18	0.9%	0.4%
%Chg	17%	---	---	50%		
JOHNSON	10	0	0	10	0.5%	0.2%
%Chg	-17%	---	---	-17%		
LINCOLN	10	4	0	14	0.7%	0.3%
%Chg	25%	---	---	75%		
PRAIRIE GROVE	30	18	20	68	3.5%	1.5%
%Chg	43%	---	567%	183%		
SPRINGDALE	484	24	169	677	34.6%	15.3%
%Chg	-9%	300%	-35%	-15%		
TONTITOWN	7	0	0	7	0.4%	0.2%
%Chg	-42%	---	---	-42%		
WEST FORK	17	0	0	17	0.9%	0.4%
%Chg	70%	---	---	70%		
WASHINGTON CO.	935	66	954	1955	100.0%	44.0%
%Chg	-3%	6%	43%	16%		
NWA TOTALS	2,854	112	1,473	4,439		100.0%
%Chg	4%	27%	-9%	0%		

Source: NWARPC

HOUSING UNIT COMPARISONS

Housing Unit (HU) production for 2002 is reported by type and compared with 2001 in the table to the left. Total HU's in Single Family, Duplex and Multifamily structures, are based upon permits issued. Figures under "% of County" and "% of Region" show each city's percentage of total Regional dwelling unit production.

The graphs below show housing units by Single Family, Duplex and Multifamily types from 1990 to present.



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 2002.

Types are abbreviated as follows:

1F = Single Family, 2F = Duplex, MF = Multifamily, and 0-75F = single family permit value below \$75,000 indicates Affordable Housing production.

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

RESIDENTIAL COST ANALYSIS							YEAR 2002	
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:			
		BUILDING	HOUSING UNIT	SO FT	BLDG	HU		
BELLAVISTA								
0-75 1F	0.9%	\$63,250	\$63,250	\$46.45	1,361.8	1,361.8		
1F	100.0%	\$138,126	\$138,126	\$69.27	1,994.1	1,994.1		
2F	0.0%	---	---	---	---	---		
MF	0.0%	---	---	---	---	---		
% (Reg)	12.9%	\$138,126	\$138,126	\$69.27	1,994.1	1,994.1		
BENTONVILLE								
0-75 1F	0.4%	\$63,545	\$63,545	\$44.58	1,425.3	1,425.3		
1F	84.7%	\$150,792	\$150,792	\$58.06	2,597.0	2,597.0		
2F	1.0%	\$206,850	\$103,425	\$59.56	3,472.8	1,736.4		
MF	14.3%	\$259,071	\$55,101	\$56.96	4,548.4	967.4		
% (Reg)	22.9%	\$160,811	\$120,422	\$57.92	2,776.5	2,079.2		
FAYETTEVILLE								
0-75 1F	0.5%	\$60,657	\$60,657	\$45.28	1,339.7	1,339.7		
1F	54.0%	\$161,575	\$161,575	\$62.58	2,581.8	2,581.8		
2F	1.9%	\$144,075	\$72,038	\$55.35	2,603.0	1,301.5		
MF	44.0%	\$464,814	\$43,210	\$50.84	9,143.3	850.0		
% (Reg)	16.3%	\$225,954	\$72,438	\$56.67	3,987.1	1,278.2		
LOWELL								
0-75 1F	0.4%	\$37,500	\$37,500	\$19.72	1,902.0	1,902.0		
1F	96.4%	\$136,455	\$136,455	\$63.96	2,133.5	2,133.5		
2F	3.6%	\$217,318	\$108,659	\$60.76	3,576.7	1,788.3		
MF	0.0%	---	---	---	---	---		
% (Reg)	4.0%	\$138,292	\$135,219	\$63.84	2,166.3	2,118.1		
ROGERS								
0-75 1F	0.4%	\$67,819	\$67,819	\$68.00	997.3	997.3		
1F	97.4%	\$164,088	\$164,088	\$68.11	2,409.2	2,409.2		
2F	2.6%	\$182,623	\$91,311	\$68.00	2,685.6	1,342.8		
MF	0.0%	---	---	---	---	---		
% (Reg)	12.4%	\$164,521	\$160,761	\$68.11	2,415.7	2,360.4		
SILOAM SPRINGS								
0-75 1F	22.1%	\$58,544	\$58,544	\$33.96	1,724.1	1,724.1		
1F	56.5%	\$79,321	\$79,321	\$39.66	1,999.9	1,999.9		
2F	4.1%	\$117,143	\$58,571	\$34.52	3,393.4	1,696.7		
MF	39.5%	\$377,571	\$33,740	\$38.34	9,848.9	880.1		
% (Reg)	4.4%	\$117,497	\$51,255	\$38.90	3,020.9	1,317.8		
SPRINGDALE								
0-75 1F	1.9%	\$51,039	\$51,039	\$33.68	1,515.4	1,515.4		
1F	88.8%	\$123,529	\$123,529	\$50.40	2,451.0	2,451.0		
2F	2.3%	\$130,716	\$65,358	\$53.09	2,462.3	1,231.1		
MF	8.9%	\$273,141	\$35,557	\$22.63	12,068.0	1,571.0		
% (Reg)	14.9%	\$130,050	\$99,506	\$45.48	2,859.7	2,188.1		
REGIONAL SUMMARY								
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:			
		BUILDING	HOUSING UNIT	SO FT	BLDG	HU		
CITIES OVER 5000 POPULATION								
0-75 1F	1.8%	\$57,626	\$57,626	\$35.77	1,611.2	1,611.2		
1F	82.9%	\$140,750	\$140,750	\$59.45	2,367.6	2,367.6		
2F	1.8%	\$155,034	\$77,517	\$54.12	2,864.7	1,432.3		
MF	15.4%	\$360,248	\$42,977	\$44.65	8,068.3	962.5		
% (Reg)	88.0%	\$155,595	\$103,152	\$56.47	2,755.3	1,826.6		
CITIES UNDER 5000 POPULATION								
0-75 1F	19.3%	\$61,170	\$61,170	\$44.01	1,389.8	1,389.8		
1F	95.3%	\$100,749	\$100,749	\$52.08	1,934.4	1,934.4		
2F	2.0%	\$96,778	\$48,389	\$38.59	2,507.6	1,253.8		
MF	2.8%	\$187,125	\$31,188	\$33.67	5,557.0	926.2		
% (Reg)	12.0%	\$101,968	\$93,032	\$50.96	2,000.9	1,825.5		
REGION								
0-75 1F	3.9%	\$59,660	\$59,660	\$40.20	1,484.1	1,484.1		
1F	84.3%	\$133,574	\$133,574	\$58.33	2,289.9	2,289.9		
2F	1.8%	\$143,591	\$71,795	\$51.38	2,794.5	1,397.3		
MF	13.9%	\$352,467	\$42,593	\$44.31	7,955.4	961.3		
% (Reg)	100.0%	\$146,373	\$101,825	\$55.75	2,625.6	1,826.5		

*0-75 1F = Single Family \$0-\$75,000 1F = All Single Family 2F = Duplex MF = Multifamily

SINGLE FAMILY COST COMPARISONS

For Cities in Northwest Arkansas over 5000 population for Year 2002

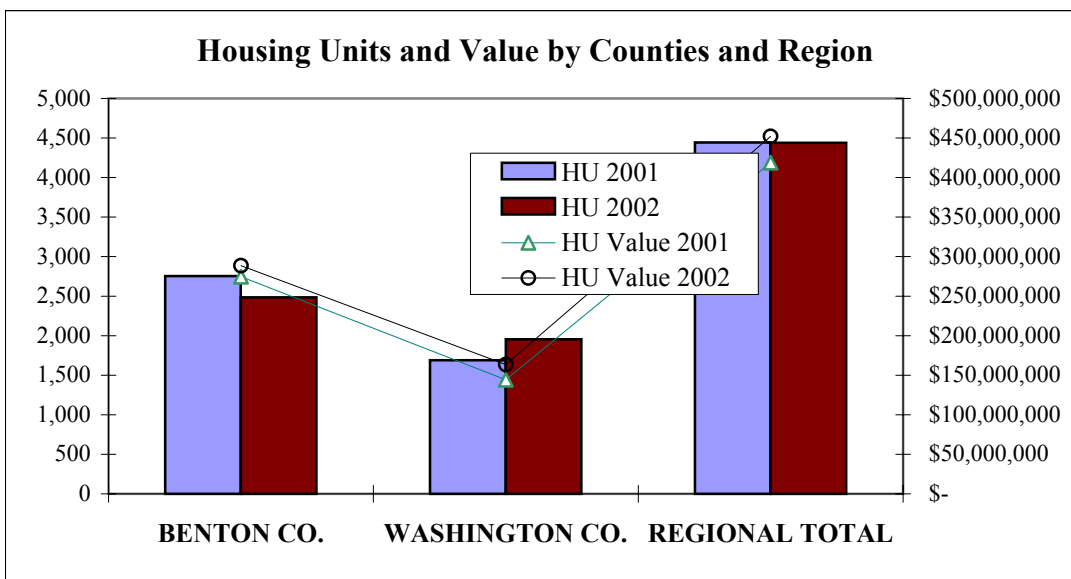
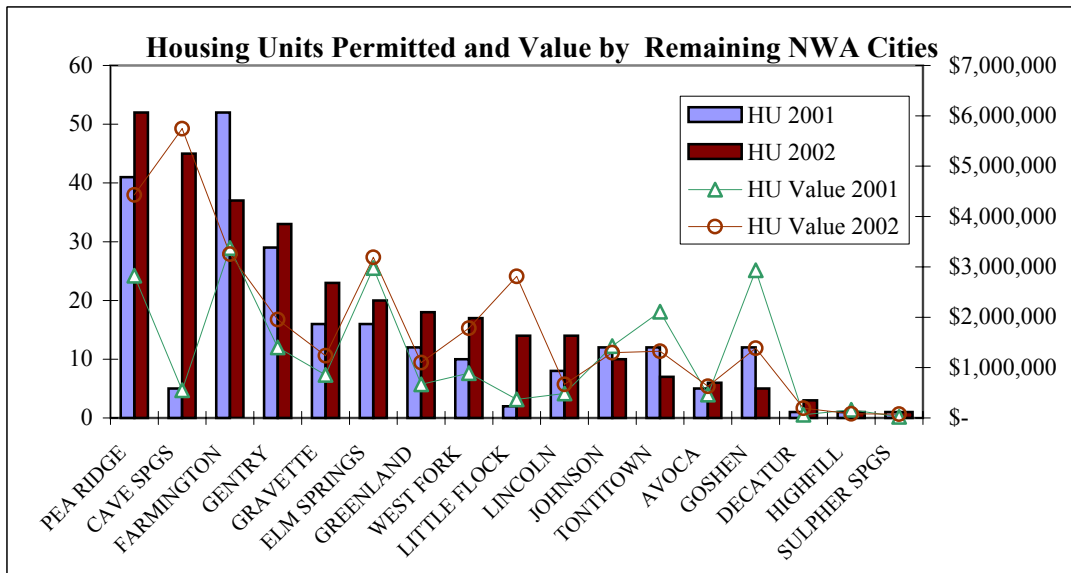
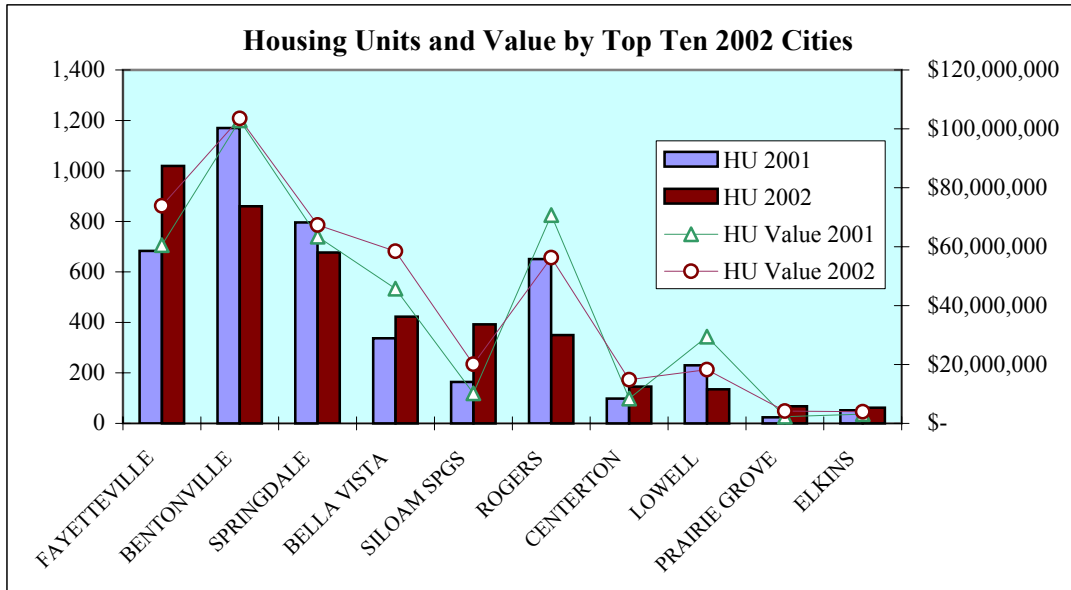
BELLA VISTA		TOTAL	% of All 1 Family HUs	AVERAGE			ROGERS		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges				Cost	Sq. Ft.	\$/Sq. Ft.	Cost Ranges				Cost	Sq. Ft.	\$/Sq. Ft.
(\$ in Thousands)		423	100.0%	\$138,126	1,994	\$70.15	(\$ in Thousands)		334	100.0%	\$164,088	2,409	\$68.12
\$0-\$49.9		0	0.0%	---	---	---	\$0-\$49.9		0	---	---	---	---
\$50-\$74.9		8	1.9%	\$63,250	1,362	\$48.98	\$50-\$74.9		3	0.9%	\$67,819	997	\$68.00
\$75-\$99.9		80	18.9%	\$88,329	1,502	\$60.06	\$75-\$99.9		41	12.3%	\$92,623	1,363	\$67.97
\$100-\$124.9		101	23.9%	\$109,001	1,712	\$65.40	\$100-\$124.9		42	12.6%	\$111,500	1,642	\$67.92
\$125-\$149.9		87	20.6%	\$131,531	1,947	\$71.94	\$125-\$149.9		70	21.0%	\$137,170	2,017	\$68.01
\$150-\$199.9		100	23.6%	\$167,422	2,279	\$76.13	\$150-\$199.9		107	32.0%	\$176,862	2,593	\$68.25
\$200-\$299.9		41	9.7%	\$233,332	2,864	\$84.78	\$200-\$299.9		61	18.3%	\$230,946	3,380	\$68.37
\$300-\$399.9		5	1.2%	\$336,200	3,849	\$90.26	\$300-\$399.9		9	2.7%	\$330,648	4,905	\$67.40
\$400-\$499.9		1	0.2%	\$413,000	5,580	\$74.01	\$400-\$499.9		0	0.0%	---	---	---
\$500+		0	0.0%	---	---	---	\$500+		1	0.3%	\$531,692	7,819	\$68.00
BENTONVILLE		TOTAL	% of All 1 Family HUs	AVERAGE			SILOAM SPRINGS		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges				Cost	Sq. Ft.	\$/Sq. Ft.	Cost Ranges				Cost	Sq. Ft.	\$/Sq. Ft.
(\$ in Thousands)		582	100.0%	\$150,792	2,607	\$57.48	(\$ in Thousands)		143	100.0%	\$79,321	2,000	\$40.42
\$0-\$49.9		1	0.2%	\$45,000	900	\$50.00	\$0-\$49.9		10	7.0%	\$38,950	1,952	\$34.79
\$50-\$74.9		6	1.0%	\$66,636	1,513	\$44.36	\$50-\$74.9		66	46.2%	\$61,513	1,689	\$37.16
\$75-\$99.9		142	24.4%	\$83,241	1,891	\$44.05	\$75-\$99.9		38	26.6%	\$85,172	2,193	\$39.42
\$100-\$124.9		52	8.9%	\$115,243	1,892	\$69.75	\$100-\$124.9		19	13.3%	\$105,787	2,402	\$45.02
\$125-\$149.9		86	14.8%	\$137,235	2,272	\$60.70	\$125-\$149.9		8	5.6%	\$132,662	2,546	\$52.53
\$150-\$199.9		185	31.8%	\$171,962	2,834	\$60.94	\$150-\$199.9		0	0.0%	---	---	---
\$200-\$299.9		103	17.7%	\$225,417	3,677	\$61.35	\$200-\$299.9		1	0.7%	\$242,000	2,638	\$91.74
\$300-\$399.9		4	0.7%	\$310,750	5,139	\$60.71	\$300-\$399.9		1	0.7%	\$343,800	3,000	\$114.60
\$400-\$499.9		3	0.5%	\$475,767	7,168	\$67.03	\$400-\$499.9		0	0.0%	---	---	---
\$500+		0	0.0%	---	---	---	\$500+		0	0.0%	---	---	---
FAYETTEVILLE		TOTAL	% of All 1 Family HUs	AVERAGE			SPRINGDALE		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges				Cost	Sq. Ft.	\$/Sq. Ft.	Cost Ranges				Cost	Sq. Ft.	\$/Sq. Ft.
(\$ in Thousands)		247	100.0%	\$161,575	2,582	\$61.97	(\$ in Thousands)		484	100.0%	\$123,529	2,451	\$50.12
\$0-\$49.9		1	0.4%	\$32,200	864	\$37.27	\$0-\$49.9		13	2.7%	\$35,099	1,644	\$21.51
\$50-\$74.9		5	2.0%	\$66,348	1,435	\$48.46	\$50-\$74.9		12	2.5%	\$68,307	1,376	\$49.72
\$75-\$99.9		22	8.9%	\$87,555	1,653	\$54.38	\$75-\$99.9		109	22.5%	\$86,304	1,724	\$50.29
\$100-\$124.9		31	12.6%	\$111,191	2,017	\$56.59	\$100-\$124.9		157	32.4%	\$116,127	2,271	\$51.18
\$125-\$149.9		68	27.5%	\$134,341	2,272	\$59.94	\$125-\$149.9		119	24.6%	\$134,448	2,654	\$50.75
\$150-\$199.9		70	28.3%	\$172,187	2,814	\$61.62	\$150-\$199.9		41	8.5%	\$168,227	3,273	\$51.69
\$200-\$299.9		41	16.6%	\$228,576	3,340	\$70.12	\$200-\$299.9		31	6.4%	\$231,693	4,485	\$51.69
\$300-\$399.9		6	2.4%	\$321,780	4,712	\$69.00	\$300-\$399.9		1	0.2%	\$353,132	6,580	\$53.67
\$400-\$499.9		1	0.4%	\$440,250	6,250	\$70.44	\$400-\$499.9		1	0.2%	\$440,810	8,399	\$52.48
\$500+		2	0.8%	\$620,596	3,910	\$164.37	\$500+		0	0.0%	---	---	---
LOWELL		TOTAL	% of All 1 Family HUs	AVERAGE			TOTAL of all Cities over 5000		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges				Cost	Sq. Ft.	\$/Sq. Ft.	Cost Ranges				Cost	Sq. Ft.	\$/Sq. Ft.
(\$ in Thousands)		129	100.0%	\$136,455	2,133	\$64.01	(\$ in Thousands)		2,342	100.0%	\$140,750	2,370	\$59.56
\$0-\$49.9		1	0.8%	\$25,000	720	\$34.72	\$0-\$49.9		26	1.1%	\$36,461	1,668	\$28.83
\$50-\$74.9		1	0.8%	\$50,000	3,084	\$16.21	\$50-\$74.9		101	4.3%	\$63,075	1,596	\$41.28
\$75-\$99.9		2	1.6%	\$95,480	1,661	\$58.02	\$75-\$99.9		434	18.5%	\$86,279	1,741	\$51.01
\$100-\$124.9		55	42.6%	\$115,691	1,790	\$64.75	\$100-\$124.9		457	19.5%	\$113,209	1,977	\$59.72
\$125-\$149.9		47	36.4%	\$138,236	2,137	\$64.70	\$125-\$149.9		485	20.7%	\$135,135	2,262	\$61.48
\$150-\$199.9		18	14.0%	\$165,899	2,565	\$64.68	\$150-\$199.9		521	22.2%	\$171,624	2,701	\$64.85
\$200-\$299.9		2	1.6%	\$252,866	3,910	\$64.68	\$200-\$299.9		280	12.0%	\$229,193	3,531	\$66.66
\$300-\$399.9		3	2.3%	\$328,229	5,075	\$64.68	\$300-\$399.9		29	1.2%	\$328,005	4,725	\$71.62
\$400-\$499.9		0	---	---	---	---	\$400-\$499.9		6	0.3%	\$453,560	6,956	\$66.34
\$500+		0	---	---	---	---	\$500+		3	0.1%	\$590,961	5,213	\$132.24

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

Table Prepared by Northwest Arkansas Regional Planning Commission

Note: Some dollar ranges have been changed from last year reflecting new income data available from Census 2000

Residential Growth in Northwest Arkansas 2001-2002



SUBDIVISIONS AND LARGE SCALE DEVELOPMENT

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 61 Subdivision Final Plats containing 905 lots covering 964 acres. The Region reported 197 Large Scale Developments.

In the following tables:

L = Large Scale Development

S/P = Subdivision -- Preliminary Plat

S/F = Subdivision -- Final Plat

TAZ = Transportation Analysis Zone

HUs = Housing Units

Note: Blank spaces represents unavailable information

			CENTERTON				
			YEAR 2002				
No.	ZONE	DEVELOPMENT	Owner/Developer	TYPE	ACRES	LOTS	HUs
1	2042 A		Jeff Simpson	S/F	7.04	24	24
2	2043 A		ARC Construction	S/P		44	44
TOTAL CENTERTON					7.04	68	68

			ELM SPRINGS				
			YEAR 2002				
No.	ZONE	DEVELOPMENT	Owner/Developer	TYPE	ACRES	LOTS	HUs
1	6072		Fadil Bayyari	S/F	29.92	25	25

			FARMINGTON				
			YEAR 2002				
No.	ZONE	DEVELOPMENT	Owner/Developer	TYPE	ACRES	LOTS	HUs
1	5031	South Haven Phase 3	CPI	S/P	17.07	41	82
2	5032	Bellwood	KSDA	S/P	3.54	11	11
3	5031	Edgewood	Legend	S/P	10.54	26	26
4	5031	Southwinds, Phase 5	Southwinds Realty	S/P	10.74	31	31
5	5032	Meadowlark 5	Lazenby	S/P	13.82	46	46
TOTAL FARMINGTON					55.71	155	196

			BENTON COUNTY				
			YEAR 2002				
No.	ZONE	DEVELOPMENT	Owner/Developer	TYPE	ACRES	LOTS	HUs
1		Ashalt Plant	Rogers Group, Inc.	L		88	---
2		Bonzi Gardens	Bob Zamastil	L			---
3		Red Deer, Inc.	Richard Berry	L		7	---
4		Rick True Excavating	Rick True	L		10	---
5		Lonesome Oak Storage	Kenneth Swank	L		15	---
6		Prime Power Corp.	Phil Cowan	L		5	---
7		Steve Miller Mining Operation	Steve Miller	L		10	---
8		Robert Fuller	Robert Fuller	L		1	---
9		Puppy Creek	Sellers Properties	L		4	---
10		Walnut Creek Montessori School	David Swanson	L		14	---
11		Office Buildings	John Garcia	L		6	---
12		Lifetime Siding	Craig Jackson	L		5	---
13		A&D Distributing	Alice Despain	L		8	---
14		Sleepy Hollow Enterprises	James Kinkead	L		1	---
15		Consumer Testing Labs	Darrow Garner, Inc.	L		3	---
16		Mining Pit	Keith Roberts	L		40	---
17		Simple Pleasures	Ken Minor	L		18	---
18		Martin Greer Candies	Martin Greer	L		10	---
19		Mining Operation	Rick True	L		3	---
20		Craig Shaw & Josh Reed	Craig Shaw & Josh Reed	L		2	---
21		Vandevior	Larry Vandevior	L		6	---
22		Benton County Propane	Jim Poindexter	L		2	---
23		Jim's Old Fasion Services	Jim Edgington	L		2	---
24		Spring Creek Mini Storage	Randy West	L		8	---
25		Assembled Products	George Panter	L		11	---
26		Benny Vigil	Benny Vigil	L			---
27		Puppy Creek	Sellers Properties	L		9	---
28		Honeycrest Farms	Lee Harris	L		10	---
29		Tubes and Hoses	Steve Jordan	L		25	---
30		Miki Ozark Renaissance	James Knight	L		1	---
31		Pea Ridge FBC	Pea Ridge FBC	L		25	---
32		Garfield COC	Danny Rothfus	L		3	---
33		Tri State Propane	John Holloway	L		1	---

34	Harris 3rd Addition	Jimmy Harris	S/F	6.56	6	---
35	Barrett Place Sub.	Billy Stanphill	S/F	7.64	8	---
36	Talamore Phase IV	Dan Dykema	S/F	72.24	22	---
37	Top Flite #5	Rick Buck	S/F	15.77	18	---
38	Dream Hill Estates	Claud Criswell	S/F	7.57	9	---
39	Soaring Hawk Acres	Tom Allen	S/F	41.34	15	---
40	Donald Crowley	Donald Crowley	S/F	1.20	3	---
41	Knight Sub.	James Knight	S/F	6.49	3	---
42	Talamore Phase IV	Dan Dykema	S/P	72.24	22	---
43	Avalon	Silver Linings, LLC	S/P	33.94	24	---
44	Fern Hollow		S/P	6.56	4	---
45	Patterson Addition	River Valley Homes	S/P	5.08	10	---
TOTAL BENTON COUNTY				276.63	496.45	---

No.	ZONE	DEVELOPMENT	Owner/Developer	TYPE	YEAR 2002		
					ACRES	LOTS	HUs
1	7205	Edwards Acres Lot 5	Sharp Properties	L	1.07	1	---
2	7205	Anders Warehouse-Parking	Anders Family Partnership	L	0.00	1	---
3	7208	Compton Gardens Maintenance	Peel House Foundation	L	0.44	1	---
4	7202	Christian Life Cathedral Expansion	Christian Life Cathedral	L	6.68	1	---
5	7202	St. Stephens Catholic Church	St. Stephens Catholic Church	L	20.00	1	---
6	7207	Hudson Laundry/Carwash	Mike Hudson	L	0.00	1	---
7	7207	Harrison French Bldg. SW 8th	Harrison French	L	1.39	1	6
8	7208	Nunnally Chev Auto Display Area	George Nunnally Chev.	L	0.24	1	---
9	7205	Cox Communications	Cox Communications	L	1.38	1	---
10	7205	AMJO Development-National Home	AMJO Development	L	5.73	1	---
11	7205	Golden Office Complex	Barry Cooksey	L	1.46	1	---
12	7205	"J" Street Apt.	Bob Hill/Gary Thompson	L	2.40	1	24
13	2032	Beau Terre North	Colon Washburn	L	1.62	1	---
14	7205	Bentonville Commons	Simpson Housing Solutions	L	24.55	1	240
15	7207	Alamosa PCS Stealth Tower	Wal-Mart	L	0.02	1	---
16	7205	Benton Co. Assessor's Office	Warren Bathke	L	0.00	1	---
17	7207	Bentonville Plaza		L	8.56	1	---
18	7203	Data Replication Facility	Wal-Mart Stores, Inc.	L	10.00	1	---
19	2030	Mathias Shopping Center	Mathias Properties	L	20.66	1	---
20	7205	Oak Trace Lot 6	Charlton Development	L	3.28	1	---
21	2030	Shogun Japanese Restaurant	John K. Pak	L	1.50	1	---
22	7206	Outdoor Cap	Paul & Dick Mahan	L	15.05	1	---
23	7203	Taco Bell	K-Mac Enterprises, Inc.	L	0.69	1	---
24	7205	Dean Eismas Office/Warehouse	Mark Clinard/Clinard Const.	L	2.14	1	---
25	7205	First Landmark Baptist Church	Dean Horton-Trustee	L	7.00	1	---
26	7204	Sanders 4-Plex	Rod Sanders	L	0.33	1	4
27	7205	S. Walton Professional Plaza	Procon, Inc.	L	1.36	1	---
28	7183	TownePlace Suites	Ala West-Al, LLC	L	19.65	1	---
29		Lg Scale Development-All Tune	Burnett Construction	L	0.70	1	---
30	7205	1st Assembly of God Church	1st Assembly of God Church	L	17.37	1	---
31	7208	Kentucky Fried Chicken/K-MAC	K-MAC Enterprises	L	1.51	1	---
32	2032	Beau Terre North Bldgs 13 & 17	Colon Washburn	L	2.80	1	---
33	7207	Compton Gardens	Peel House Foundation	L	5.80	1	---
34	7183	Towneplace Suites	AG Hospitality Services Inc.	L	1.75	1	---
35	7208	Kentucky Fried Chicken	K-MaC Enterprises	L	1.40	1	---
36	7205	Bryan Dental Clinic	Greg Bryan	L	1.13	1	---
37		Active Marketing Group(PTI)	GNS Development Properties	L	1.41	1	---
38	7202	Dixieland Computers	Bill and Kenneth Norwood	L	5.48	1	---
39	7205	Cornerstone Baptist Church	Larry Markum	L	2.73	1	---
40	7208	Calvery Tabernacle United	United Pentecostal Church	L	2.34	1	---
41	7202	Town Homes	Joseph J. Langhoffer	L	2.15	1	24
42	7205	Winnelson Supply II	Chuck Benningfield	L	3.20	1	---
43	7205	Bentonville Elementary School	Bentonville Public School	L	1.00	1	---
44	7205	Sleep Inn Addition	Hobbs & Curry FLP	L	4.07	1	---
45	7207	Jimmy Johns Gourmet Sandwiches	JJ's Gourmet Sandwiches	L	0.66	1	---
46	7206	Lot 17 West Park Square	Commerce Plaza, LLC	L	1.42	1	---
47	7203	PetroMark/White Oak Station	PetroMark	L	1.20	1	---
48	7207	Executive Center	Executive Center, LLC	L	10.35	1	---
49	7209	Rose Animal Clinic	Rose Properties	L	0.59	1	---
50	7203	NWACC Maintenance Expansion	NW Ark Community College	L	0.00	1	---
51	7202	Adams House	Angel Floro	L	1.22	1	13
52	7205	Bentonville Tiger Stadium	Bentonville School District	L	3.00	1	---
53	7205	The Agility Center-Medical Offices	Dr. Jim McKenzie	L	4.96	1	---
54		Simmons Office Complex	Patsy Simmons	L	1.93	1	---
55	7207	Bentonville Plaza	Brad Robertson	L	14.28	1	---
56	2030	Brightwood Phase 4	Charlton Development	S/F	7.20	11	11
57		Old Farm Phase I	The Old Farm LLC	S/F	53.69	3	---

58	2041-A	Carriage Square Sub	JL Properties	S/F	51.56	183	183
59	7203	Wal-Mart Sub No. 2	Wal-Mart	S/F	9.16	0	---
60	2041-A	Chardonnay	Rex & Carolyn Fox	S/F	33.05	52	52
61	7203	College Place Phase VI	Susana Development	S/F	20.63	55	55
62	7209	Creekstone Sub Ph I	Larry Vandevor	S/F	30.08	48	48
63	7202	Allens Croft Sub	AllenCroft LLC	S/F	38.36	117	117
64	2030	Windwood Sub PH III	ARC Constuciton, Inc.	S/F	19.56	63	63
65	2032	Kensington Phase 2	Susana Development	S/F	28.80	57	57
66	2038	Windemere Woods Phase 1	Pinnacle Land Group	S/F	40.81	79	79
67	2051	Wildwood Sub. Phase 1	Charlton Dev. Co., LLC	S/F	69.22	71	71
68	7202	Kingsbury Sub. Phase 2	67 Development Corp.	S/F	0.00	7	7
69	7205	Williams/Dean Comm., Subd	Johnny Quinn	S/F	0.00	5	---
70	7203	Pleasant View, Phase 9	M&L Development	S/F	8.23	24	24
71		71 Business Center	Haynes LLC	S/F	23.57	15	---
72	7205	Bentonville School Property	Bentonville School District	S/F	15.73	1	---
73	7203	Pleasant View Phases 9 & 10	M&L Development	S/P	15.00	47	47
74	2030	Lochmoore Club LLC	Lochmoore Club LLC	S/P	80.00	213	213
75	7204	Courtyard I Sub.	Alliance Properties, Inc.	S/P	6.00	20	20
76	7205	Cottonwood Village	Whitt Properties, LLC	S/P	50.90	3	---
77	2041-A	Chasleton Parke Subdivision	M. David Slone	S/P	16.80	52	52
78	7205	Cottonwood Village	Whitt Properties, LLC	S/P	50.90	26	---
TOTAL BENTONVILLE					920.89	1,207	1,410

			FAYETTEVILLE				YEAR 2002		
No.	ZONE	DEVELOPMENT	Owner/Developer	TYPE	ACRES	LOTS	HUs		
1	5023	Danaher Tool	Danaher Tool Group	L	38.06	1	---		
2	5039	TBS	Michael Andrews	L	0.94	1	---		
3	5008	Dandy/Schmitt	Brian Dandy/Robert Schmitt	L	1.01	2	---		
4	5039	Williams Ford Tractor	Williams Ford Tractor	L	11.81	1	---		
5	5037	Guido's	Mark Bariola	L	1.02	1	---		
6	5023	Bargo Engineering Inc.	Bargo Engineering Inc.	L	5.14	1	---		
7	5025	Fayetteville Municipal Airport	City of Fayetteville	L	512.00	1	---		
8	5012	Fayetteville School District	Fayetteville School District	L	5.41	1	---		
9	5017	NWA Pathology	NWA Pathology Associates	L	2.78	1	---		
10	5011	Arena Village #3	Arthur Howell Trumbo	L	3.44	1	---		
11	5046	Nelson-Berna	Nelson-Berna Funeral Home	L	3.12	1	---		
12	5011	KFC Restaurant	Mac Enterprises, Inc.	L	1.11	1	---		
13	5002	Southwestern Bell	Southwestern Bell	L	0.25	1	---		
14	5042	Bristol Park	Bristol Development Group LLC	L	32.59	1	272		
15	5042	Walgreens	Whiteco Interra Ventures, LLC	L	2.97	1	1		
16	5017	Lewis Brothers Leasing Co.	Lewis Brothers Leasing Co.	L	10.80	7	---		
17	5041	Nelms	Nelms, LLLP	L	42.82	1	---		
18	5046	Premier Wine & Spirits	Andy Bethell	L	2.00	1	---		
19	5033	Hampton Inn	Narry Krushiker	L	3.54	1	---		
20	5017	WRMC-Medical Arts Pavion	Washington Regional Medical	L	52.02	1	---		
21	5033	PJT Development	Bobby Hatfield	L	5.51	1	---		
22	5013	Cornerstone Phase II	Lyndy Lindsey	L	11.94	1	108		
23	5008	Sequoyah Commons		L	2.76	1	39		
24	5042	CMN Business Park II, Ph I	Nanchar, Inc. & Marjorie Brooks	L	21.54	5	---		
25	5035	Sage Meadows	Mark Foster	L	31.00	89	87		
26	5016	Ash Acres PUD	Rob Stanley	L	1.28	6	6		
27	5034	Legacy Pointe	Charles Sloan	L	10.49	56	56		
28	5037	Rogers	Sam Rogers	L	8.36	1	---		
29	5039	Crystal Springs Phase III	Jed Development	L	35.13	1	---		
30	5020	Mission Place	CTC Venttures, LTD	L	3.27	10	10		
31	5013	Cornerstone Subdivision	Lyndy Lindsey	L	15.34	10	10		
32	5013	Skyler Place	Sam Mathias	L	21.03	61	126		
33	5046	Copper Creek	Gary Brandon Enterprises	S/F	34.34	81	81		
34	5037	Pinevalley Ph V	BMP Development	S/F	5.00	6	14		
35	5012	McMillan Estates	TFJ Nominee Trust	S/F	27.48	9	---		
36	5019	Yorktowne Square Ph III	Peggy Bishop Irrevocable Trust	S/F	14.12	30	30		
37	5017	Brookstone Subdivision	Jack Morris	S/F	38.61	8	2		
TOTAL FAYETTEVILLE					1,020.03	403	842		

			LOWELL				YEAR 2002		
No.	ZONE	DEVELOPMENT	Owner/Developer	TYPE	ACRES	LOTS	HUs		
1	7197	Sherwood Development		L		2	---		
2	7198	Leon Chadwick Phase 2		L		1	---		
3	2022	Arvest Bank Operation Phase 6		L		1	---		
4	2022	Arvest Data Center		L		1	---		
5	7195	AERT Warehouse Expansion		L		1	---		
6	7195	Summer Meadows Phase 1		S/F		37	37		

7	7195	Summer Meadows Phase 1	S/F	32	32
8	7196	Firebird Industrial Park	S/P	8	---
TOTAL LOWELL				83	69

No.	ZONE	DEVELOPMENT	YEAR 2002				
			Owner/Developer	TYPE	ACRES	LOTS	HUs
1	7183	Marriott Residence Inn	Gary Brandon	L	1.50	---	---
2	7187	Hudson Laundry	Mike Hudson	L	2.00	---	---
3	7187	Arvest Bank	Arvest Bank	L	1.00	---	---
4	7183	Scottsdale Cntr. Ph 4A	Tallgrass LLC	L	9.41	---	---
5	2025	5411 Village Parkway	C.R. Lehman	L	1.50	---	---
6	7192	Rogers Christian Church	Rogers Christian Church	L		---	---
7	7183	Scottsdale Cntr. Ph 4B	Tallgrass LLC	L	9.41	---	---
8	2015	Faith Christian Church	Faith Christian Church	L	21.03	---	---
9	7187	Haz-Mert	Haz-Mert Inc.	L	10.97	---	---
10	7183	Lundy Ofc. Bldg	Lundy & Allard	L	2.50	---	---
11	7192	Kingston Center II	POW Inc.	L	7.17	---	---
12	7188	Nextel Tower	Nextel Inc.	L	1.50	---	---
13	7504	Holy Trinity Lutheran	Holy Trinity Lutheran Church	L	8.52	---	---
14	7503	S & R Inc.	S & R Inc.	L	4.98	---	---
15	7191	Superior Industries	Superior Industries	L	19.98	---	---
16	7503	Marks Electric	Marks Electric Inc.	L	4.08	---	---
17	7186	Hartland Christian	Hartland Christian Church	L	4.93	---	---
18	7183	West Cedar Apts	Jerry Malies	L	3.90	28	28
19	2025	Ayson Medical Ofc	Drs. Alderson & Ayson	L	0.66	---	---
20	7184	Hash Furniture Store	Brett Hash	L	1.20	---	---
21	7183	Salvation Army	Salvation Army	L	1.13	---	---
22	7191	Hinds Comm. Dev.	Rick Hinds	L	1.80	---	---
23	2025	Village Chapel	C.R. Lehman	L	1.00	---	---
24	7191	Rogers Commons	Johnson McAdams PA	L	25.28	264	264
25	7183	O'Charley's	O'Charley's Inc.	L	1.50	---	---
26	7186	BMW of NW Ark.	BMW of NW Ark Inc.	L	5.23	---	---
27	7192	The Homes at Oakmont	Fugitt & Associates	L	4.88	34	34
28	7183	Valvoline Oil Change	Mike Hudson	L	2.07	---	---
29	2026	First Western Bank	First Western Bank	L	0.84	---	---
30	7183	Arby's	U.S. Beef Corp.	L	1.00	---	---
31	2025	Dr. Lais Ofc. Bldg.	Dr. Randall Lais	L	1.20	---	---
32	7192	Rogers Kwik Lube	NOARK LLC	L	2.66	---	---
33	7189	Sargent Flea Mkt.	Paul Sargent	L	4.20	---	---
34	7503	Tatum Warehouse	Bud Tatum	L	0.57	---	---
35	7187	Jones Elementary	Rogers Schools	L	9.50	---	---
36	7183	Famous Dave's	Famous Dave's Inc.	L	1.20	---	---
37	7191	Woods Specialties	Woods Specialties Inc.	L	14.86	---	---
38	7183	Patrick Place Ph3	Frank Smith	S/F	3.94	16	16
39	2026	The Berry Farm Ph1	Randy Winski	S/F	27.42	74	74
40	2026	The Berry Farm Ph2	Randy Winski	S/F	4.15	10	10
41	2026	Emerald Heights	Atlas Construction	S/F	9.90	28	28
42	2026	Montroux aka Quail Tree	Randy Winski	S/F	16.21	47	47
43	2026	Northwest Business Park	Dan Dykema	S/P	45.62	30	---
44	7192	Countryside Estates	Dynamic Enterprises	S/P	9.23	29	29
45	2025	Shadow Valley Ph2	Reaves Enterprises	S/P	514.05	136	136
46	2025	Shadow Valley Ph3	Reaves Enterprises	S/P	Same	55	55
47	2025	Osage Farms	Haynes Ltd.	S/P	25.30	8	3
48	7186	Courtyard II	Alliance Properties	S/P	4.97	4	4
49	2026	Bent Tree of Rogers II	Randy Winski	S/P	22.40	61	61
50	7198	Pleasant Crossing	Reaves Enterprises	S/P	112.48	9	---
51	7186	Fieldstone	Hale Brothers	S/P	17.06	51	51
TOTAL ROGERS					1,007.89	884	840

No.	ZONE	DEVELOPMENT	YEAR 2002				
			Owner/Developer	TYPE	ACRES	LOTS	HUs
1	6047	TJRV, Inc.	Vail Paschal	L	4.28	---	---
2	6057	Israel-Hidden Lake & 412	Dixie Development	L	1.72	---	---
3	6067	Coleman's Childrens Academy	K.C. Properties	L	1.25	---	---
4	6059	Thompson Murray Phase 2	Thompson Murray	L	2.43	---	---
5	6058	Catfish John's		L	1.28	---	---
6	6049	Beemer Back Center	Beemer Back Center	L	1.31	---	---
7	6057	Electric Ave. Apartments	Electric Ave. Apartments, Inc.	L	16.26	---	---
8	6081	Central Redi-Mix	Central Redi-Mix	L	11.21	---	---
9	6056	Faith Frewill Baptist Church	Faith Frewill Baptist Church	L	1.32	---	---
10	6068	Lot 36 Ozark Business Park	Factory Outlet Stores, Inc.	L	1.11	---	---
11	6068	Lot 37 Ozark Business Park	Factory Outlet Stores, Inc.	L	1.10	---	---

12	6062	First Security Bank	Jim Taylor	L	2.38	---	---
13	6057	Mr. Tidy Car Wash	Gary Combs & Partners	L	1.21	---	---
14	6067	Phillip Steele	Phillip Steele	L	2.21	---	---
15	6081	Simplex-Grinnell	TFJ Nominee Trust	L	4.23	---	---
16	6055	Airport Commercial Center	Edwards Properties	L	5.52	---	---
17	6068	Crumpaker Park	Harber Meadows Development Co.	L	2.28	---	---
18	6057	Patton Mini Storage	Mike & Brenda Price/James Patton	L	2.74	---	---
19	6054	Justus Printers	Mike Justus	L	3.13	---	---
20	6067	CBG, Inc.	CBG, LLC.	L	1.51	---	---
21	6054	Springdale Industrial Commission	Springdale Industrial Commission	L	1.93	---	---
22	6058	George Junior High School	Springdale School District	L	40.88	---	---
23	6067	Anders Warehouse	Anders Family LTD Partnership	L	10.76	---	---
24	6067	Sleep Inn Suites	SAPPMGI, Inc.	L	2.76	---	---
25	6058	ABC Supply	George's Inc.	L	5.90	---	---
26	6061	United Bank	Jerry Martens-United Builders	L	4.30	---	---
27	6067	48th Place Night Club	Dixie Development	L	2.00	---	---
28	6061	Overton LSD	Mike and Judy Overton	L	1.17	---	---
29	6058	Space Center South		L		---	---
30	6066	West Side Church of Christ	West Side Church of Christ	L	3.22	---	---
31	6051	Fellowship Bible Church	Fellowship Bible Church	L	2.60	---	---
32	6061	Furniture Row	Furniture Row USA, LLC.	L	5.10	---	---
33	6054	Northeast Elementary School	Springdale School District	L	21.04	---	---
34	6068	Ozark Business Park	Ozark Factory Outlet Stores, Inc.	S/F	42.39	46	---
35	6067	K.C. Properties Ph. 2	K.C. Properties	S/F	11.90	5	---
36	6058	East Renaissance Sub.	Chapman Building Co.	S/F	16.93	55	55
37	6057	Valley View Sub.	Northwest Builders, Inc.	S/F	8.15	30	30
38	6054	Paradise Valley Sub.	Northeast Meadows, LLC	S/F	12.00	43	43
39	6077	Thornbury Sub. Ph. 4	General Development Co.	S/F	10.05	10	10
40	6052	Crestridge Sub.	Atlas Construction of Arkansas, LLC	S/F	10.22	30	30
41	6057	Signature Square Ph. 2	Signature Properties Ltd. Partnership	S/F	9.62	1	---
42	6058	Walnut Crossing Sub.	One Springdale, Inc.	S/F	20.70	72	72
43	6056	The Commons PUD Ph. 1A	Commons, LLC.	S/F	10.56	52	65
44	6056	The Commons PUD Ph. 1B	Commons, LLC.	S/F	9.18	37	37
45	6063	48th Street Commercial	Dixie Development	S/P	8.96	8	---
46	6053	Fox Field Sub.	Arnold Eden/Codevelopment, Inc.	S/P	16.62	64	64
47	6067	Fulfer Sub./Westfield	David Fulfer	S/P	37.50	96	96
48	6057	Spring Creek Estates	Don & Belinda Stohldrier	S/P	91.04	79	79
49	6060	Churchill Crescent Ph. 2	Gary Brandon Enterprises, Inc.	S/P	10.98	20	20
50	6054	Hidden Hills Sub.	Northeast Meadows, LLC	S/P	102.24	161	161
TOTAL SPRINGDALE					599.18	809	762

WASHINGTON COUNTY				YEAR 2002			
No.	ZONE	DEVELOPMENT	Owner/Developer	TYPE	ACRES	LOTS	HUs
1	8036	Tontitown Sub-Station	Southwestern Electric Power	L	6.55	---	---
2	8009	Friend Lane Cell Tower	Wallis and Wanda Friend	L	18.86	---	---
3	8023	Wooten Rd. Tower / Antenna	Smith 2 Way	L		---	---
4	8016	Carpenter Rd. Tower / Antenna	Didier Communications	L		---	---
5	8003	Hwy 45 Tower Mini Storage	Don Phillips	L	1.29	---	---
6	8001	Carroll County Quarries	J. B. Hunt	L	120.00	---	---
7	8003	Oakland-Zion Mini Storage	Robert Schmitt	L	30.00	---	---
8	8040	Owl Creek Subdivision	Bleaux Barnes	S/F	56.78	12	12
9	8032	Boroojeni Subdivision / Lot Split	Masood Boroojeni	S/F	1.54	2	2
10	8002	Hargis Tracts PRD / Subdivision	Jerry Hargis	S/F	37.59	7	7
11	8008	Faulkner Lot Split / Subdivision	Ivan Faulkner	S/F	44.09	2	2
12	8032	Tim Davis Lot Split / Subdivision	Tim Davis	S/F	7.55	2	2
13	8035	Delozier Acres Subdivision	Jerry Delozier	S/F	22.22	6	6
14	8003	Steigman Lot Split / Subdivision	Boyd and Kelly Steigman	S/F	7.52	3	3
15	8022	Replat Tract 1 Lincoln Acres	Neil Helm	S/F	36.47	4	4
16	8024	Neil Helms Summers Mt. Subdivision	Neil Helm	S/F	79.35	5	5
17	8008	Watkins Subdivision	Lorene Watkins	S/F	40.07	11	11
18	8028	Rose Prairie Subdivision / PDR	Dana Samples	S/F	53.04	12	12
19	8023	Kettle Springs Subdivision	Elvin Smith	S/F	10.83	4	4
20	8007	Summerbrook Estates	Neal McDonald	S/F	28.35	12	12
21	8003	Sassafras Place Subdivision	Gene Long	S/P	95.52	34	34
22	8035	White Oak Estates Phase II	Ralph Pendergraft	S/P	18.98	15	15
WASHINGTON COUNTY TOTALS					716.60	131.00	131.00

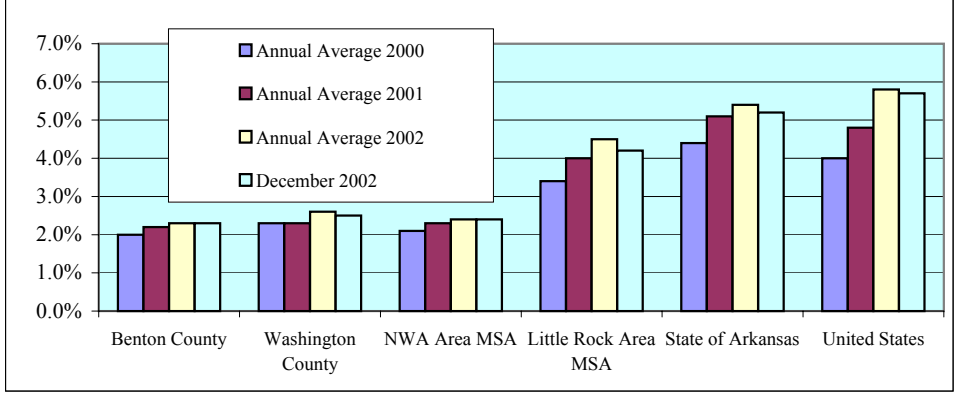
REGIONAL ECONOMIC INDICATORS AND TRENDS

REGIONAL EMPLOYMENT

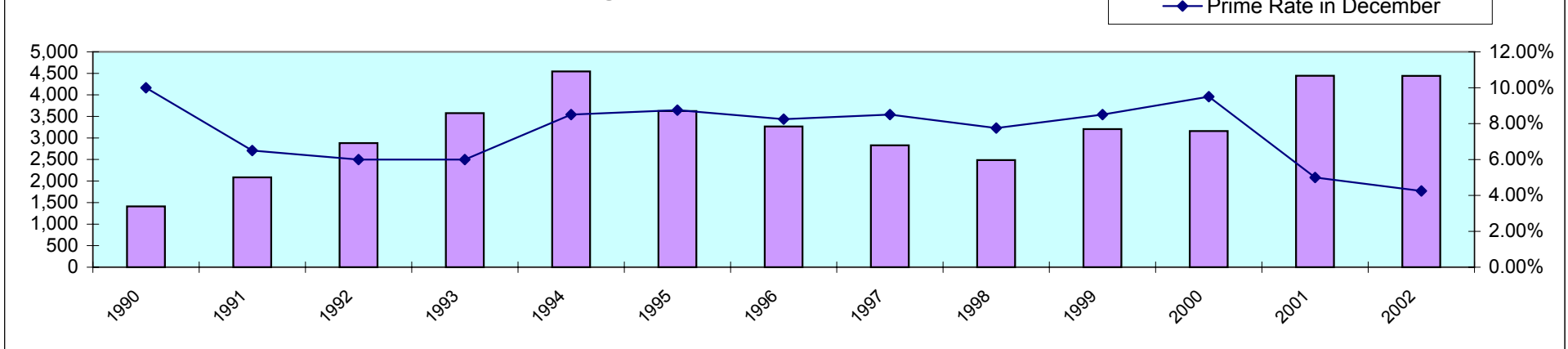
In 2002 the Northwest Arkansas Region continued to hold the lowest unemployment rate in Arkansas. The Fayetteville/Springdale/Rogers MSA* led the state's metropolitan areas with an annual average unemployment rate of 2.4%. This compares with the second lowest MSA rate of 4.5% in the Little Rock-North Little Rock MSA, a rate of 5.4% for all of Arkansas, and a rate of 5.8% for the entire United States. Washington and Benton County and neighboring Madison County were the only counties in the State of Arkansas with an annual average unemployment rate less than 3%. Washington County's annual average rate was 2.6% and Benton County's annual average rate was 2.3%. These figures, as diagramed in the graph to the right, show that Northwest Arkansas continues to maintain a very low rate of unemployment relative to Arkansas and the nation as a whole.

*MSA = Metropolitan Statistical Area. The Fayetteville/Springdale/Rogers MSA encompasses all of Benton and Washington Counties.

UNEMPLOYMENT RATES



NWA Housing Units and Prime Interest Rate



The chart above shows the prime interest rates and Housing Starts in NWA over 12 years.

The chart to the right shows the growth in dollar value in residential, commercial/public, and industrial building permit categories. These dollar value figures are not corrected for inflation.

The two counties in Northwest Arkansas do not issue building permits. However, thanks to Benton and Washington County Health Departments, septic system applications are available. These can give us an idea of residential growth taking place in the rural areas of the two county region as seen in the table below.

Number of Septic System Applications				
	Year	2000	2001	2002
Benton County				
		580	590	695
Washington County				
		470	473	587

NWA Building Permit Values 1990-2002

