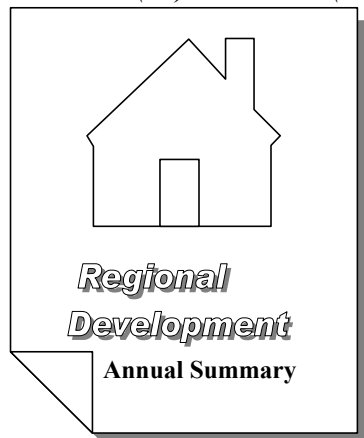


**NORTHWEST ARKANSAS  
REGIONAL PLANNING  
COMMISSION**

1311-A CLAYTON ST., SPRINGDALE, ARKANSAS 72762

TELEPHONE (479) 751-7125 FAX (479) 751-7150



# 2003 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

## POPULATION ESTIMATE AND PROJECTION BASED UPON DWELLING UNITS ADDED

Prepared by Northwest Arkansas Regional Planning Commission

This POPULATION ESTIMATE is based on the population per dwelling unit ratio from Census 2000. 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.

End of Year 2003	CENSUS 1990			CENSUS 2000			ADDED IN 2003		POP. ESTIMATE 2003	2 YEAR Population Projection 2005	5 YEAR Population Projection 2008	10 YEAR Population Projection 2013
	Pop.	Units	Pop/DU	Pop.	Units	Pop/DU	Pop.	Units				
Unincorporated Benton CO.**	33,079	13,493	2.45	44,009	19,027	2.31	not reported		44,009	46,195	49,474	54,939
AVOCA	269	104	2.59	423	168	2.52	5.0	2	481	512	558	635
BELLA VISTA (CDP)	9,083	5,391	1.68	16,582	8,854	1.87	1,091.9	583	19,519	21,036	23,313	27,108
BENTONVILLE	11,257	4,482	2.51	19,730	7,924	2.49	1,070.7	430	26,547	28,771	32,107	37,668
BETHEL HEIGHTS	281	113	2.49	714	261	2.74	21.9	8	747	815	916	1,086
CAVE SPRINGS	465	184	2.53	1,103	449	2.46	105.6	43	1,361	1,491	1,687	2,013
CENTERTON	491	186	2.64	2,146	796	2.70	789.9	293	3,823	4,308	5,034	6,246
DECATUR	918	366	2.51	1,314	535	2.46	4.9	2	1,329	1,388	1,478	1,627
Elm Springs - Ben Co	0	0	---	13	5	2.60	0.0	0	13	15	18	22
GARFIELD	308	134	2.30	490	198	2.47	0.0	0	490	516	556	622
GATEWAY	65	32	2.03	116	48	2.42	0.0	0	116	123	135	153
GENTRY	1,726	684	2.52	2,165	930	2.33	111.7	48	2,444	2,549	2,706	2,967
GRAVETTE	1,412	613	2.30	1,810	773	2.34	56.2	24	1,990	2,074	2,201	2,411
HIGHFILL	84	39	2.15	379	165	2.30	0.0	0	386	430	496	605
LITTLE FLOCK	944	362	2.61	2,585	1,083	2.39	28.6	12	2,676	2,928	3,305	3,935
LOWELL	1,224	513	2.39	5,013	2,044	2.45	220.7	90	6,372	7,120	8,244	10,115
PEA RIDGE	1,620	638	2.54	2,346	927	2.53	182.2	72	2,850	3,028	3,297	3,744
ROGERS	24,692	10,291	2.40	38,829	14,836	2.62	2,054.5	785	44,116	46,941	51,179	58,242
SILOAM SPRINGS	8,151	3,241	2.51	10,843	4,223	2.57	372.3	145	12,828	13,508	14,528	16,229
SPRINGDALE - Ben Co	907	340	2.67	2,011	709	2.84	961.5	339	3,523	3,903	4,474	5,425
SPRINGTOWN	0	0	---	114	47	2.43	0.0	0	114	131	155	197
SULPHUR SPRINGS	523	238	2.20	671	279	2.41	2.4	1	678	701	735	791
<b>BENTON CO. TOTALS</b>	<b>97,499</b>	<b>41,444</b>	<b>2.35</b>	<b>153,406</b>	<b>64,281</b>	<b>2.39</b>	<b>7,080.2</b>	<b>2,877</b>	<b>176,410</b>	<b>188,485</b>	<b>206,596</b>	<b>236,781</b>
Unincorporated Washington CO.**	31,794	12,487	2.55	38,341	16,306	2.35	not reported		38,341	39,650	41,615	44,888
ELKINS	692	288	2.40	1,251	518	2.42	219.8	91	1,780	1,938	2,175	2,571
Elm Springs - Wash Co.	893	351	2.54	1,031	380	2.71	86.8	32	1,234	1,284	1,359	1,483
ELM SPRINGS (Total)	893	351	2.54	1,044	410	2.55	81.5	32	1,235	1,285	1,359	1,484
FARMINGTON	1,322	537	2.46	3,605	1,390	2.59	194.5	75	4,142	4,552	5,167	6,193
FAYETTEVILLE	42,099	18,835	2.24	58,047	25,467	2.28	4,642.9	2,037	67,515	71,212	76,757	86,000
GOSHEN	589	226	2.61	752	310	2.43	0.0	0	805	837	884	963
GREENLAND	757	318	2.38	907	361	2.51	70.3	28	1,055	1,099	1,164	1,272
JOHNSON	599	257	2.33	2,319	990	2.34	152.3	65	2,567	2,854	3,283	3,999
LINCOLN	1,460	677	2.16	1,752	798	2.20	101.0	46	1,910	1,976	2,074	2,237
PRAIRIE GROVE	1,761	773	2.28	2,540	1,054	2.41	132.5	55	2,916	3,084	3,336	3,756
SPRINGDALE - Wash Co	29,034	11,654	2.49	43,787	15,418	2.84	4,771.2	1,680	53,912	57,530	62,958	72,004
SPRINGDALE (Total)	29,941	11,994	2.50	45,798	16,962	2.70	5,451.4	2,019	56,863	60,779	66,652	76,442
TONITTOWN	460	187	2.46	942	368	2.56	30.7	12	1,039	1,124	1,250	1,461
WEST FORK	1,607	612	2.63	2,042	800	2.55	45.9	18	2,213	2,301	2,433	2,654
WINSLOW	342	147	2.33	399	170	2.35	0.0	0	399	407	420	440
<b>WASHINGTON CO. TOTALS</b>	<b>113,409</b>	<b>47,349</b>	<b>2.40</b>	<b>157,715</b>	<b>64,330</b>	<b>2.45</b>	<b>10,448</b>	<b>4,139</b>	<b>179,829</b>	<b>189,847</b>	<b>204,875</b>	<b>229,920</b>
<b>REGIONAL TOTAL</b>	<b>210,908</b>	<b>88,793</b>	<b>2.38</b>	<b>311,121</b>	<b>128,611</b>	<b>2.42</b>	<b>17,528.2</b>	<b>7,016</b>	<b>356,240</b>	<b>378,332</b>	<b>411,471</b>	<b>466,702</b>

Notes: 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.

\* Census Day was April 1, 2000; University of Arkansas population is included in Fayetteville.

\*\* This refers to the Unincorporated area of Washington County. County projections are estimated from the decennial census information.

## 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 1311-A Clayton St. 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 HOUSING UNITS ADDED: (FRONT COVER)

Population Estimate stands at 356,240 for the year 2003 for Washington and Benton Counties. This population estimate is based on new building permits using the Census 2000 vacancy rate. The numbers do not reflect any changes from births, deaths, or in-migration.

The average population increase since the 1990 Census stands at 10,569.6 per year. Projecting this growth would give Northwest Arkansas a population of 461,935 in 10 years or the year 2013.

## PERMITS BY CITY AND COUNTY: TOTALS FOR THE YEAR 2003

### TOTALS AND PERCENTAGES:

Regional permit value for 2003 was \$1,118,677,954 -- a 37.8% increase from year 2002. Building construction continued to grow dramatically in Northwest Arkansas cities.

Changes by category from previous year: RESIDENTIAL +52.5%, COMMERCIAL +17.3%, INDUSTRIAL +607.1%, PUBLIC +128.1%, ADDITIONS -24.9%, OTHER -32.4%.

## 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 rate of growth since the year 1990.

Bella Vista	759.0	8.8%	Rogers	1,412.6	6.1%
Bentonville	1,112.0	10.4%	Springdale	1,957.9	6.9%
Fayetteville	1,848.5	4.6%	Siloam Springs	340.1	4.4%
Lowell	374.4	32.4%			

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 residential units were permitted in 2003. 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 2003	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	\$ 81,480,187	11.8%											\$ 81,480,187	7.3%
Bentonville	\$ 67,219,935	9.7%	\$ 116,560,136	50.7%	\$ -	0.0%	\$ 6,762,280	6.2%	\$ 16,527,873	46.2%	\$ 3,462,157	7.6%	\$ 210,532,381	18.8%
Fayetteville	\$ 147,404,158	21.4%	\$ 30,305,182	13.2%	\$ -	0.0%	\$ -	0.0%	\$ 5,862,925	16.4%	\$ 16,471,222	36.3%	\$ 200,043,487	17.9%
Lowell	\$ 6,321,622	0.9%	\$ 7,122,980	3.1%	\$ 1,103,800	12.9%	\$ -	0.0%	\$ 184,055	0.5%	\$ 191,759	0.4%	\$ 14,924,216	1.3%
Rogers	\$ 99,480,066	14.4%	\$ 24,152,400	10.5%	\$ 7,248,000	85.0%	\$ -	0.0%	\$ 7,663,247	21.4%	\$ 13,078,739	28.8%	\$ 151,622,452	13.6%
Siloam Springs	\$ 12,956,736	1.9%	\$ 9,458,559	4.1%	\$ -	0.0%	\$ 145,621	0.1%	\$ 691,603	1.9%	\$ 1,080,113	2.4%	\$ 24,332,632	2.2%
Springdale	\$ 144,082,686	20.9%	\$ 28,705,948	12.5%	\$ -	0.0%	\$ 29,542,698	27.0%	\$ 2,626,559	7.3%	\$ 3,644,556	8.0%	\$ 208,602,447	18.6%
OTHER CITIES	\$ 130,577,777	18.9%	\$ 13,700,460	6.0%	\$ 180,000	2.1%	\$ 72,980,474	66.7%	\$ 2,206,416	6.2%	\$ 7,495,026	16.5%	\$ 227,140,153	20.3%
BENTON CO.	\$ 324,344,031	47.0%	\$ 158,491,825	68.9%	\$ 8,531,800	100.0%	\$ 6,931,801	6.3%	\$ 26,220,869	73.3%	\$ 19,606,988	43.2%	\$ 544,127,314	48.6%
WASHINGTON CO.	\$ 365,179,135	53.0%	\$ 71,513,840	31.1%	\$ -	0.0%	\$ 102,499,272	93.7%	\$ 9,541,809	26.7%	\$ 25,816,584	56.8%	\$ 574,550,640	51.4%
REGION	\$ 689,523,166	100.0%	\$ 230,005,665	100.0%	\$ 8,531,800	100.0%	\$ 109,431,073	100.0%	\$ 35,762,678	100.0%	\$ 45,423,572	100.0%	\$ 1,118,677,954	100.0%

**NORTHWEST ARKANSAS CITY AND COUNTY BUILDING PERMIT TOTALS**

**YEAR 2003**

%Change = 2003 compared to 2002 HU = Housing Units Value = cost of Materials and Labor only "----" = No activity in previous year

CITY/COUNTY	RESIDENTIAL			COMMERCIAL		INDUSTRIAL		PUBLIC		ADDITIONS		OTHER		TOTALS		% of Region		
	% Change	HU	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		2	2 \$ 80,000	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	2	\$ 37,500	4	\$ 117,500	0.01%		
%Chg.	-67%	-67%	-87%	-100%	-100%	---	---	---	---	-100%	-100%	100%	---	-55.6%	-84.2%			
BELLA VISTA		583	572 \$ 81,480,187	No data supplied for these categories												572	81,480,187	7.28%
%Chg.	38%	35%	39%													35.2%	39.5%	
BENTONVILLE		430	409 \$ 67,219,935	71 \$ 116,560,136	- \$ -	- \$ -	2 \$ 6,762,280	47 \$ 16,527,873	107 \$ 3,462,157	636 \$ 210,532,381	18.82%							
%Chg.	-50%	-36%	-35%	78%	49%	---	100%	6717%	-72%	-15%	53%	26%	-31.2%	3.1%				
BETHEL HEIGHTS		8	8 \$ 1,417,216	3 \$ 462,750	2 \$ 180,000	1 \$ 23,900	1 \$ 110,000	6 \$ 63,840	21 \$ 2,257,706	0.20%								
%Chg.	---	---	---	50%	103%	---	---	---	200%	68%	425.0%	748.4%						
CAVE SPRINGS		43	43 \$ 8,904,652	- \$ -	- \$ -	- \$ -	- \$ -	5 \$ 176,000	12 \$ 338,100	60 \$ 9,418,752	0.84%							
%Chg.	-4%	-4%	55%	---	---	---	---	67%	1014%	0%	79%	0.0%	58.3%					
CENTERTON		293	293 \$ 33,039,059	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	293 \$ 33,039,059	2.95%							
%Chg.	101%	101%	123%	-100%	-100%	---	---	---	-100%	-100%	-100%	85.4%	109.9%					
DECATUR		2	2 \$ 120,000	- \$ -	- \$ -	- \$ -	- \$ -	7 \$ 72,000	2 \$ 27,500	11 \$ 219,500	0.02%							
%Chg.	-33%	-33%	-38%	---	---	---	---	40%	3%	-71%	1%	-26.7%	-24.9%					
GENTRY		48	45 \$ 3,408,000	4 \$ 166,000	- \$ -	- \$ -	- \$ -	11 \$ 134,200	40 \$ 168,008	100 \$ 3,876,208	0.35%							
%Chg.	45%	73%	74%	0%	-95%	---	-100%	-100%	83%	-83%	33%	2%	49.3%	-40.7%				
GRAVETTE		24	24 \$ 2,033,806	- \$ -	- \$ -	- \$ -	- \$ -	9 \$ 198,709	92 \$ 445,162	125 \$ 2,677,677	0.24%							
%Chg.	4%	41%	65%	-100%	-100%	-100%	-100%	-25%	-18%	64%	14%	42.0%	27.8%					
HIGHFILL		-	- \$ -	1 \$ 95,000	- \$ -	- \$ -	- \$ -	1 \$ -	6 \$ 120,700	8 \$ 215,700	0.02%							
%Chg.	-100%	-100%	-100%	---	---	---	-100%	-100%	0%	-100%	100%	189%	33.3%	44.0%				
LITTLE FLOCK		12	12 \$ 2,066,048	- \$ -	- \$ -	- \$ -	- \$ -	6 \$ 294,182	8 \$ 484,460	26 \$ 2,844,690	0.25%							
%Chg.	-14%	-14%	-27%	-100%	-100%	---	---	50%	203%	-33%	149%	-16.1%	-8.6%					
LOWELL		90	31 \$ 6,321,622	7 \$ 7,122,980	2 \$ 1,103,800	- \$ -	- \$ -	6 \$ 184,055	20 \$ 191,759	66 \$ 14,924,216	1.33%							
%Chg.	-33%	-77%	-65%	0%	486%	100%	339%	-100%	-100%	-67%	-67%	25%	-42%	-62.5%	-30.4%			
PEA RIDGE		72	69 \$ 5,776,705	3 \$ 449,000	- \$ -	- \$ -	- \$ -	7 \$ 118,000	9 \$ 104,900	88 \$ 6,448,605	0.58%							
%Chg.	38%	33%	30%	50%	428%	---	---	-100%	-100%	-13%	20%	-44%	-11%	11.4%	35.2%			
ROGERS		785	547 \$ 99,480,066	45 \$ 24,152,400	1 \$ 7,248,000	- \$ -	- \$ -	127 \$ 7,663,247	327 \$ 13,078,739	1,047 \$ 151,622,452	13.55%							
%Chg.	124%	60%	77%	2%	-43%	---	---	-10%	-4%	37%	-11%	36.9%	25.2%					
SILOAM SPRINGS		145	126 \$ 12,956,736	27 \$ 9,458,559	- \$ -	- \$ -	2 \$ 145,621	40 \$ 691,603	62 \$ 1,080,113	257 \$ 24,332,632	2.18%							
%Chg.	-63%	-26%	-36%	69%	127%	-100%	-100%	-31%	-49%	38%	27%	-11.7%	-9.4%					
SULPHUR SPRINGS		1	1 \$ 40,000	2 \$ 25,000	- \$ -	- \$ -	- \$ -	5 \$ 51,000	4 \$ 4,050	12 \$ 120,050	0.01%							
%Chg.	0%	0%	-47%	0%	-74%	---	---	25%	106%	0%	-93%	9.1%	-51.9%					
BENTON CO.		2,538	2,184 \$ 324,344,031	163 \$ 158,491,825	5 \$ 8,531,800	5 \$ 6,931,801	272 \$ 26,220,869	697 \$ 19,606,988	3,326 \$ 544,127,314	48.64%								
%Chg.	2%	8%	12%	29%	21%	67%	1240%	-17%	582%	-37%	-15%	35%	-1%	7%	15%			
ELKINS		91	90 \$ 6,514,540	2 \$ 473,500	- \$ -	- \$ -	1 \$ 3,100,000	4 \$ 60,525	7 \$ 106,254	104 \$ 10,254,819	0.92%							
%Chg.	47%	61%	64%	0%	-25%	---	---	0%	190%	250%	198%	62.5%	119.8%					
ELM SPRINGS		32	32 \$ 4,831,720	- \$ -	- \$ -	- \$ -	- \$ -	1 \$ 20,000	14 \$ 233,170	47 \$ 5,084,890	0.45%							
%Chg.	60%	60%	51%	---	---	---	---	-67%	-66%	180%	1190%	67.9%	55.7%					
FARMINGTON		75	58 \$ 6,529,000	- \$ -	- \$ -	- \$ -	- \$ -	6 \$ 160,000	13 \$ 280,300	77 \$ 6,969,300	0.62%							
%Chg.	103%	57%	101%	-100%	-100%	---	---	0%	3%	18%	-14%	35.1%	80.5%					
FAYETTEVILLE		1,867	736 \$ 147,404,158	31 \$ 30,305,182	- \$ -	- \$ -	- \$ -	117 \$ 5,862,925	300 \$ 16,471,222	1,184 \$ 200,043,487	17.88%							
%Chg.	83%	125%	99%	-6%	15%	-100%	-100%	27%	-24%	4%	7%	58.5%	40.6%					
GOSHEN*		-	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	- \$ -	0.13%			
%Chg.	-100%	-100%	-100%	---	---	---	---	-100%	-100%	---	---	-100.0%	-100.0%					
GREENLAND		28	16 \$ 1,730,200	1 \$ 155,000	- \$ -	- \$ -	- \$ -	- \$ -	4 \$ 47,700	21 \$ 1,932,900	0.17%							
%Chg.	56%	7%	57%	---	---	---	---	-100%	-100%	300%	1100%	23.5%	74.4%					
JOHNSON		65	23 \$ 7,567,980	9 \$ 2,114,210	- \$ -	- \$ -	- \$ -	2 \$ 70,800	1 \$ 16,000	35 \$ 9,768,990	0.87%							
%Chg.	550%	130%	484%	29%	20%	---	---	0%	132%	0%	60%	75.0%	215.1%					
LINCOLN		46	42 \$ 3,197,920	1 \$ 84,000	- \$ -	- \$ -	- \$ -	1 \$ 20,000	10 \$ 8,122	54 \$ 3,310,042	0.30%							
%Chg.	229%	250%	380%	---	---	---	---	-50%	-61%	-41%	-68%	74.2%	345.2%					
PRAIRIE GROVE		55	47 \$ 5,554,000	2 \$ 205,000	- \$ -	- \$ -	1 \$ 5,653,000	5 \$ 129,000	8 \$ 98,500	63 \$ 11,639,500	1.04%							
%Chg.	-19%	15%	32%	-33%	-62%	-100%	-100%	150%	95%	-27%	35%	8.6%	134.1%					
SPRINGDALE		2,019	889 \$ 144,082,686	40 \$ 28,705,948	- \$ -	- \$ -	4 \$ 29,542,698	140 \$ 2,626,559	157 \$ 3,644,556	1,230 \$ 208,602,447	18.65%							
%Chg.	198%	72%	114%	-32%	1%	---	300%	208%	-10%	-39%	1%	38.2%	76.9%					
TONTITOWN		12	12 \$ 2,622,291	15 \$ 9,471,000	- \$ -	- \$ -	- \$ -	1 \$ 175,000	1 \$ 9,000	29 \$ 12,277,291	1.10%							
%Chg.	71%	71%	98%	36%	36%	---	---	-75%	78%	-89%	-99%	-6.5%	34.9%					
U OF A		170	4 \$ 32,925,640	- \$ -	- \$ -	- \$ -	26 \$ 64,053,574	2 \$ 380,000	4 \$ 4,784,010	36 \$ 102,143,224	9.13%							
%Chg.	---	---	---	---	---	---	550%	237%	0%	-60%	-79%	125.0%	125.4%					
WEST FORK		18	18 \$ 2,219,000	- \$ -	- \$ -	- \$ -	1 \$ 150,000	3 \$ 37,000	23 \$ 117,750	45 \$ 2,523,750	0.23%							
%Chg.	6%	6%	24%	-100%	-100%	---	---	-75%	-84%	28%	-6%	-8.2%	10.3%					
WASHINGTON CO.		4,478	1,967 \$ 365,179,135	101 \$ 71,513,840	0 \$ -	33 \$ 102,499,272	282 \$ 9,541,809	542 \$ 25,816,584	2,925 \$ 574,550,640	51.36%								
%Chg.	129%	84.7%	123.5%	-15.8%	9.9%	-100.0%	-100.0%	266.7%	118.3%	-2.1%	-43.2%	2.3%	45.2%	69.0%				
REGION		7,016	4,151 \$ 689,523,166	264 \$ 230,005,665	5 \$ 8,531,800	38 \$ 109,431,073	554 \$ 35,762,678	1,239 \$ 45,423,572	6,251 \$ 1,118,677,954	100.00%								
%Chg.	58%	34.4%	52.5%	7.3%	17.3%	-16.7%	607.1%	153.3%	128.1%	-23.3%	-24.9%	18.5%	-32.4%	22.0%	37.8%			

\*Data not available

## HOUSING UNIT COMPARISONS

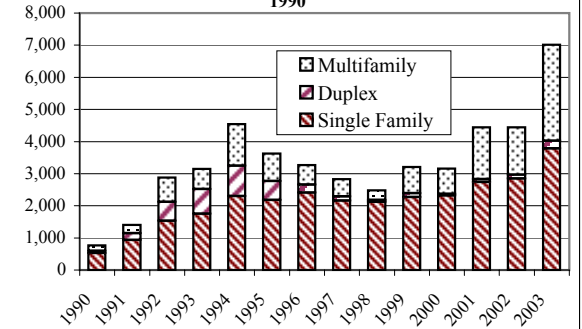
Year 2003		Compared to			Year 2002		
Dashes --- indicate no activity in comparison period							
CITIES	ONE FAMILY	TWO FAMILY	MULTI-FAMILY	TOTAL	% OF COUNTY	% OF REGION	
AVOCA	2	0	0	2	0.1%	0.0%	
%Chg	-67%	---	---	-67%			
BELLA VISTA	561	22	0	583	23.0%	8.3%	
%Chg	33%	---	---	38%			
BENTONVILLE	388	42	0	430	16.9%	6.1%	
%Chg	-33%	320%	-100%	-50%			
BETHEL HTS	8	0	0	8	0.3%	0.1%	
%Chg	---	---	---	---			
CAVE SPGS	43	0	0	43	1.7%	0.6%	
%Chg	-4%	---	---	-4%			
CENTERTON	293	0	0	293	11.5%	4.2%	
%Chg	101%	---	---	101%			
DECATUR	2	0	0	2	0.1%	0.0%	
%Chg	-33%	---	---	-33%			
GENTRY	42	6	0	48	1.9%	0.7%	
%Chg	68%	---	-100%	45%			
GRAVETTE	24	0	0	24	0.9%	0.3%	
%Chg	60%	---	-100%	4%			
HIGHFILL	0	0	0	0	0.0%	0.0%	
%Chg	-100%	---	---	-100%			
LITTLE FLOCK	12	0	0	12	0.5%	0.2%	
%Chg	-14%	---	---	-14%			
LOWELL	25	0	65	90	3.5%	1.3%	
%Chg	-81%	-100%	---	-33%			
PEA RIDGE	68	0	4	72	2.8%	1.0%	
%Chg	31%	---	---	38%			
ROGERS	517	14	254	785	30.9%	11.2%	
%Chg	55%	-13%	---	124%			
SILOAM SPGS	117	4	24	145	5.7%	2.1%	
%Chg	-18%	-71%	-90%	-63%			
SULPHUR SPGS	1	0	0	1	0.0%	0.0%	
%Chg	0%	---	---	0%			
BENTON COUNTY	2,103	88	347	2,538	100.0%	36.2%	
%Chg	10%	91%	-33%	2%			
ELKINS	89	2	0	91	2.0%	1.3%	
%Chg	65%	---	-100%	47%			
ELM SPRINGS	32	0	0	32	0.7%	0.5%	
%Chg	60%	---	---	60%			
FARMINGTON	41	34	0	75	1.7%	1.1%	
%Chg	11%	---	---	103%			
FAYETTEVILLE	627	44	1196	1867	41.7%	26.6%	
%Chg	154%	120%	59%	83%			
GOSHEN*	0	0	0	0	0.0%	0.0%	
%Chg	-100%	---	---	-100%			
GREENLAND	10	6	12	28	0.6%	0.4%	
%Chg	-29%	---	200%	56%			
JOHNSON	17	0	48	65	1.5%	0.9%	
%Chg	70%	---	---	550%			
LINCOLN	39	4	3	46	1.0%	0.7%	
%Chg	290%	0%	---	229%			
PRAIRIE GROVE	43	6	6	55	1.2%	0.8%	
%Chg	43%	-67%	-70%	-19%			
SPRINGDALE	755	50	1214	2019	45.1%	28.8%	
%Chg	56%	108%	618%	198%			
TONTITOWN	12	0	0	12	0.3%	0.2%	
%Chg	71%	---	---	71%			
U of A	0	0	170	170	3.8%	2.4%	
%Chg	---	---	---	---			
WEST FORK	18	0	0	18	0.4%	0.3%	
%Chg	6%	---	---	6%			
WASHINGTON CO	1683	146	2649	4,478	100.0%	63.8%	
%Chg	80%	121%	178%	129%			
REGION	3,786	234	2,996	7,016		100.0%	
%Chg	33%	109%	103%	58%			

## HOUSING UNIT COMPARISONS

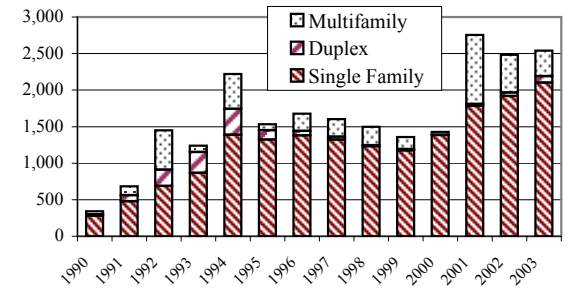
Housing Unit (HU) production for 2003 is reported by type and compared with 2002 in the table to the left. Total HU's in Single Family, Duplex and Multifamily structures, are based upon permits issued. Figures under "% of County" and "% of Region" show each city's percentage of total Regional dwelling unit production.

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

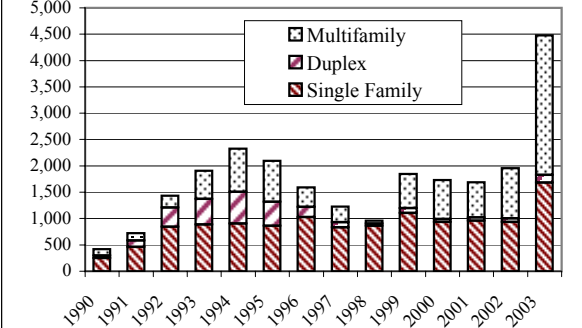
Northwest Arkansas Residential Permits by Type since 1990



Benton County Residential Permits by Type since 1990



Washington County Residential Permits Since 1990



## 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 2003.

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 2003

TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	HU	SQ FT	BLDG	DWEL
<b>BELLAVISTA</b>						
0-75 1F	0.5%	\$65,117	\$65,117	\$50.34	1,293.5	1,293.5
1F	98.8%	\$143,476	\$143,476	\$70.86	2,024.9	2,024.9
2F	1.2%	\$90,000	\$45,000	\$64.29	1,400.0	700.0
MF	0.0%	---	---	---	---	---
% (Reg)	12.4%	\$142,448	\$139,760	\$70.77	2,012.8	1,974.9
<b>BENTONVILLE</b>						
0-75 1F	1.2%	\$68,134	\$68,134	\$43.67	1,560.3	1,560.3
1F	96.1%	\$166,462	\$166,462	\$60.36	2,758.0	2,758.0
2F	3.9%	\$125,357	\$62,678	\$54.83	2,286.5	1,143.2
MF	0.0%	---	---	---	---	---
% (Reg)	10.2%	\$164,352	\$156,325	\$60.12	2,733.8	2,600.3
<b>FAYETTEVILLE</b>						
0-75 1F	2.5%	\$62,613	\$62,613	\$38.49	1,626.6	1,626.6
1F	60.4%	\$142,099	\$142,099	\$51.72	2,747.2	2,747.2
2F	2.0%	\$132,827	\$66,413	\$41.61	3,192.0	1,596.0
MF	37.6%	\$636,621	\$46,309	\$39.52	16,110.1	1,171.9
% (Reg)	22.4%	\$200,277	\$78,952	\$46.15	4,340.1	1,710.9
<b>LOWELL</b>						
0-75 1F	0.0%	---	---	---	---	---
1F	59.6%	\$150,741	\$150,741	\$64.85	2,324.5	2,324.5
2F	0.0%	---	---	---	---	---
MF	40.4%	\$425,516	\$39,278	\$49.13	8,660.2	799.4
% (Reg)	1.0%	\$203,923	\$70,240	\$57.43	3,550.7	1,223.0
<b>ROGERS</b>						
0-75 1F	0.2%	\$69,632	\$69,632	\$68.00	1,024.0	1,024.0
1F	83.8%	\$161,266	\$161,266	\$68.10	2,368.1	2,368.1
2F	0.7%	\$99,338	\$49,669	\$68.00	1,460.9	730.4
MF	15.5%	\$670,000	\$60,669	\$42.45	15,784.0	1,429.3
% (Reg)	15.2%	\$181,865	\$126,726	\$62.27	2,920.6	2,035.1
<b>SILOAM SPRINGS</b>						
0-75 1F	26.1%	\$62,619	\$62,619	\$33.77	1,854.4	1,854.4
1F	89.7%	\$99,348	\$99,348	\$43.63	2,277.2	2,277.2
2F	1.5%	\$94,000	\$47,000	\$31.18	3,015.0	1,507.5
MF	8.8%	\$163,571	\$47,708	\$29.69	5,509.6	1,607.0
% (Reg)	2.0%	\$102,831	\$89,357	\$41.66	2,468.5	2,145.0
<b>SPRINGDALE</b>						
0-75 1F	1.2%	\$61,507	\$61,507	\$51.20	1,201.2	1,201.2
1F	63.7%	\$121,549	\$121,549	\$53.89	2,255.6	2,255.6
2F	2.2%	\$126,254	\$63,127	\$58.22	2,168.5	1,084.2
MF	34.1%	\$450,979	\$40,492	\$41.35	10,905.3	979.1
% (Reg)	21.9%	\$162,073	\$71,363	\$48.91	3,313.7	1,459.1
<b>REGIONAL SUMMARY</b>						
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	DWELLING	SQ FT	BLDG	DWEL
<b>CITIES OVER 5000 POPULATION</b>						
0-75 1F	1.8%	\$63,068	\$63,068	\$39.35	1,602.9	1,602.9
1F	76.0%	\$142,044	\$142,044	\$59.15	2,401.5	2,401.5
2F	1.9%	\$120,277	\$60,139	\$51.86	2,319.4	1,159.7
MF	22.1%	\$532,978	\$44,915	\$40.62	13,119.9	1,105.6
% (Reg)	85.1%	\$168,866	\$94,432	\$53.60	3,150.6	1,761.8
<b>CITIES UNDER 5000 POPULATION</b>						
0-75 1F	14.4%	\$65,077	\$65,077	\$45.46	1,431.5	1,431.5
1F	92.1%	\$113,002	\$113,002	\$58.62	1,927.6	1,927.6
2F	3.8%	\$128,804	\$64,402	\$48.28	2,667.6	1,333.8
MF	4.1%	\$330,583	\$54,342	\$14.20	23,284.7	3,827.6
% (Reg)	14.9%	\$116,669	\$105,342	\$51.64	2,259.4	2,040.1
<b>REGION</b>						
0-75 1F	3.7%	\$64,222	\$64,222	\$42.69	1,504.4	1,504.4
1F	78.4%	\$135,938	\$135,938	\$59.06	2,301.9	2,301.9
2F	2.2%	\$122,391	\$61,195	\$50.87	2,405.7	1,202.9
MF	19.4%	\$523,024	\$45,158	\$38.40	13,619.8	1,176.0
% (Reg)	100.0%	\$158,331	\$95,910	\$53.30	2,970.7	1,799.5

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

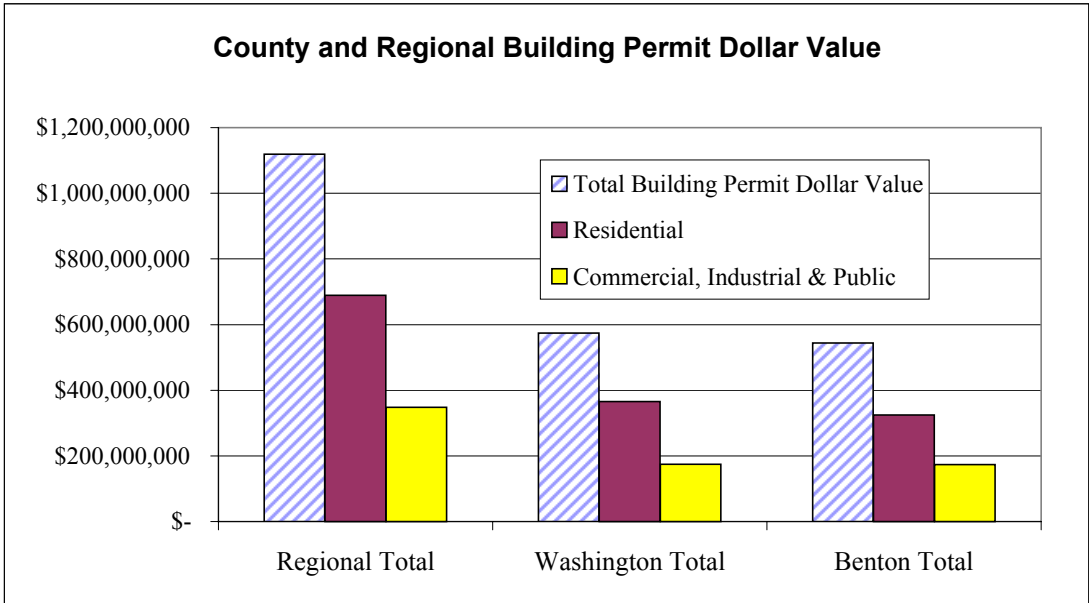
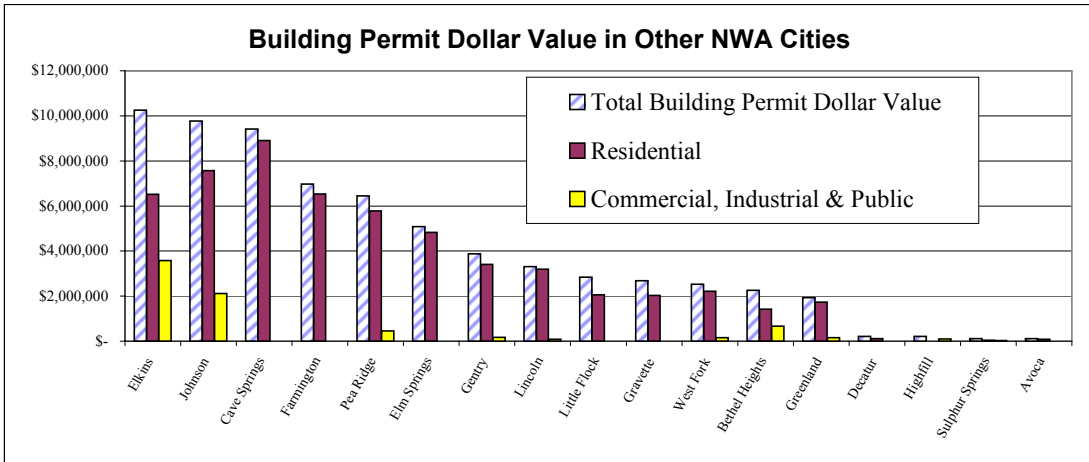
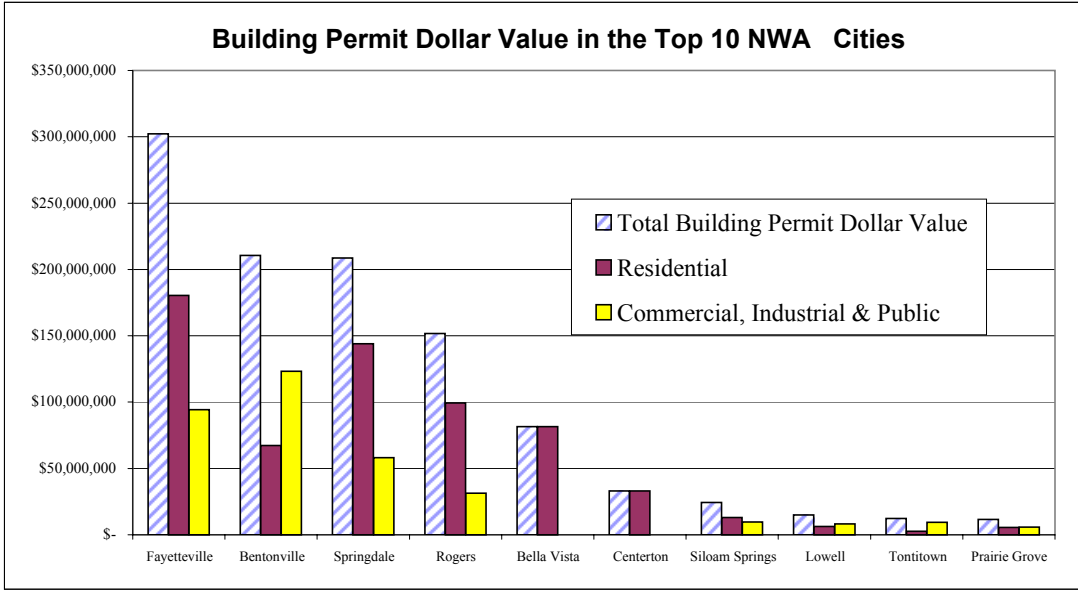
## SINGLE FAMILY COST COMPARISONS

For Cities in Northwest Arkansas over 5000 population --- Year 2003

BELLA VISTA Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			ROGERS Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
			Cost	Sq. Ft.	\$/Sq. Ft.				Cost	Sq. Ft.	\$/Sq. Ft.
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	6	1.1%	\$ 65,117	1,294	\$ 51.86	\$50-\$74.9	3	0.6%	\$ 69,632	1,024	\$ 68.00
\$75-\$99.9	58	10.3%	\$ 89,388	1,447	\$ 62.53	\$75-\$99.9	58	11.2%	\$ 84,699	1,246	\$ 68.00
\$100-\$124.9	171	30.5%	\$ 109,711	1,719	\$ 65.44	\$100-\$124.9	63	12.2%	\$ 105,496	1,551	\$ 68.00
\$125-\$149.9	129	23.0%	\$ 134,982	1,893	\$ 73.23	\$125-\$149.9	119	23.0%	\$ 139,652	2,051	\$ 68.08
\$150-\$199.9	121	21.6%	\$ 166,380	2,200	\$ 77.68	\$150-\$199.9	168	32.5%	\$ 169,117	2,486	\$ 68.10
\$200-\$299.9	68	12.1%	\$ 232,448	3,085	\$ 78.53	\$200-\$299.9	92	17.8%	\$ 236,316	3,460	\$ 68.46
\$300-\$399.9	7	1.2%	\$ 329,038	3,558	\$ 94.91	\$300-\$399.9	13	2.5%	\$ 334,142	4,914	\$ 68.00
\$400-\$499.9	0	0.0%	\$ -	0	\$ -	\$400-\$499.9	1	0.2%	\$ 491,912	7,234	\$ 68.00
\$500+	1	0.2%	\$ 500,000	5,233	\$ 95.55	\$500+	0	0.0%	\$ -	0	\$ -
BENTONVILLE Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			SILOAM SPRINGS (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	7	1.4%	\$ 42,286	1,722	\$ 24.68
\$50-\$74.9	11	2.0%	\$ 67,510	1,510	\$ 45.00	\$50-\$74.9	42	8.1%	\$ 64,533	1,856	\$ 35.69
\$75-\$99.9	55	9.8%	\$ 85,943	1,928	\$ 44.77	\$75-\$99.9	27	5.2%	\$ 84,522	2,043	\$ 42.09
\$100-\$124.9	47	8.4%	\$ 116,656	1,963	\$ 59.62	\$100-\$124.9	14	2.7%	\$ 107,381	2,221	\$ 48.67
\$125-\$149.9	57	10.2%	\$ 138,132	2,255	\$ 61.35	\$125-\$149.9	11	2.1%	\$ 133,809	2,777	\$ 48.67
\$150-\$199.9	105	18.7%	\$ 170,746	2,744	\$ 62.24	\$150-\$199.9	9	1.7%	\$ 161,889	3,270	\$ 51.22
\$200-\$299.9	104	18.5%	\$ 238,668	3,840	\$ 62.23	\$200-\$299.9	4	0.8%	\$ 226,750	4,338	\$ 54.78
\$300-\$399.9	8	1.4%	\$ 325,320	5,398	\$ 60.68	\$300-\$399.9	3	0.6%	\$ 332,000	4,289	\$ 78.77
\$400-\$499.9	1	0.2%	\$ 409,362	4,734	\$ 86.47	\$400-\$499.9	0	0.0%	\$ -	0	\$ -
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	0	0.0%	\$ -	0	\$ -
FAYETTEVILLE Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			SPRINGDALE Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
\$0-\$49.9	11	2.0%	\$ 40,868	1,658	\$ 25.77	\$0-\$49.9	4	0.8%	\$ 36,422	1,303	\$ 31.15
\$50-\$74.9	44	7.8%	\$ 67,205	1,552	\$ 44.23	\$50-\$74.9	23	4.4%	\$ 65,870	1,184	\$ 56.31
\$75-\$99.9	145	25.8%	\$ 86,877	2,024	\$ 43.52	\$75-\$99.9	291	56.3%	\$ 88,322	1,688	\$ 52.75
\$100-\$124.9	124	22.1%	\$ 111,356	2,435	\$ 46.53	\$100-\$124.9	141	27.3%	\$ 110,039	1,966	\$ 56.75
\$125-\$149.9	80	14.3%	\$ 135,434	2,869	\$ 47.83	\$125-\$149.9	142	27.5%	\$ 137,355	2,548	\$ 54.45
\$150-\$199.9	123	21.9%	\$ 171,984	3,037	\$ 58.61	\$150-\$199.9	104	20.1%	\$ 167,445	3,082	\$ 54.92
\$200-\$299.9	73	13.0%	\$ 233,952	3,986	\$ 59.74	\$200-\$299.9	47	9.1%	\$ 229,092	4,124	\$ 56.15
\$300-\$399.9	17	3.0%	\$ 338,015	5,155	\$ 68.87	\$300-\$399.9	1	0.2%	\$ 342,825	6,491	\$ 52.82
\$400-\$499.9	8	1.4%	\$ 429,460	5,941	\$ 75.93	\$400-\$499.9	2	0.4%	\$ 431,407	9,770	\$ 45.55
\$500+	2	0.4%	\$ 517,500	5,655	\$ 94.21	\$500+	0	0.0%	\$ -	0	\$ -
LOWELL Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			TOTAL of all Cities over 5000 (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	22	4.3%	\$ 40,511	1,614	\$ 26.40
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	129	25.0%	\$ 66,083	1,557	\$ 44.58
\$75-\$99.9	1	0.2%	\$ 99,203	1,504	\$ 65.96	\$75-\$99.9	635	122.8%	\$ 87,408	1,738	\$ 51.81
\$100-\$124.9	2	0.4%	\$ 111,869	1,712	\$ 65.32	\$100-\$124.9	562	108.7%	\$ 110,214	1,953	\$ 58.47
\$125-\$149.9	9	1.6%	\$ 137,604	2,087	\$ 65.94	\$125-\$149.9	547	105.8%	\$ 137,028	2,299	\$ 61.67
\$150-\$199.9	12	2.1%	\$ 164,669	2,575	\$ 64.47	\$150-\$199.9	642	124.2%	\$ 168,961	2,689	\$ 64.69
\$200-\$299.9	1	0.2%	\$ 231,123	3,504	\$ 65.96	\$200-\$299.9	389	75.2%	\$ 234,841	3,684	\$ 65.29
\$300-\$399.9	0	0.0%	\$ -	0	\$ -	\$300-\$399.9	49	9.5%	\$ 333,362	4,877	\$ 71.30
\$400-\$499.9	0	0.0%	\$ -	0	\$ -	\$400-\$499.9	12	2.3%	\$ 433,314	6,586	\$ 71.08
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	3	0.6%	\$ 511,667	5,514	\$ 94.66

Single Family Costs include ONLY material and labor costs.

Table Prepared by Northwest Arkansas Regional Planning Commission



## SUBDIVISIONS AND LARGE SCALE DEVELOPMENT

The Northwest Arkansas 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 Jurisdictions reported a total of 68 Subdivision Final Plats containing 1,917 lots covering 1,975 acres. The Region reported 197 Large Scale Developments from jurisdictions that reported.

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

Fayetteville Subdivision and Large Scale Developments												
no.	Jurisdiction	Date	Development	Owner/Developer	Type	Size			Location			
						Acres	Lots	HU	TAZ	Sec.	Township	Range
1	Fayetteville	1/27/03	Rasberry	Henry Jordan	L	1.18	n/a	n/a	5015	4	16	30
2	Fayetteville	1/27/03	Sloan	Charlie Sloan	L	2.36	n/a	n/a	5036	12	16	31
3	Fayetteville	2/10/03	Southern View Apartments	Lindsey Management	L	19.39	1	300	5012	18	16	30
4	Fayetteville	3/3/03	Superior Industries	Superior Industries	L	43	n/a	n/a	5023	26	16	30
5	Fayetteville	3/3/03	Shake's	Springdale-Market Place, LLC	L	1.66	n/a	n/a	5017	35	17	30
6	Fayetteville	3/10/03	Marriott Courtyard	Fayetteville Hotel, LLC	L	3.3	n/a	n/a	5042	26	17	30
7	Fayetteville	3/24/03	Ruby Tuesday,	Ruby Tuesday	L	1.43	n/a	n/a	5033	19	16	30
8	Fayetteville	3/24/03	Walgreens	BENCOR	L	2	n/a	n/a	5009	16	16	30
9	Fayetteville	4/14/03	North College Development Company	North College Development Company	L	2	1	64	5001	15	16	30
10	Fayetteville	4/14/03	Skate Station	Neal Crawford	L	2.46	n/a	n/a	5028	21	16	30
11	Fayetteville	4/28/03	WRMC Medical Arts Pavilion	Washington Regional Medical Center	L	---	n/a	n/a	5017	27	17	30
12	Fayetteville	4/28/03	Campus Properties	Campus Properties	L	3.74	1	86	5012	17	16	30
13	Fayetteville	5/12/03	O'Charley's	O'Charley's, Inc.	L	1.27	n/a	n/a	5042	26	17	30
14	Fayetteville	5/27/03	Butterfield Trail Village	Butterfield Trail Village	L	45.75	n/a	n/a	5043	25	17	30
15	Fayetteville	5/27/03	Duncan Avenue Apartments	Mathias Rentals	L	2	1	60	5010	21	16	30
16	Fayetteville	5/27/03	Sequoyah Commons	Houses Development	L	2.06	1	39	5008	15	16	30
17	Fayetteville	6/9/03	Noble Oaks III	Sweetser Properties	L	1.24	1	28	5014	4	16	30
18	Fayetteville	7/14/03	Landers Auto Park	Nelms, L.L.C.	L	42.82	n/a	n/a	5015	33	17	30
19	Fayetteville	9/8/03	Jones Motor Cars	Whitfield Motor Co. /Jones Motorcars	L	6.57	n/a	n/a	5017	26	17	30
20	Fayetteville	10/13/03	Millennium Plaza	Kirk Elsass	L	3.205	n/a	n/a	5046	30	17	29
21	Fayetteville	10/13/03	Collision Repair Center	Tracy Hoskins	L	2.39	n/a	n/a	5038	26	17	30
22	Fayetteville	10/13/03	The Crowne	LEC Properties	L	32.3	1	444	5029	20	16	30
23	Fayetteville	10/27/03	Meyers Learning Center	Meyer's Pediatric Learning Center	L	1.48	n/a	n/a	5017	26	17	30
24	Fayetteville	10/27/03	Red Robin	Alex Kanapilly	L	2.03	n/a	n/a	5042	26	17	30
25	Fayetteville	10/27/03	Fayetteville Athletic Club	Bob Shoulders	L	7.95	n/a	n/a	5043	19	17	29
26	Fayetteville	10/27/03	Stearns Apartments	Stearns Street Apartments Limited Partnership	L	23	1	276	5043	24	17	30
27	Fayetteville	10/27/03	Brandon Mall	Gary Brandon	L	1.78	n/a	n/a	5042	23	17	30
28	Fayetteville	10/27/03	Combs Street Church of Christ	Combs Street Church of Christ	L	1.49	n/a	n/a	5009	15	16	30
29	Fayetteville	1/13/03	Crystal Springs, Phase III	Crystal Springs LTD	S/P	35.13	99	99	5039	32	17	30
30	Fayetteville	2/10/03	Salem Meadows	Palmco Properties	S/P	39.99	101	101	8034	32	17	30
31	Fayetteville	2/10/03	Regional Professional Park	Investor's Realty, LLC	S/P	17.38	12	0	5017	35	17	30
32	Fayetteville	3/10/03	Salem Heights	Palmco Properties	S/P	30.96	65	63	5039	32	17	30
33	Fayetteville	3/24/03	Summerbrook Estates	NLC, Inc	S/P	28.35	12	12	8007	19	16	29
34	Fayetteville	3/24/03	Bridgewater Estates	Bridgewater Estates, LLC	S/P	74.22	31	31	8003	29	17	29
35	Fayetteville	3/24/03	Persimmon Place	ARC Construction	S/P	58.11	154	154	5034	12	16	30
36	Fayetteville	4/14/03	Clabber Creek, Phase II	BMW Investments	S/P	30	89	89	5036	1	16	31
37	Fayetteville	4/14/03	Copper Creek, Phase II	Gary Brandon Enterprises	S/P	57	131	130	5046	19	17	29
38	Fayetteville	5/12/03	Legacy Point	Charles Sloan Properties, Inc.	S/P	49.8	132	130	5034	10	16	31
39	Fayetteville	7/14/03	The Estates at Salem Hills	TTM-LLC	S/P	40.14	23	23	5039	29	17	30

40	Fayetteville	9/8/03	Lot 17, Steele Crsg.	Irwin Saviers Company	S/P	18.25	6	6	5042	26	17	30
41	Fayetteville	9/22/03	Newcastle Estates	BMP, Inc.	S/P	13.23	10	10	8003	32	17	29
42	Fayetteville	9/22/03	Copper Ridge	Sloan Properties, Inc.	S/P	4.32	13	24	5034	10	16	31
43	Fayetteville	10/13/03	Crofton Manor	Woodworks Plus, Inc.	S/P	21.15	58	58	5039	6	16	30
44	Fayetteville	10/13/03	Overton Park	Terry Gulley	S/P	58.81	51	51	8003	32	17	29
45	Fayetteville	10/27/03	Stonebridge Meadows Ph. III	Meadows Enterprises	S/P	59.26	154	154	8007	24	16	30
46	Fayetteville	8/11/03	Sage Meadows	Mark Foster	S/F	30.99	88	88	5036	2	16	31
<b>2003 Fayetteville Totals</b>						<b>926.945</b>	<b>1237</b>	<b>2520</b>				

Rogers Subdivision and Large Scale Developments												
no.	Jurisdiction	Date	Development	Owner/Developer	Type	Size			Location			
						Acres	Lots	HU	TAZ	Sec.	Township	Range
1	Rogers	1/21/03	Mardis Townhomes	Tommy Mardis	L	5.08	---	32		2	19	30
2	Rogers	1/21/03	Pinnacle Suites	Haynes Limited	L	3.12	----	----	2025	20	19	30
3	Rogers	3/4/03	Green Acres Easy Living	Kamran Talebi	L	1.43	----	----	7192	10	19	30
4	Rogers	3/4/03	Allen Duplexs	Allen Construction	L	1.13	----	12	7191	1	19	30
5	Rogers	3/18/03	Millwork Specialties	Millwork Specialties	L	14.54	----	----	7189	6	19	29
6	Rogers	3/18/03	Kingston Center II	P.O.W., Inc.	L	5	----	----	7192	9	19	30
7	Rogers	4/1/03	First Western Bank	First Western Bank	L	0.97	----	----	7181	12	19	30
8	Rogers	4/1/03	Rogers Commons	Johnson-McAdams Firm	L	17.73	----	154	7191	1	19	30
9	Rogers	4/1/03	Pinnacle Motor Sports	HMG Investments	L	7.36	----	----	7186	25	19	30
10	Rogers	4/15/03	AR National Bank	AR National Bank	L	6.27	----	----	2027	27	19	30
11	Rogers	4/15/03	Cryovac N. America	Cryovac Inc.	L	43	----	----	7183	3	19	30
12	Rogers	5/6/03	RWU Storage Tank	Rogers Water Utility	L	10.78	----	----	7192	14	19	30
13	Rogers	5/6/03	B & R Properties	B & R Properties	L	0.26	----	----	7183	2	19	30
14	Rogers	5/20/03	Scottsdale Ctr. 5	Tallgrass LLC	L	9.08	----	----	7183	9	19	30
15	Rogers	5/20/03	Dr. Leis Expansion	Dr. Randall Leis	L	1	----	----	7192	11	19	30
16	Rogers	5/20/03	Rogers FD #6	Rogers Fire Dept.	L	2.1	----	----	2026	34	19	30
17	Rogers	5/20/03	Rogers Warehouse	Crossland Holdings LLC	L	10.58	----	----	7191	1	19	30
18	Rogers	6/3/03	River City Materials	River City Materials	L	3.55	----	----	7183	3	19	30
19	Rogers	6/3/03	Center One LSD waiver	Center One Ltd.	L	1	----	----	7191	12	19	30
20	Rogers	7/1/03	Bob Maloney Ford	Bob Maloney Ford	L	1.23	----	----	7186	13	19	30
21	Rogers	7/1/03	Honey Creek Retail	Honey Creek Prop.	L	0.72	----	----	2027	21	19	30
22	Rogers	7/1/03	Sprint Tax	John LaTour	L	1.29	----	----	7191	11	19	30
23	Rogers	7/15/03	Sign Artists	Terri, John Koontz	L	0.88	----	----	7187	25	19	30
24	Rogers	7/15/03	Rogers High School	Rogers Public Schools	L	68.12	----	----	7193	23&26	19	30
25	Rogers	7/15/03	Stone Manor	Tommy Stone	L	23.8	----	----	2030	16&17	19	30
26	Rogers	7/15/03	Cypress PI Waiver	Cypress Dev. LLC	L	1.042	----	----	7183	11	19	30
27	Rogers	8/5/03	Noren Ofc. Complex	Bill Noren	L	0.75	----	----	7192	10	19	30
28	Rogers	8/5/03	Forest Park	Rogers Parks Dept.	L	5.593	----	----	7189	1	19	30
29	Rogers	8/5/03	Fellowship Baptist	Fellowship Baptist Church	L	5.599	----	----	7193	22	19	30
30	Rogers	8/6/03	St. Vincent de Paul	St. Vincent de Paul	L	12	----	----	7184	11	19	30
31	Rogers	10/7/03	Digital Ent. System	Digital Ent. System	L	1	----	----	7503	35	20	30
32	Rogers	10/7/03	Millwood Christian	Millwood Christian Church	L	4.63	----	----	2026	34	19	30
33	Rogers	10/7/03	Sherwin Williams	Sherwin Williams Paint	L	2.3	----	----	7183	10	19	30
34	Rogers	10/7/03	Rib Crib	Rib Crib	L	2	----	----	7192	10	19	30
35	Rogers	10/7/03	Wal-Mart	Wal-Mart Stores Inc.	L	24.16	----	----	7198	35	19	30
36	Rogers	10/21/03	Church of Nazarene	Church of the Nazarene	L	4.71	----	----	7193	15	19	30
37	Rogers	10/21/03	New Deal IV	New Deal IV Inc.	L	1.86	----	----	7192	10	19	30
38	Rogers	11/4/03	Bellview Apts.	Lindsey Development	L	20.96	----	180	2027	27	19	30
39	Rogers	11/4/03	Pinnacle Point Lot 32	Haynes Limited	L	1.2	----	----	2025	20	19	30
40	Rogers	11/4/03	Bank of Rogers	Bank of Rogers	L	2.3	----	----	2025	20	19	30
41	Rogers	11/18/03	Westwood Gardens	Westwood Gardens	L	3.36	----	----	7193	22	19	30
42	Rogers	12/2/03	Arvest Bank	Arvest Bank	L	1.8	----	----	7198	9	19	30
43	Rogers	12/16/03	Firestore Tires	Firestone Tires	L	1.29	----	----	7183	9	19	30
44	Rogers	12/16/03	Rogers Warehouse	Crossland Holdings LLC	L	10.58	----	----	7191	1	19	30

45	Rogers	12/16/03	McCollum Clinic	Dr. McCollum	L	0.59	----	----	7183	10	19	30
46	Rogers	1/21/03	Hearthstone	Danny & Terri Parsley	S/P	80.92	74	74	2025	29832	19	30
47	Rogers	3/4/03	Cross Creek	Cooper Homes	S/P	14.95	21	21	2026	33	19	30
48	Rogers	5/6/03	Scottsdale Ctr. 5	Tallgrass LLC	S/P	9.08	4	----	7183	9	19	30
49	Rogers	6/3/03	Covington Trace	Covington Enterprises	S/P	90.79	69	69	2015	16817	19	29
50	Rogers	6/17/03	Meadowbrook	Tom Terminella	S/P	19.19	61	61	7186	26	19	30
51	Rogers	8/5/03	Bellview Residential	Dan Dykema	S/P	72.28	297	297	2026	34	19	30
52	Rogers	8/5/03	Montne Bay	Hayden McClroy	S/P	64.13	12	12	2017	23	19	29
53	Rogers	8/5/03	Wildflower Subdiv.	HMG Investments	S/P	17.77	35	35	7186	25	19	30
54	Rogers	8/6/03	Camden Way	James Stratton	S/P	47.9	162	162	7504	25	20	30
55	Rogers	9/2/03	Creekside Subdivision	F. Williams & T. Fleeman	S/P	58.41	63	63	7193	25	19	30
56	Rogers	9/16/03	Ray Neal Trust	Ray Neal Trust	S/P	14.83	3	3	7503	35	20	30
57	Rogers	10/7/03	The Peaks	Gary Combs	S/P	153	451	451	2027	22,27	19	30
58	Rogers	10/7/03	Warren Glenn	Winski Development	S/P	40	107	107	2026	33	19	30
59	Rogers	10/21/03	Green Ash Court	M & M Hudson Ent.	S/P	4.12	10	10	7192	15	19	30
60	Rogers	10/21/03	Liberty Bell Estates	Dixie Development	S/P	90.9	249	249	2026	29,32	19	30
61	Rogers	12/2/03	Legacy Estates	Hales Brothers Dev.	S/P	17.86	30	30	7187	27	19	30
62	Rogers	2/4/03	Shadow Valley II	Reaves Family Part.	S/F	38.52	112	112	2025	30&31	19	30
63	Rogers	2/4/03	Shadow Valley III	Reaves Family Part.	S/F	20.96	31	31	2025	30	19	30
64	Rogers	2/4/03	Shadow Valley IIA	Reaves Family Part.	S/F	5.02	23	23	2025	30	19	30
65	Rogers	3/4/03	Southern Hills	Dan Dykema	S/F	45	24	----	2026	27	19	30
66	Rogers	4/15/03	Rogers Industrial Park	RIDC	S/F	129.83	5	----	7183	3	19	30
67	Rogers	5/6/03	Scottsdale Ctr. 5	Tallgrass LLC	S/F	9.08	4	----	7183	9	19	30
68	Rogers	6/3/03	Countryside Estates	Dynamic Enterprises	S/F	9.23	28	28	7192	14	19	30
69	Rogers	7/1/03	Osage Farms Ph 1	Haynes Limited	S/F	23.38	4	----	2025	17	19	30
70	Rogers	9/16/03	Pleasant Crossing	Reaves Family Part.	S/F	112.48	----	----	7198	26,35	19	30
71	Rogers	9/16/03	Rogers Rest. & Hosp.	Raymond Mgmt Co	S/F	7.75	----	----	7192	9	19	30
72	Rogers	9/16/03	Ray Neal Trust	Ray Neal Trust	S/F	14.83	3	3	7503	35	20	30
73	Rogers	9/16/03	Hearthstone Ph. 1	Danny & Terri Parsley	S/F	24.7	74	74	2025	29	19	30
74	Rogers	9/16/03	Courtyard II	Alliance Properties	S/F	4.97	4	12	7186	24	19	30
75	Rogers	10/7/03	Cross Creek	Cooper Homes	S/F	14.95	21	21	2026	33	19	30
76	Rogers	10/21/03	Fieldstone Sub.	Hale Bros. Development	S/F	17.06	62	51	7186	23	19	30
77	Rogers	11/18/03	Bent Tree Ph II	Winski Development	S/F	22.4	126	126	2026	33	19	30
78	Rogers	12/16/03	Rogers Rest. & Hosp.	Raymond Mgmt Co.	S/F	7.75	3	----	7192	9	19	30
<b>2003 Roger Totals</b>						<b>1,651.78</b>	<b>2,172</b>	<b>2,503</b>				

Springdale Subdivision and Large Scale Developments												
no.	Jurisdiction	Date	Development	Owner/Developer	Type	Size			Location			
						Acres	Lots	HU	TAZ	Sec.	Township	Range
1	Springdale	1/3/03	Sonstegard Foods	Sonstegard Foods Inc	L	10	1	0	6047	36	18	30
2	Springdale	1/3/03	Chapel Ridge Apartments	Chapel Ridge Apartments	L	9.83	1	184	6081	13	18	30
3	Springdale	2/4/03	Frez-n-Stor	Frez-n-Stor	L	18.21	1	0	6055	1	17	30
4	Springdale	2/4/03	Bryan Properties	Bryan Properties LLC	L	2.06	1	16	6058	12	17	30
5	Springdale	2/4/03	Mr. Soapy's Car Wash	William Sweetser	L	1.72	1	0	6047	8	17	29
6	Springdale	2/4/03	Holcomb Gardens	James Mathias Construction	L	2.19	1	17	6048	1	17	30
7	Springdale	3/4/03	Lazenby Commercial	Lazenby Properties	L	6.93	1	0	6053	25	18	30
8	Springdale	3/4/03	Mathias Apartments	Mathias Construction	L	4.06	1	96	6053	25	18	30
9	Springdale	3/4/03	48th St. Business Park	Dixie Development	L	1.99	1	0	6063	9	17	30
10	Springdale	3/4/03	Walmart Garden Center	Walmart Stores Inc.	L	20	1	0	6061	11	17	30
11	Springdale	4/1/03	New Vision Church of God	New Vision Church of God	L	3.87	1	0	6049	2	17	30
12	Springdale	4/1/03	High School #2	Springdale Public Schools	L	121.74	1	0	6069	6	17	30
13	Springdale	4/1/03	The Links @ Springdale	Lindsey Management/Gary George	L	50.01	1	492	6063	4	17	30
14	Springdale	5/6/03	Johnson's Nursery & Landscaping	Lowell Johnson	L	8.04	1	0	6064	16	17	30
15	Springdale	5/6/03	Signature Square Ph. 3	Signature Properties Limited Partnership	L	2.11	1	0	6057	7	17	29
16	Springdale	6/3/03	Harber View LSD	William Lazenby	L	7.2	1	268	6069	6	17	30
17	Springdale	6/3/03	Signature Square Ph. 3	Signature Properties Limited Partnership	L	2.11	1	0	6057	7	17	29

18	Springdale	6/3/03	Airport Commerical Center LSD	Joe Edwards Revo. Trust	L	21.96	1	0	6056	6	17	29
19	Springdale	6/3/03	Andrew Marks LSD	Andrew & Karen Marks	L	14.81	1	0	6077	23	18	30
20	Springdale	8/5/03	Harness Roofing	Roger Harness	L	1.35	1	0	6067	33	18	30
21	Springdale	8/5/03	Circle of Life Hospice	Circle of Life Hospice	L	3	1	0	6068	5	17	30
22	Springdale	9/2/03	Oaklawn Packaging Ph. 3	W. A. J. A. Inc.	L	4.03	1	0	6054	31	18	29
23	Springdale	9/2/03	Miller Holdings	Miller Holdings	L	1.63	1	0	6067	33	18	30
24	Springdale	9/2/03	South Thompson Business Park	Brandon - Hash, LLC.	L	2.68	1	0	6061	14	17	30
25	Springdale	9/2/03	Remington Place Apartments	Remington Place LLC	L	12.11	1	192	6056	5	17	29
26	Springdale	10/7/03	Central Redi-Mix	Central Redi-Mix	L	2.5	1	0	6081	13	18	30
27	Springdale	10/7/03	All Star Sports Arena	All Star Sports LLC.	L	5.8	1	0	6062	2	17	30
28	Springdale	10/7/03	Multicraft Contractors	BSLKH, An Arkansas Partnership	L	9.99	1	0	6053	25	18	30
29	Springdale	10/7/03	Springdale Country Club	Springdale Country Club	L	47.98	1	0	6059	14	17	30
30	Springdale	11/4/03	Lowe's of Springdale	Lowe's Inc./Gary George	L	12.114	1	0	6063	4	17	30
31	Springdale	11/4/03	Mathias Ford Avenue	James & Joy Mathias	L	2	1	0	6056	6	17	29
32	Springdale	11/4/03	Bill Lazenby	Bill Lazenby	L	6.93	1	0	6053	25	18	30
33	Springdale	11/4/03	Tyson Foods Inc.	Tyson Foods Inc.	L	40.7	1	0	6061	11	17	30
34	Springdale	12/2/03	Jones Elementary School	Springdale Public Schools	L	12.4	1	0	6055	1	17	30
35	Springdale	12/2/03	Northwest Elementary School	Springdale Public Schools	L	30.06	1	0	6077	22	18	30
36	Springdale	12/2/03	Massey Commerical Center	Mitchell Massey	L	1.87	1	0	6053	25	18	30
37	Springdale	12/2/03	O'Neal & Girdner	O'Neal & Girdner Real Estate LLC.	L	1.169	1	0	6067	3	17	30
38	Springdale	1/3/03	Ivey Lane Sub.	One Springdale, Inc.	S/P	40.06	66	66	6057	18	17	29
39	Springdale	1/3/03	Carrington Place Sub.	Pennington Developments	S/P	19.45	63	63	6058	12	17	30
40	Springdale	4/1/03	Forest Glen	Higher Ground Development	S/P	8.54	27	27	6052	26	18	30
41	Springdale	7/1/03	Brandon's Way Sub.	Pennington Developments	S/P	17.46	55	55	6069	31	18	30
42	Springdale	7/1/03	Oaklawn Place Sub.	Pennington Developments	S/P	5	17	17	6061	10	17	30
43	Springdale	7/1/03	Shenandoah Hills Sub.	Atlas Construction	S/P	27.5	77	99	6077	23	18	30
44	Springdale	8/5/03	Renaissance South Sub.	Chapman Building Company	S/P	22.69	58	58	6059	13	17	30
45	Springdale	8/5/03	Churchill Crescent Ph. 3	Gary Brandon Enterprises	S/P	4.08	14	14	6060	14	17	30
46	Springdale	9/2/03	Mathias Mix Use Sub.	James Mathias/Donald Gibson	S/P	8.82	16	48	6056	31	18	29
47	Springdale	10/7/03	Spring Creek Estates Ph. 2	Don & Belinda Stoldhrier	S/P	51.25	147	147	6057	7	17	29
48	Springdale	10/7/03	Bobby Marks Sub.	Bobby Marks	S/P	7.51	24	23	6079	24	18	30
49	Springdale	11/4/03	Sonoma Sub	BCR Development	S/P	17.38	58	58	6057	8	17	29
50	Springdale	12/2/03	Amended Butterfield Gardens PUD	The Commons, LLC.	S/P	9.68	37	37	6056	5	17	29
51	Springdale	1/3/03	Wagon Wheel Sub.	Priority Bank	S/F	6.71	4	0	6078	23	18	30
52	Springdale	2/4/03	Bluffview Estates Ph. 1	H & G Properties	S/F	14.58	53	53	6082	19	18	29
53	Springdale	3/4/03	Paradise Valley Ph. 2	Northeast Meadows, LLC.	S/F	24.17	134	134	6054	30	18	29
54	Springdale	5/6/03	Harber Meadows Ph. 17	Harber Meadows Development Co.	S/F	20.3	23	23	6068	32	18	30
55	Springdale	6/3/03	Churchill Crescent Ph. 2	Gary Brandon Enterprises	S/F	10.71	20	20	6060	14	17	30
56	Springdale	6/3/03	The Commons 1-B (FP03-05)	The Commons, LLC.	S/F	9.68	37	37	6056	5	17	29
57	Springdale	7/1/03	Foxfield Sub.	Foxfield, LLC.	S/F	16.95	55	110	6053	25	18	30
58	Springdale	7/1/03	PUD The Commons Ph. 1-B	The Commons, LLC.	S/F	9.68	37	37	6056	5	17	29
59	Springdale	7/1/03	PUD The Commons Ph. 1-A	The Commons, LLC.	S/F	10.56	68	68	6056	5	17	29
60	Springdale	7/1/03	Silverstone Sub Ph. 2	H & G Properties	S/F	9.11	41	41	6082	19	18	30
61	Springdale	8/5/03	Spring Creek Estates Ph. 1	Don & Belinda Stoldhrier	S/F	33.17	73	68	6057	7	17	29
62	Springdale	8/5/03	Harber Meadows Ph. 18	Harber Meadows Development Co.	S/F	9.15	35	35	6068	32	18	30
63	Springdale	8/5/03	Harber Meadows Ph. 24	Harber Meadows Development Co.	S/F	3.94	1	0	6068	5	17	30
64	Springdale	8/5/03	Carrington Place Sub.	Pennington Developments	S/F	19.45	63	63	6058	12	17	30
65	Springdale	10/7/03	Foxfield Sub.	Foxfield, LLC.	S/F	16.95	55	110	6053	25	18	30
66	Springdale	11/4/03	Harber Meadows Ph. 19	Harber Meadows Development Co.	S/F	13.96	29	29	6068	5	17	30
67	Springdale	11/4/03	Westfield Sub. Ph. 1	David Fulfer	S/F	11.8	3	0	6067	34	18	30
68	Springdale	12/2/03	"Revised" FP The Commons PUD Ph. 1A	The Commons, LLC.	S/F	10.56	68	68	6056	5	17	29
<b>2003 Springdale Totals</b>						<b>998.00</b>	<b>1,495</b>	<b>2,873</b>				

Washington County Subdivision and Large Scale Developments												
no.	Jurisdiction	Date	Development	Owner/Developer	Type	Size			Location			
						Acres	Lots	HU	TAZ	Sec.	Township	Range
1	Washington CO.	2/13/03	Wooten Road Tower/Antenna	American Tower Company/Smith 2 Way Radio/Chris Villines	CC	---	---	---	8023	8	14	30
2	Washington CO.	2/13/03	Carpenter Road Tower/Antenna	Didier Communications/Chris Villines	CC	---	---	---	8016	27	14	30
3	Washington CO.	2/7/03	Hwy. 45 Tower Mini Storage LSD	Don Phillips	L	1.29	---	---	8003	32	17	29
4	Washington CO.	2/14/03	Carroll County Quarry LSD	J.B. Hunt/Scott Kaufman	L	120	---	---	8001	35	18	29
5	Washington CO.	3/18/03	Oakland - Zion Mini Storage LSD	Charles & Betty Turner/Robert Schmitt/Wayne Lane	L	30	---	---	8003	32	17	29
6	Washington CO.	8/11/03	Farmington Elementary School LSD	Farmington School/Dirk Thibodaux	L	40	---	---	5032	23	16	31
7	Washington CO.	10/9/03	Shiloh Community Church LSD	Shiloh Church/Geoffrey Bates	L	3.9	---	---	5039	1	16	31
8	Washington CO.	2/14/03	Sassafras Place Subdivision	Gene Long/Dave Jorgensen	S/F	95.52	34	34	8003	22	17	29
9	Washington CO.	3/14/03	Summerbrook Estates	Neal McDonald/Mel Milholland	S/F	28.35	12	12	8007	30	16	29
10	Washington CO.	2/14/03	White Oak Estates Phase II	Ralph Pendergraft/Mike Bender	S/F	18.98	15	15	8035	21	17	31
11	Washington CO.	4/10/03	Bridgewater Estates	Bridgewater Estates, LLC/John Rownak/Dave Jorgensen	S/F	72.52	29	29	8003	29	17	29
12	Washington CO.	4/10/03	Liberty Heights	Bill Neely/Dave Jorgensen	S/P	34.91	30	30	6066	8	17	30
13	Washington CO.	5/5/03	Replat Lot 647 Wedington Woods	Robert Stuffebean/Bill Jenkins/Paul Reich	S/F	2.05	2	2	8033	6	16	31
14	Washington CO.	5/21/03	Replat Lot 6 Highland View	Kelly Schulze	S/F	5.34	2	2	8012	36	15	30
15	Washington CO.	5/27/03	Replat Woodlands Subdivision	Firebird Limited Partnership/Robert Husong/Dave Jorgensen	S/F	12.59	6	6	5040	29	17	30
16	Washington CO.	5/20/03	The Estates at Salem Hills	TTM, LLC/Thomas Hennelly	S/F	41.64	23	23	8034	29	17	30
17	Washington CO.	5/30/03	Replat Lot 712 Wedington Woods	Billy Broadwell/Dick Baker	S/F	2.14	2	2	8033	8	16	31
18	Washington CO.	6/10/03	Buckingham Estates Subdivision	Robby Bader/Project Design Consultants	S/F	38	26	26	8035	19	17	30
19	Washington CO.	7/2/03	Baughman Lot Split/Subdivision	A.J. Baughman/Buckley Blew	S/F	10.78	3	3	8033	10	16	31
20	Washington CO.	7/3/03	Replat Lot 3 Nelson Valley	Bob and Vance Copher/Buckley Blew	S/F	1.97	2	2	8040	7	15	30
21	Washington CO.	7/7/03	Replat Lots 298-302, Blue Springs Village	Ronnie Ball/Leonard Gabbard	S/F	1.14	5	5	8002	1	17	29
22	Washington CO.	7/3/03	J & J Estates	James Gibson/Bill Jenkins	S/F	9.95	5	5	8033	8	16	31
23	Washington CO.	8/7/03	Mike Johnson Lot Split/Subdivision	Mike Johnson/Bart Petray	S/F	4.14	2	2	8008	15	15	30
24	Washington CO.	9/5/03	New Castle Estates	HMP INC-LLC/Mel Milholland	S/P	13.23	10	10	8003	29	17	29
25	Washington CO.	9/9/03	Replat Lot 6 McCamey Meadows	Brenda McCamey/Chuck Anderson	S/F	7.92	2	2	8035	15	17	31
26	Washington CO.	10/1/03	Replat Lot 31 Churchill Subdivision	Michael Pennington/Geoffrey Bates	S/F	3.67	2	2	8036	26	18	31
27	Washington CO.	10/3/03	Silver Birch Estates	Rigoberto Gomez/Alan Reid	S/F	37.81	7	7	8011	30	16	28
28	Washington CO.	10/10/03	Overton Park	Terry Gulley/Dave Jorgensen	S/P	58.81	51	51	8003	28	17	29
29	Washington CO.	10/7/03	Replat Lot 37 Trammel Mountain	Charlene Gretsch/Jeff Oxley	S/F	6.86	2	2	8005	8	16	28
30	Washington CO.	10/20/03	Replat Lazy "U" Ranch Subdivision	Darin & Christine Riggins	S/F	---	---	---	8035	7	17	30
31	Washington CO.	10/20/03	Replat Lot 9 Spring Valley	Roger Gardner/Gurney Williams	S/F	5.89	2	2	8014	28	15	30
32	Washington CO.	11/6/03	Replat 1D/1-3/Lincoln Acres Subdivision	Othella Brogan/Samantha Duran	S/F	10	3	3	8022	31	15	32
33	Washington CO.	11/7/03	Steel Creek Subdivision	Phil Phillips/Charles Presley	S/T	20.64	36	36	8001	3	17	29
<b>2003 Washington County Totals</b>						740.04	313	313				

Other Cities and Towns in Northwest Arkansas												
no.	Jurisdiction	Date	Development	Owner/Developer	Type	Size			Location			
						Acres	Lots	HU	TAZ	Sec.	Township	Range
1	Centerton	4/1/03	Arc. Inc. Phase 7	Arc. Inc.	S/F	12.93	42	42	2042A	---	---	---
2	Elkins	11/1/03	Elkins Public School		L	---	---	---	8009	---	---	---
3	Elm Springs	2/1/03	Oak Ridge	Fadil Bayyari	S/F	29.92	25	25	6072	---	---	---
4	Gentry	4/7/03	Cobblestone Subdivision	Robert D. & Nora Krein/James D. & Judy K. Krein	S/F	---	34	---	7451	---	---	---
5	Gentry	10/1/03	Flint Creek Estates	John R.Zodrow	S/F	---	7	---	7451	---	---	---
6	Gravette	2/2/03		Jim Easley	S/F	4.5	10	10	7332	---	---	---
7	Gravette	2/3/03		River Valley	S/F	4.73	10	10	2060	---	---	---
8	Lincoln	11/1/03	Lincoln Gardens	Champion Builders	S/F	---	---	45	8026	---	---	---
9	Pea Ridge	11/2/03	Kayto Estates	Steve Bloxham	S/F	---	16	16	7300	25	21	30
10	Pea Ridge	11/3/03	Givens Place	River Valley Home Builders	S/F	---	40	40	2035	---	---	---
11	Pea Ridge	11/4/03	Standing Oaks Subdivision	Miller	S/F	50	136	136	2034	36	21	30
12	Prairie Grove	2/3/03	Prairie Meadows Phase II	Westside Developers	S/P	33	52	40	8029	24	15	32
13	Prairie Grove	4/2/03	Prairie Meadows Phase II	Westside Developers	S/P	51.25	151	156	8030	24	15	32W
<b>2003 Totals for Other Northwest Arkansas Cities and Towns</b>						186	523	520				

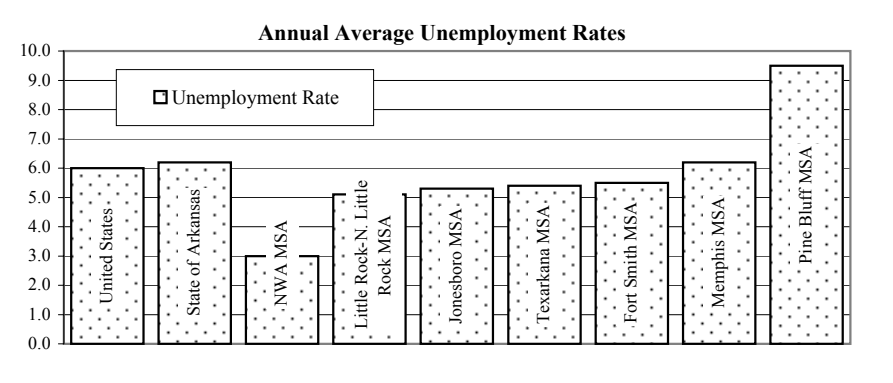
# REGIONAL ECONOMIC INDICATORS AND TRENDS

## REGIONAL EMPLOYMENT

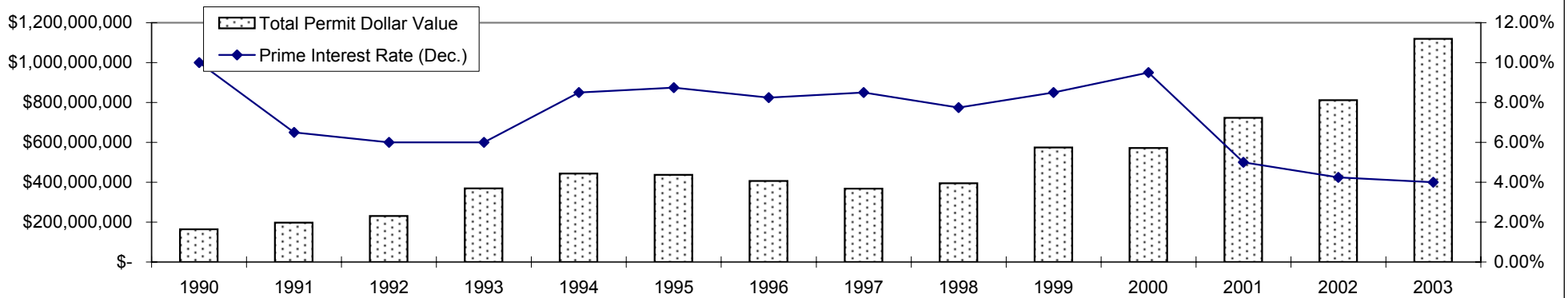
In 2003 the Northwest Arkansas Region continued to hold the lowest unemployment rate in Arkansas. The Fayetteville/Springdale/Rogers MSA\* led the state's metropolitan areas with an annual average unemployment rate of 3.0%. This compares with the second lowest MSA rate of 4.5% in the Little Rock-North Little Rock MSA, a rate of 5.1% for all of Arkansas, and a rate of 6.0% for the entire United States. Benton County had the lowest unemployment with a 2.8% rate while Madison and Washington Counties followed with 3.1 %and 3.2% rates. McDonald County, MO had a 6.3% unemployment rate. These figures, as diagramed in the graph to the right, show that Northwest Arkansas continues to maintain a very low rate of employment 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, Madison and McDonald Counties. Madison and McDonald Counties will be incorporated in our Regional Development Report in 2004.

## UNEMPLOYMENT RATES

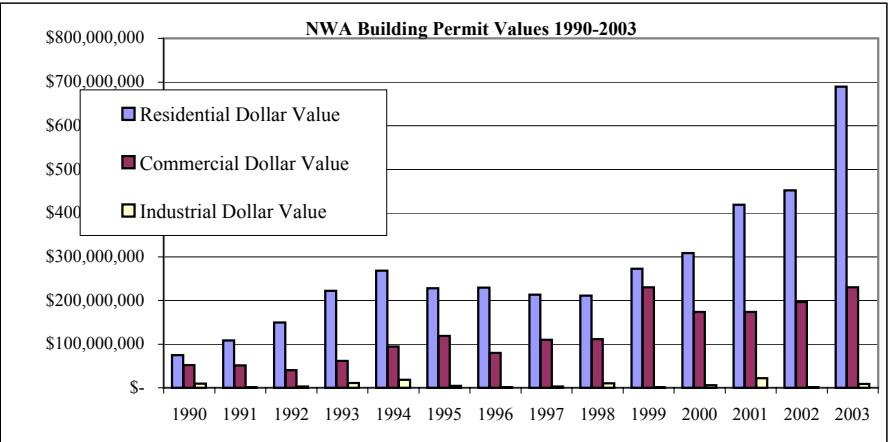


## NWA Total Permit Dollar Value and Prime Interest Rate



The chart above shows the prime interest rates and Total Building Permit Dollar Value since 1990.

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	2003
Benton County	580	590	695	765
Washington County	470	473	587	802

## *Residential Growth in Northwest Arkansas 2001-2003*

