

# Community Summary

## CITY OF PRAIRIE GROVE, ARKANSAS



## GENERAL OVERVIEW

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### Community Strengths

Prairie Grove is a well-established community that is represented by a solid mix of residential, business, and industrial occupancies. The community is located just 6 miles from the City of Fayetteville and 8 miles from Interstate 540. The City is located along Highway 62, which runs east to Fayetteville and West through Oklahoma. Although somewhat of a bedroom community for Fayetteville, Springdale, and the burgeoning Northwest Arkansas Region, there are also many jobs to offer inside the City with numerous business and industrial jobs available.

Transportation has recently been enhanced, as Highway 62 has been expanded to 5 lanes from the Prairie Grove City Limits, through Farmington and into Fayetteville. In addition, a bypass route is under development which will route traffic around the downtown business district, creating new opportunities for growth and business development.

With the location of the Prairie Grove Battlefield State Park, tourism plays a major role in the economy of the City. The annual Clothesline Fair Labor Day weekend draws an estimated 25,000 to 50,000 people to town every year. The Park itself estimates over 200,000 visitors per year.

An abundance of residential and commercial building lots are currently available. Prairie Grove has experienced a 70% rate of growth over the past 10 years.

The City offers many amenities to residents insuring continued residential growth in the future.

### Community challenges

Infrastructure improvements to replace aging systems as well as expand to meet growth are the single most challenging task facing the City. However, the city is well underway with a multi-million dollar expansion of the sewer plant, has ample water supply, and is progressively moving forward with rehabilitation of old collection and distribution lines. The city is also currently replacing aging water lines and upgrading them for future growth.

## **Community Business Profile**

### **Number of Business**

There are approximately 110 businesses currently located in Prairie Grove, ranging from a number of manufacturing companies to a wide range of retail businesses, service vendors, professional services, and medical providers.

### **Business Organizations:**

Prairie Grove has a vital and active Chamber of Commerce, for information call; 846-2197.

### **Proximity to other shopping hubs, employment centers, and major transportation corridors:**

Prairie Grove is located on Highway 62, 12 miles east of the Oklahoma state line. Fayetteville Arkansas, with a population around 75,000+ is 8 miles NE. The NW AR metropolitan Statistical area currently has a population estimated at over 400,000 and has been one of the fastest growing areas in the country. Northwest Arkansas is the home of numerous national and global corporations such as WalMart, Tyson Foods, and J.B. Hunt Transport.

Prairie Grove is centered between neighboring communities, Farmington (0 miles east) and Lincoln, (1.5 miles west). Greenland is approximately 5 miles, West Fork 9 miles, and Westville Oklahoma 12 miles. Commuters from neighboring cities such as Lincoln and Westville Oklahoma pass through Prairie Grove daily on their way to jobs in Fayetteville and larger cities in Northwest Arkansas.

The City is located within 8 miles of Interstate 540, which currently connects to the South at I 40 North of Fort Smith Arkansas and to the State Line at Missouri. The corridor is slated to become I 49 which will ultimately connect Canada to the Gulf of Mexico..

### **Sales Tax**

A 9.5% sales tax rate is in effect in the Prairie Grove City limits, 7.25% outside of the City limits. The City collects 2.25%, the County tax equals 1.25%, and the State collects 6%.

### **Licenses**

The City requires all commercial occupancies to have a business license. The City assesses a yearly fee of \$20.00 for up to 3 employees, with an additional charge of \$2.50 per employee.

### **Zoning & Regulations**

The City strictly enforces zoning regulations within the City Limits as well as strict building codes, State Contractor Licensing laws, State architectural board requirements, and federal environmental laws and policies.

### **Unemployment Rate**

Northwest Arkansas's unemployment rate is among the lowest in the state and currently much lower than the national average.

### **Manufacturing Locations**

Locations for manufacturing are limited; however there are currently two Industrial areas in the City. Specialty Fasteners is located on South Baggett and another Industrial area lies along the Bill Ramsey Industrial Park Drive on the West side of the City, which is currently occupied by Arkansas Galvanizing, Poly Tech, Ozark Delight Candy Company, BK Creative Products, and Delta Group Electronics. At the Specialty Fastener site, a 12"

water line & 10" sewer line provide adequate service for nearly any type of industrial use, while streets and highways provide easy access to Highway 62. In the West Industrial Park, some small tracts of land remain, and prospective industrial clients could possibly acquire adjoining land. An 8" water main serves the property, and sewer is available to most areas in the park. Access to Highway 62 is a block away. Other areas along the Highway 62 corridor are currently available for commercial uses.

### **Types of Businesses**

Businesses include (1) full service grocery store, (2) pharmacies, (3) convenience stores, (2) full service hardware establishment, (2) flower stores, (3) banks, (2) clothing store, (6) antique stores, (1) video rental outlets, (1) medical clinic, (2) dental clinics, (2) used car outlets, (1) auto parts store, (3) automotive repair shops, (3) lawyer's offices, (1) jewelry repair store, (2) insurance offices, (1) tile & flooring store, (7) barber/beauty shops, (1) auto body repair shop, (1) carpet cleaning outlet, (2) liquor stores (9) restaurants/cafés/eating establishments, (1) gun shops/outdoor center, (1) concrete plant, (1) cabinet shop, (1) sign shop (2) real estate offices, (3) bookkeeping/tax preparation offices, (2) appraisers offices, (1) pawn shop, (1) title company, (1) investment banking firm, (1) massage therapy office, (1) RV sales and service company, (1) commercial refrigeration business, (1) used appliance business, (2) T-shirt and screen printing businesses, (1) Indian and native artifacts store, (2) auto/truck bed/bumper manufacturing and sales businesses, (1) custom faux-painting store

### **Utilities**

The City is served by American Electric Power Company, Ozark Electric Cooperative, Arkansas Western Gas Company, Prairie Grove Telephone Company, and Prairie Grove Water Utilities, Washington Water Authority. Electric & water Services is dependent upon location. Call the Individual power companies for specific information on service territories.

### **City Infrastructure**

The City currently utilizes two sources of water. The Prairie Grove Water Treatment plant with a capacity of 1 million gallons of water per day can alone produce 20% more than the maximum peak demand established for the City and outlying areas. The City also purchases water from the Benton/Washington Regional Water Authority and has access to an additional .75 million gallons per day from that system. The current average daily demand for water is .42 million gallons per day.

The City's wastewater treatment plant has a capacity of .5 million gallons of water treated per day. The plant can handle up to 2 MGD per day under emergency conditions such as wet weather infiltration. The current average daily demand on the plant is .34 MGD, 68% of the plants rated capacity. Construction is underway to build a new treatment plant at the current plant site, which would double existing capacity and service a population of approximately 10,000. That construction is slated for completion by July of 2011.

### **Rates**

Rates can be obtained by calling the following offices:

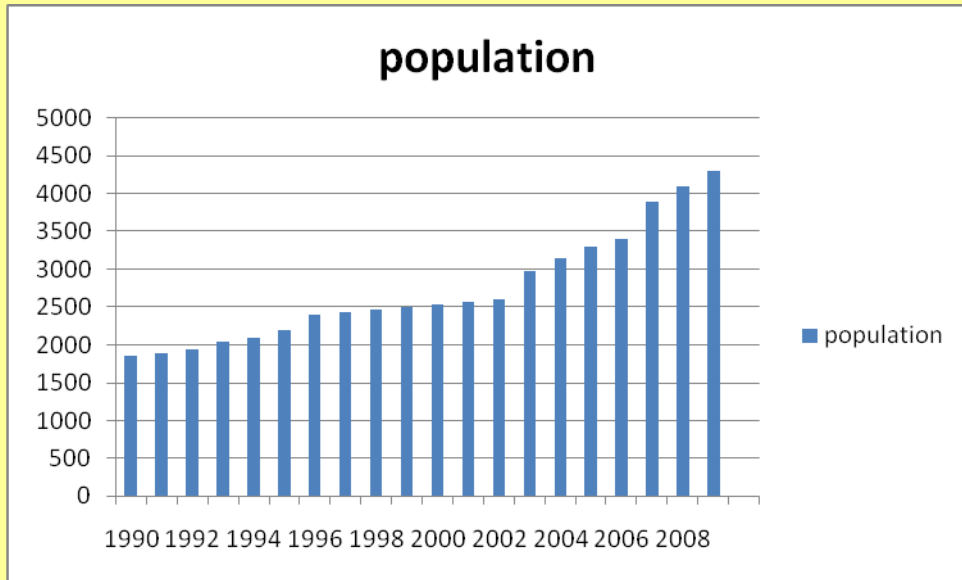
Prairie Grove Telephone Company; 846-7200

Prairie Grove Water & Sewer Utilities; 846-2961

Arkansas Western Gas;

AEP, SWEPCO;

Ozark Electric Cooperative;

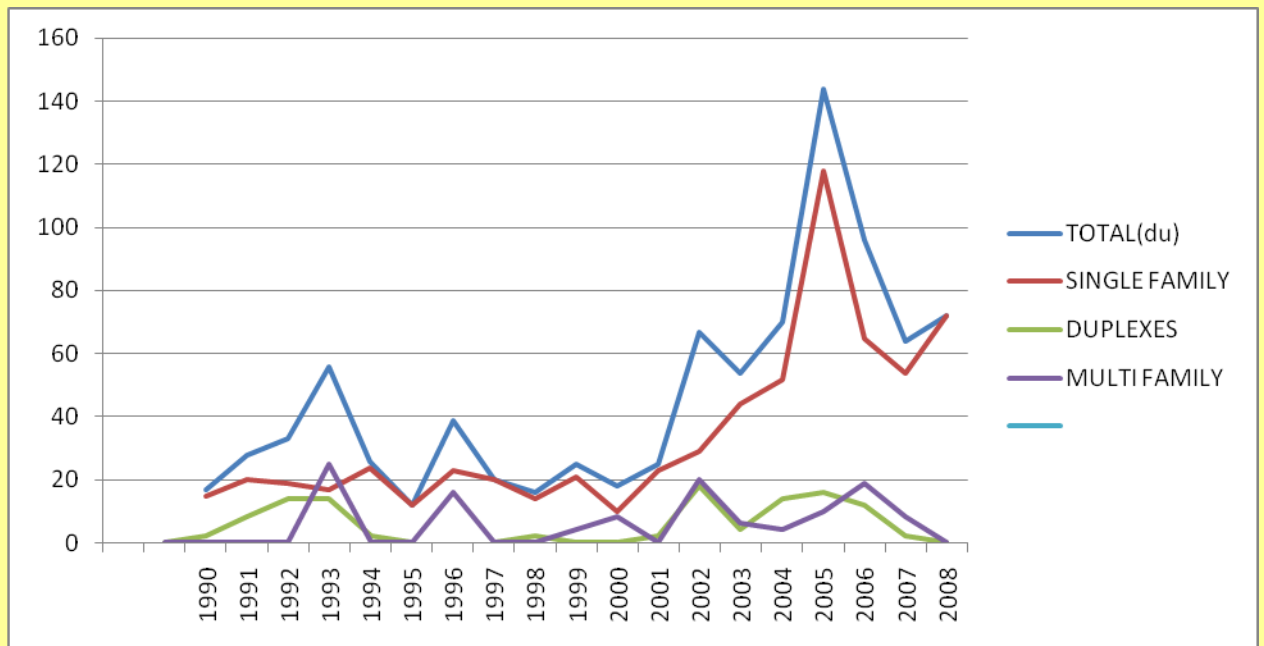


**Population trends, 1990 to 2009**

**Projections of Growth and Development**

**Population Trends**

Over the past 5 years, over 530 new dwelling units were added to the city with projected population growth of 1345 persons added. The housing market has greatly diminished this past year, but with an abundance of empty and available building lots at the ready, the City is in a prime spot to capitalize on new building starts once the economy allows it.



**Dwelling Units: 1990 - 2008**

**Housing**

The City of Prairie Grove has an abundance of housing types in the City. Over 1800 total dwelling units are currently in the City, with approximately 75% being single-family owner occupied housing, 10% single family rental housing, and 15% being multi-family rental housing.

Since 2004, over 1300 building lots have been added. New Subdivision such as, Prairie Meadows 2 & 3, Battlefield Estates, Grandview Estates, Prairie Pines, Stonecrest, Sundowner Ranch, Highland Square, and Highland South have provided steady growth and offer a variety of building lots currently available.

**Traffic Demands/Concentrations/and access**

The City is located on Highway 62 running east and west. To the west is Oklahoma and to the Northeast is Fayetteville a short 8 miles away. I-540 is located 10 miles East of Prairie Grove and can easily be accessed by cutting through on County Road#28 to the Hogeys community than taking Hwy 170 to West Fork where I-540 is accessed. Traffic counts along Hwy 62 have steadily increased averaging 10% more traffic per year over the past 3 or 4 years. The attached maps show traffic trends in cars/per/day over the past 4 years. The Arkansas Highway and Transportation Department has recently completed construction on a four lane Highway 62 which continues into Fayetteville. In addition, in 2003, a minute order was issued by AHTD starting the planning, engineering, right-of-way acquisition and construction of a highway bypass South of Prairie Grove and actual construction is slated to kick off late in 2010.

Traffic has increased rapidly over the past 5 – 7 years, and now averages over 11,000 cars per day in the downtown, and over 13,000 cars per day on other parts of highway 62.

**Tourism**

Prairie Grove draws hundreds of thousands of visitors each year. Most of this tourism can be attributed to the Prairie Grove Battlefield State Park located inside the city limits of Prairie Grove. In addition, several events generate large crowds each year. the summer, the City Aquatic Park opens, and attracts 19,000 to 22,000 people every year. In the fall, the Battlefield Park and surrounding neighborhoods, attracts 10's of thousands of people to the annual clothesline fair and crafts show. The event is estimated to draw as many as 25,000 to 40,000 persons each year. In December of every even year, the Park hosts a battle reenactment that draws visitors from all over the country.

**Schools**

Prairie Grove has a quality school system and the junior high was recently awarded with the Shannon Wright award for the outstanding achievement in middle level schools in Arkansas. In addition, the Prairie Grove School District was honored for outstanding achievement in Math for grades 4 and 5. The award was sponsored by the National Center for Educational Achievement (NCEA) and the Just for the Kids campaign to recognize higher performing schools.

**Quality of Life**





Visit [www.prairiegrovearkansas.org](http://www.prairiegrovearkansas.org) for additional information.

### **MESSAGE**

*Visit Prairie Grove and SEE for yourself what a special place it is. The perfect place for business, the perfect place to call home.*