

# 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 current population is estimated at 5004, as of January 1, 2015.. The community is located just 6 miles from the City Limits 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 was completed in the fall of 2014 providing easy access through and around Prairie Grove.

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. Over \$2.5 million is being spent on infrastructure upgrades in 2014 alone. The city is currently replacing aging water and sewer lines and upgrading them for future growth.

## Community Business Profile

### Number of Business

There are over 80 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 or go to their website [www.pgchamber.org](http://www.pgchamber.org).

### **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 80,000+ is 8 miles NE. The NW AR currently has a population estimated at over 500,000 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 Wal-Mart, 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 49, 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 ultimately connect Canada to the Gulf of Mexico..

### **Sales Tax**

A 10% sales tax rate is in effect in the Prairie Grove City limits, 7.75% outside of the City limits. The City collects 2.25%, the County tax equals 1.25%, and the State collects 6.5%.

### **Licenses**

The City requires all commercial occupancies to have a business license. The City assesses a yearly fee of \$30.00 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**

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, Berries Unlimited, and RCAL products. 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, (1) National grocery, gas, pharmacy and retail outlet (1) National chain discount store (2) pharmacies, (2) convenience stores, (1) full service hardware establishment, (2) flower stores, (3) banks, (1) clothing store, (10) antique & flea market stores,, (1) medical clinic, (2) dental clinics, (1) eye doctor (2) used car outlets, (1) auto parts store, (4) automotive repair shops, (2) lawyer's offices, (3) insurance offices, (1) tile & flooring store, (7) barber/beauty shops, (1) auto body repair shop, (1) carpet cleaning outlet, (1) liquor stores (8) restaurants/café/eating establishments, (2) gun shops/outdoor center, (1) cabinet shop, (1) real estate offices, (3) bookkeeping/tax preparation offices, (2) pawn shop, (1) investment banking firm, (1) RV sales and service company, (1) commercial refrigeration business, (1) used/new appliance business, (2) T-shirt and screen printing businesses, (1) motorcycle and sports vehicle, (1) engineering specialty company (1) Indian and native artifacts store, (2) auto/truck bed/bumper manufacturing and sales businesses, (1) massage therapist, (2) exercise studios, (1) dance studio

### 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 enough to meet the demands of the City. The City also purchases water from the Benton/Washington Regional Water Authority and has access to an additional million gallons per day from that system. The current average daily demand for water is .45 million gallons per day.

The City's wastewater treatment plant has a capacity of close to a million gallons of water treated per day. The plant can handle up to 4 MGD per day under emergency conditions such as wet weather infiltration. The current average daily demand on the plant is .48 MGD, Construction on the plant was completed in 2011 and will handle a population of around 10,000.

### Rates

Rates can be obtained by calling the following offices:

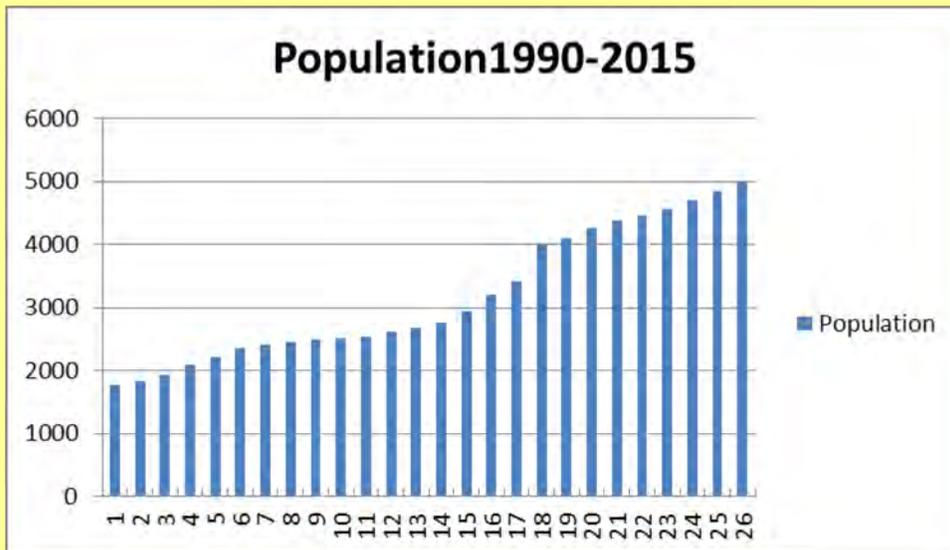
Prairie Grove Telephone Company; 846-7200

Prairie Grove Water & Sewer Utilities; 846-2961 (also available at [www.prairiegrovearkansas.org](http://www.prairiegrovearkansas.org))

Arkansas Western Gas;

AEP, SWEPCO;

Ozark Electric Cooperative;

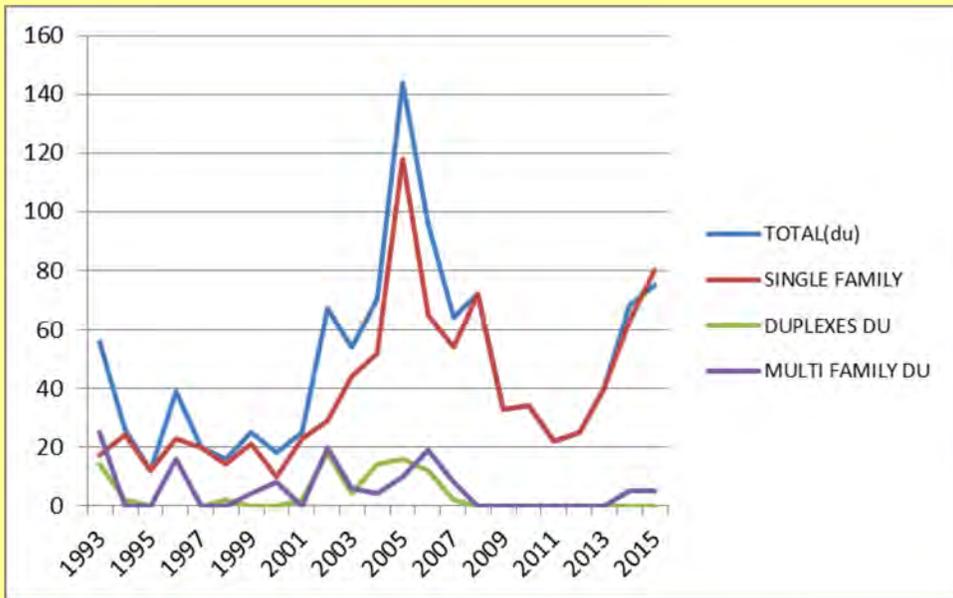


**Population trends, 1990 to 2015; Current estimate 5004**

## Projections of Growth and Development

### Population Trends

Over the past 10 years, over 600 new dwelling units were added to the city with projected population growth of 1400 persons added. The housing market has greatly picked up the last two years after the housing crash that started in 2008. 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; 1993-2014**

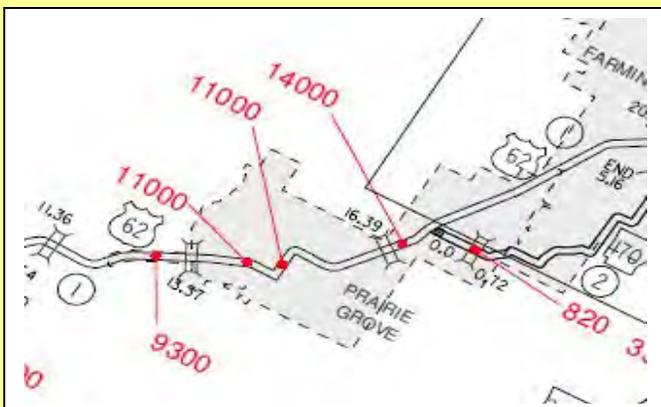
**Housing**

The City of Prairie Grove has an abundance of housing types in the City. Over 2000 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-49 is located 10 miles East of Prairie Grove and can easily be accessed by cutting through on County Road#28 to the Hoge community than taking Hwy 170 to West Fork where I-49 is accessed. A new highway opened up in the fall of 2014 and the City is now accessed by the new highway 62 and the old highway which was given the designation Hwy 62B. Traffic counts along old Hwy 62 have steadily increased averaging 10% more traffic per year over the past 3 or 4 years. Traffic counts along Highway 62 averaged over 11,000 cars per day in the downtown and over 14,000 cars per day on the east side of town in 2013, before the new highway was completed. traffic counts are available at the following link; . [http://www.arkansashighways.com/planning\\_research/technical\\_services/traffic\\_map.aspx](http://www.arkansashighways.com/planning_research/technical_services/traffic_map.aspx). The Arkansas Highway and Transportation Department has completed construction on a four lane Highway 62 which continues into Fayetteville. \*Note the attached traffic numbers are for the hold highway and the new traffic data is not available yet from AHTD for the completed highway 62.



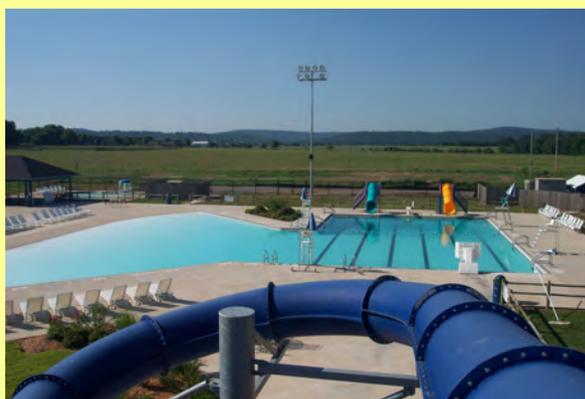
### **Tourism**

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. In 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 in 2012. The award was sponsored by the National Center for Educational Achievement (NCEA) and the Just for the Kids campaign to recognize higher performing schools. A health clinic was added to the school in 2014. A new high school is less than 10 years old, a new Gymnasium will open this year. The elementary school building will open in fall of 2015 joining k-2 with 3-4 into one building.

### **Quality of Life**





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

## **MESSAGE**

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