

Community Summary

CITY OF PRAIRIE GROVE, ARKANSAS



GENERAL OVERVIEW

Community Strengths

Prairie Grove is a well-established community that is represented by a solid mix of residential, business, and industrial occupancies. With a population at the 2020 census of 7045 the City has seen significant growth over the 2010 population which was 4380. The City experienced a 61% increase in those 10 years. As of January 2023, the current population is estimated at around 8064, and is projected to approach 9000 by 2025.

West Washington County growth has been phenomenal in recent years. The West 62 corridor towns of Farmington, Prairie Grove, and Lincoln have a combined population approaching 20,000 people. Prairie Grove provides many opportunities for services to towns to the West such as Lincoln and Westville, with commuters from those cities passing through daily.

The community of Prairie Grove is located just 6 miles from the City Limits of Fayetteville and 8 miles from Interstate 49. 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. Industries include, ARCAL, Specialty Fasteners, Polytech, Ozark Delight Candy, and Arkansas Galvanizing.

Transportation has been enhanced over the past 20 years, 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, and helping the downtown by eliminating truck traffic there.

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 50,000 people to town every year. The Park itself estimates 300,000 – 400,000 visitors per year.

So far in 2023, there are 4 new subdivisions either in planning or some stage of construction and at least 4 more that are under development with new homes going up, which will provide many new buildings lots for residential and commercial building.

Over the past 5 years, The School District has consistently been rated in the top 20 in the state State by US News and World Report and currently the publication has them as the #20 school statewide.

The City offers many amenities to residents insuring continued residential growth in the future, including good parks, an aquatic center, and a 15,000 square foot library. The city is currently enhancing its walkability with an aggressive sidewalk program that is opening up pedestrian walkways throughout the city.

Prairie Grove is the gateway to the western part of the county and serves an area that includes Lincoln and Westville Oklahoma. The west Washington County area includes towns such as Lincoln, Morrow, Cane Hill, Dutch Mills, Evansville, and even Westville Oklahoma that often seek services in Prairie Grove. Farmington, with an estimated population of 7700 joins Prairie Grove on the eastern boundary. Prairie Grove is ideally suited to be the commerce hub for West Washington County.

Community challenges

Infrastructure improvements to replace aging systems as well as expand to meet growth are the single most challenging task facing the City. The City has aggressively pursued enhancements and capacity upgrades to keep up with growth. The City completed a multi-million-dollar improvement and expansion of the sewer plant in 2011, and is currently under construction on an expansion project to add an additional 50% capacity to the plant to be completed by the end of 2023. Three major pump stations have recently been upgraded to keep up with system demand.

The city has ample water supply, and is progressively moving forward with rehabilitation of old collection and distribution lines. Over \$2.5 million was spent on infrastructure upgrades in 2014 and an additional \$12 million is currently being spent on wastewater and water infrastructure projects. The city has been aggressively engaged in a multi-stage project to replace aging water and sewer lines and upgrading them for future growth. In 2016 a \$2 million+ dollar rehabilitation project was completed to improve the water treatment plant. The city utilizes two water sources, its own treatment plant and a regional water system, the Benton/Washington Regional Public Water Authority. The Authority ran additional capacity to the City's meter, completed in 2021 and the City receives about 60% of their water from the regional facility. In 2018, a new hydraulic modeling project identified where growth demands will affect key infrastructure and provide needed data to proactively keep up with the pace and demands of growth.

In 2019 the City expanded its sewer service to the highway corridor, east of the Illinois River, and to the east side of the Highway 62 corridor and will eventually provide service all through the highway 62 corridor within the City Limits.

In 2021, the citizens passed a bond issue that has supplied 19 million dollars to be used for new street work, water, sewer, downtown drainage work, and expand the Wastewater Treatment Plant. In addition, the city received a federal grant in 2022 of \$4.5 million to aid in the plant expansion.

In the past year the City has added two additional police and two additional fire fighters to the growing needs of emergency response personnel.

Community Business Profile

Number of Business

There are over 130 businesses currently located in Prairie Grove, ranging from a number of manufacturing companies to a wide range of retail businesses, service vendors, professional services, small private companies, home businesses and medical providers.

Business Organizations:

Prairie Grove has a vital and active Chamber of Commerce, go to their website www.pgchamber.org, as well as being a member of the Arkansas Main Street downtown network.

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 90,000+ is 8 miles NE. The NW AR currently has a population estimated at well 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 and the City share city limits to the NE, (0 miles) and heading west on Highway 62, Lincoln is a close neighbor as well, (1.5 miles west). Greenland is approximately 6 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 6 miles of Interstate 49, which currently connects to the South at I 40 North of Fort Smith Arkansas and now connects North to Kansas City. The corridor is slated to ultimately connect Canada to the Gulf of Mexico.

Sales Tax

A 10.75% sales tax rate is in effect in the Prairie Grove City limits, 7.75% outside of the City limits. The City collects 2.75%, the County tax equals 1.50%, 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, the Prairie Grove City Maintenance Facility, PGTELCO, and RCAL products. At the Specialty Fastener site, a 12" water line & 10" sewer line provides 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 chain discount store (2) pharmacies, (3) convenience stores, (1) full service hardware establishment, (2) flower stores, (3) banks, (4) clothing store, (11) antique & flea market stores,, (3) medical clinics, (3) dental clinics, (1) eye doctor (2) used car outlets, (2) auto parts store, (5) automotive repair shops, (1) insurance offices, (1) tile & flooring store, (7) barber/beauty shops, (1) auto body repair shop, (1) carpet cleaning outlet, (1) liquor stores (7) restaurants/café's/ eat in establishments, (1) Drive through Fast food establishment (2) bakery (1) specialty coffee (1) gun shops/outdoor center, (2) real estate offices, (1) tattoo shop, (3) bookkeeping/tax preparation offices, (1) investment banking firm, (1) Agricultural sales COOP (1) used/new appliance business, (2) T-shirt and screen printing businesses, (1) Indian and native artifacts store, (1) furniture store (1) massage therapist, (3) exercise studios, (2) photography studio, (2) specialty shops

Utilities

The City is served by American Electric Power Company, Ozark Electric Cooperative, Black Hills Energy (natural gas), Prairie Grove Telephone Company (PGTELCO), Prairie Grove Water Utilities, and Washington Water Authority. Electric & water Services is dependent upon location. Call the Individual power companies for specific information on service territories. Internet options include PGTELCO, Cox Cable, and Ozarks Go in specific areas of the City.

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 1.25 million gallons per day from that system. The current average daily demand for water is .65 million gallons per day.

The City's wastewater treatment plant has a capacity of just under 1 million gallons of water treated per day, which will increase to 1.35 million gallons per day in two years. 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 .7 MGD, Construction on the plant was completed in 2011 and expansion is currently underway to expand capacity to 1.35 MGD.

Rates

Rates can be obtained by calling the following offices:

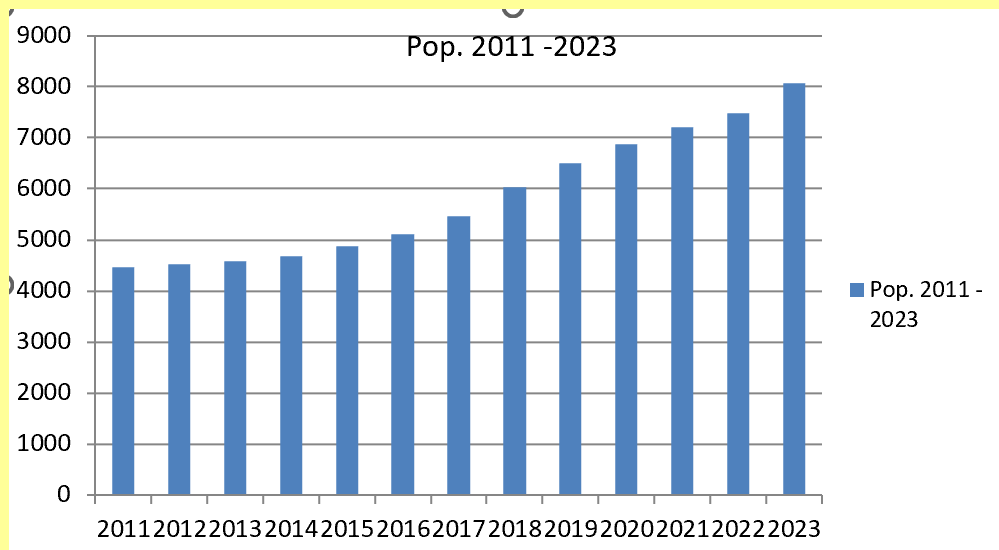
Prairie Grove Telephone Company; 846-7200 (Telephone and internet)

Prairie Grove Water & Sewer Utilities; 846-2961 (also available at www.prairiegrovearkansas.org)

Black Hills Energy (natural gas); www.blackhillsenergy.com

AEP, SWEPCO; (electric) 888-216-3523

Ozark Electric Cooperative;(electric) 479-521-2900

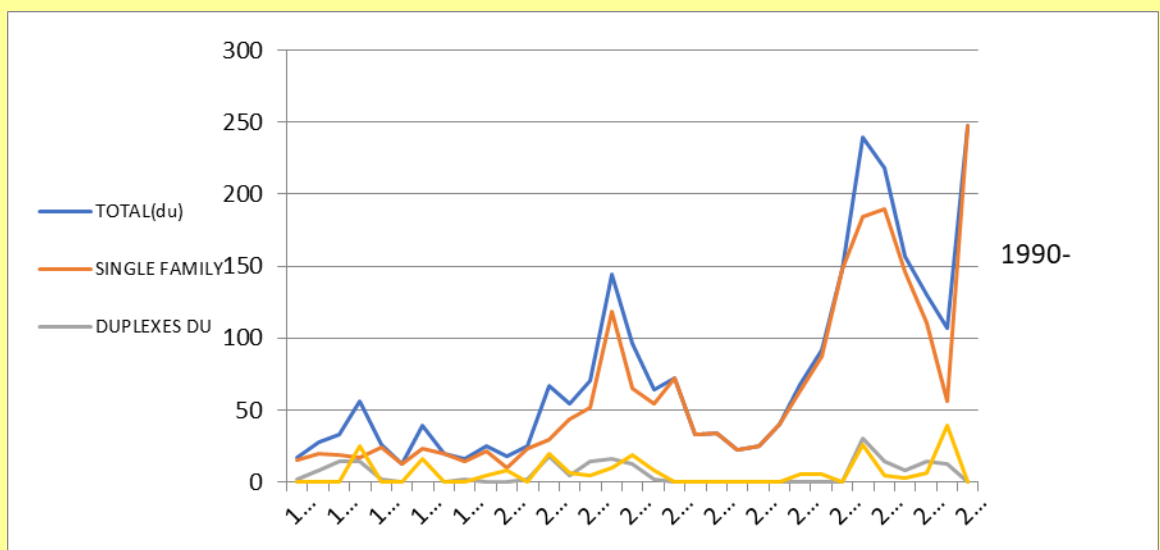


Population trends, 2011 to 2023 (projected); Current estimate as of January 2023; 8050.

Projections of Growth and Development

Population Trends

Since 2015, over 1200 new dwelling units were added to the city with projected population growth of over 2800 based on that housing., Lots are going quickly, but seven subdivisions are currently in development. The population is estimated at over 8000 by the beginning of 2023 based on the current trends, an increase of over 82% in just 13 years since the 2010 census. A slight decrease in starts was experienced in 2020 and 2021 due to decreased lot availability, but that reversed itself with the completion of several new subdivisions and led to a new record high building start total in 2022.



New dwelling Units; 1990-2022

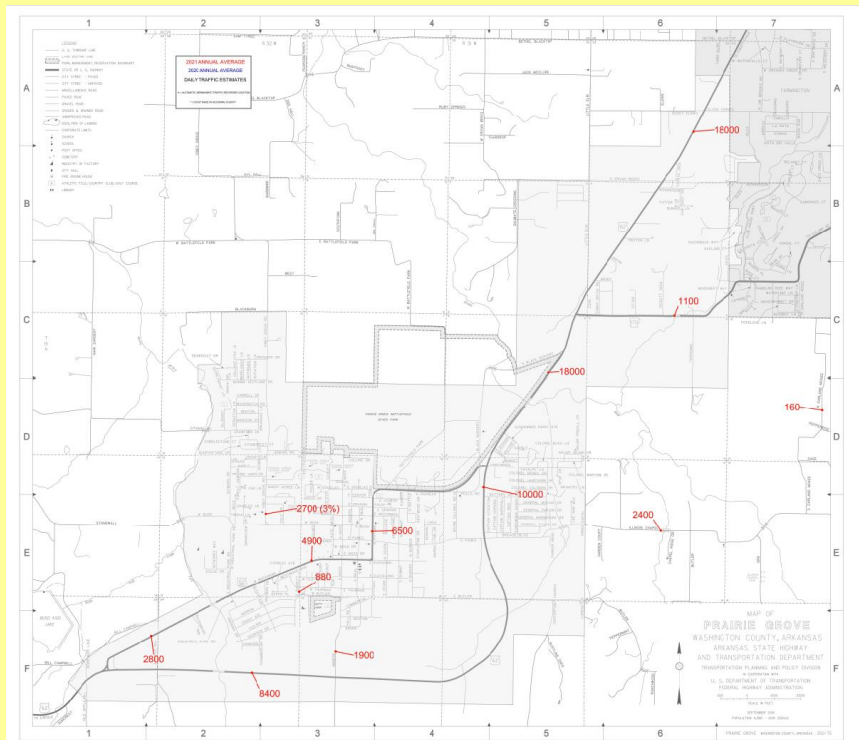
Housing

The City of Prairie Grove has an abundance of housing types in the City. Over 3000 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 1800 building lots have been added. New Subdivision such as, Prairie Meadows 2 & 3, Battlefield Estates, Grandview Estates, Prairie Pines, Stonecrest, Sundowner Ranch, Highland Square, Highland South, Wakefield Park, Belle Meade phase 3&4 have provided steady growth and offer a variety of building lots currently available. Coming soon are Snyder Grove, Prairie View, Mountain View, Wagnon Springs, Hudson Heights, Snyder Grove phase 5-8, Parkwood Estates, and Highland Townhouses.

Traffic Demands/Concentrations/and access

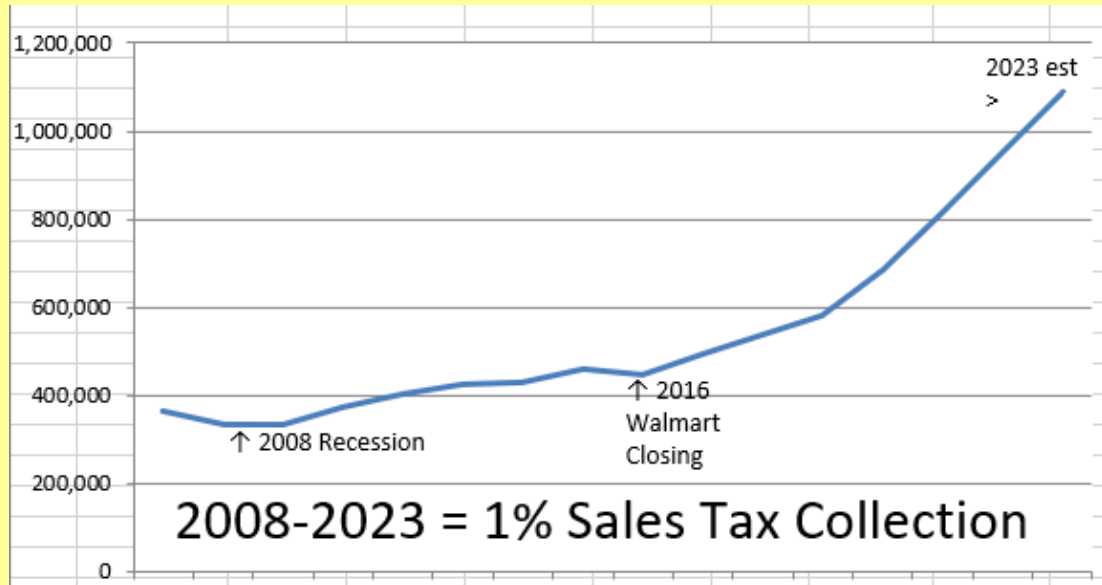
The City is located on Highway 62 running east and west. To the west, along Highway 62, is Oklahoma and to the Northeast is Fayetteville. The City is connected by a five-lane section of highway 62 that is a short 8 miles away. I-49 is located 10 miles East of Prairie Grove and can easily be accessed by cutting through on County Road#28 to the Hogeye 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. Downtown there are now 5000-6000 cars per day, which is primarily all local traffic and visitors to the downtown. At the Illinois River Bridge in front of Sundowner Subdivision, where both highways converge, traffic counts continue to increase up to 18,000 cars per day with the 2021 data. Along the bypass approximately 10,000 cars per day travel. Traffic counts are available at the following link: https://www.ardot.gov/wp-content/uploads/2022/06/Prairie_Grove.pdf



2021 Highway Count

Sales Tax Growth

Local Sales Tax collections have more than doubled since 2003, increasing by 147% in the past 15 years. This reflects great economic times for our businesses. Below is sales tax PER 1%.



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.

Downtown antique, flea markets, and collectible stores have created a large following regionally in the downtown bringing in lots of additional visitors on weekends.

Schools

US World and News Report recently has had Prairie Grove ranked as high as the 4th best high school in the State in 2018, and has consistently included them in the top 30 of all high schools public and private. Prairie Grove has a quality school system and the junior high was awarded with the Shannon Wright award for the outstanding achievement in middle level schools in Arkansas, a few years ago. A health clinic was added to the school in 2014. A new elementary was completed in 2015 and included a FEMA shelter attached to the building. The high school continues to see upgrades including the construction of a new Gymnasium recently.

Let us hear from you:

City of Prairie Grove
Mayor: 479-846-3754
Admin: 479-846-6543

Or email: dfaulk@prairiegrovear.org (Mayor) or
loelrich@prairiegrovear.org

Quality of Life





Visit www.prairiegrovearkansas.org or
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.