



A commitment to a lifestyle that  
blends the preservation of nature and  
building of true community.  
We invite you to be a part of this  
transformative journey.



## Where Community and Nature Connect

Opal Park, a visionary residential community brought to life by Buffington Homes, is set to redefine modern living in Bentonville, Arkansas. The name "Opal Park," symbolizing a precious jewel, perfectly encapsulates the unique character and allure of this community. Nestled in the idyllic southwest corner of Bentonville, at the intersection of SW Regional Airport Boulevard and SW Barron Road, Opal Park offers the perfect blend of countryside charm and city conveniences. Residents of Opal Park will enjoy close proximity to award-winning schools, world-class art, the Walmart home office, and the recreational offerings of Osage Park and Coler Mountain Bike Preserve. This one-of-a-kind community represents a noteworthy addition to upscale, luxury living in the heart of Northwest Arkansas.

This community was designed to inspire a sense of belonging and place with a strong focus on New Urbanist principals such as low impact, ecologically sensitive land practices and walkability. Opal Park is designed with interconnected paths, sidewalks, numerous pocket parks, and community green spaces, promoting a strong connection to the environment as well as with future residents. Many people move to NWA from other places and they may never meet their neighbors or feel like they truly become part of the local community. Buffington Homes, through unique and focused design, has created a destination unlike anything currently in development in the region.

### Community Features

Opal Park will offer over 400 new homes with a variety of housing types and sizes, including rear entry single-family homes, 3-story townhomes with rear-loaded garages, and front entry single-family homes ranging from 1800 to 2800 sq. ft. Buffington homes hopes to provide a place that residents can grow into without having to move out of the place they love as they go through life's many changes. Future residents can start their home ownership journey in one of the proposed townhomes and move through different sized single family homes as they hit different life time milestones.

The community was inspired by a strong focus on nature and the native landscape of Northwest Arkansas. Opal Park was created to specifically support and recreate the natural and native environment instead of clear cutting the site. We combed survey maps from as early as the 1830's to determine the best native and drought resistant species and will work with a specialized native plant team to recreate and support the high prairie that once flourished on the site.

Buffington Homes also provided low impact storm water mitigation by creating a centralized storm water park with four interconnected ponds, surrounded with native grasses and trees. The careful selection of plantings will filter stormwater and provide habitat for local wildlife. The stormwater park will serve as an amenity for Opal Park residents who will enjoy walking the winding paths that snake through the meadows. To encourage a strong neighborhood and foster community, Opal Park will also provide a state-of-the-art community building as well as year-round amenities including bird watching stations, multiple trails, a pool, pickleball courts, and numerous pocket parks, thus enhancing the quality of life for all residents.

Opal Park was conceived with traditional town form in mind. Residents will be able to access goods and services within walking distance of their homes. It is our goal to connect Opal Park to the wider area through trails and sidewalks, adding to the already interconnected active transportation network of Bentonville. Opal Park will feature a promenade along SW Regional Airport Blvd which will potentially include restaurants, child care and other conveniences, all at the doorstep of Opal Park residents.

Opal Park is not intended to be just another fenced off subdivision. Instead, we've created a place people will call home long term, where they know their neighbors and feel truly at connected. It is a commitment to a lifestyle that blends the preservation of nature and building of true community. We invite you to be a part of this transformative journey.

**Project Status:**

Construction Plan Approval: June 2023

Groundbreaking for Horizontal Construction: 9:00 am, November 16<sup>th</sup>, 2023

**Project Partners:**

Flintlock Lab, Land Planning and Design, [www.flintlocklab.com](http://www.flintlocklab.com)

Crafton and Tull, Engineering, [www.craftontull.com](http://www.craftontull.com)

**Commercial Partnership Opportunities:**

Buffington Homes intends to develop the entirety of the master planned community and construct the subsequent homes for sale. There are exciting partnership opportunities available for those interested in contributing to this innovative community.

For more information, please contact:

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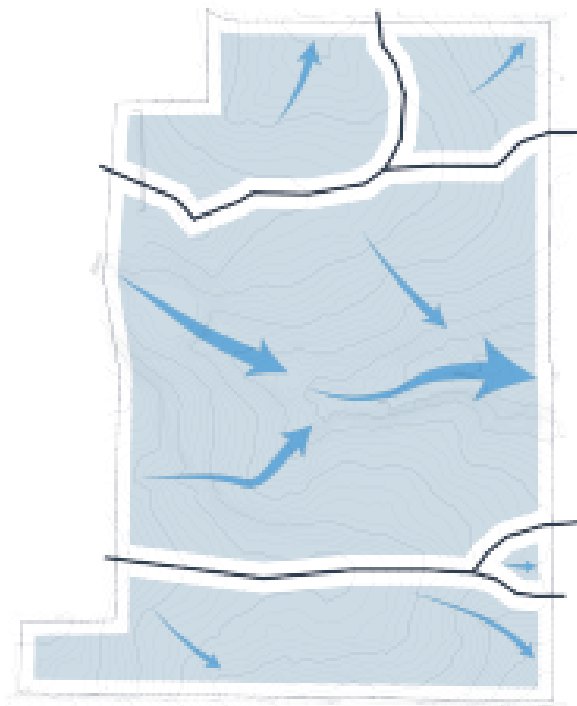
**About Buffington Homes:**

Buffington Homes is Northwest Arkansas Largest Luxury Homebuilder dedicated to creating exceptional communities that offer the perfect blend of nature and community, efficient open layouts, and beautiful home designs.

For media inquiries, please contact: Laura Hoover, 479-251-1106

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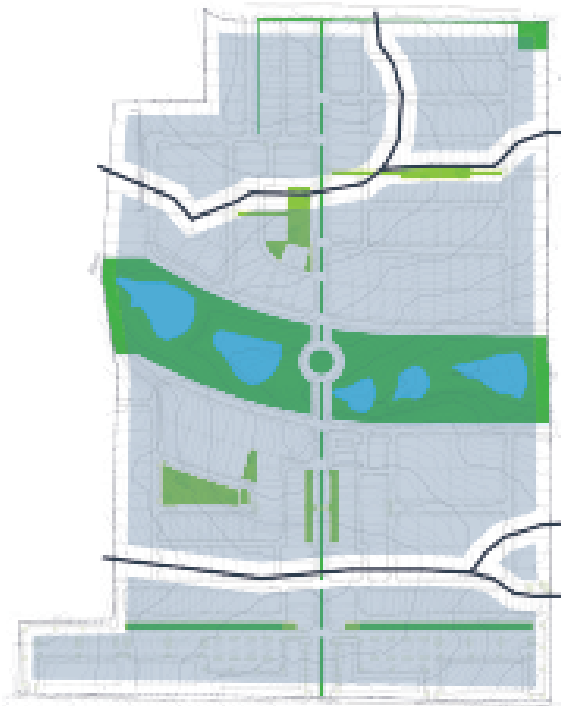
# OPAL PARK



— Ridgeline  
 — Watershed  
 — Water Flows



— Low Impact Development (LID)  
 — Water Management Feature



## BLUE BOON

LID design strategies transform the problem of stormwater management into green amenities that enrich streetscapes and common grounds. These areas move beyond infrastructure into attractions that secure more buildable area and increase property values.

