



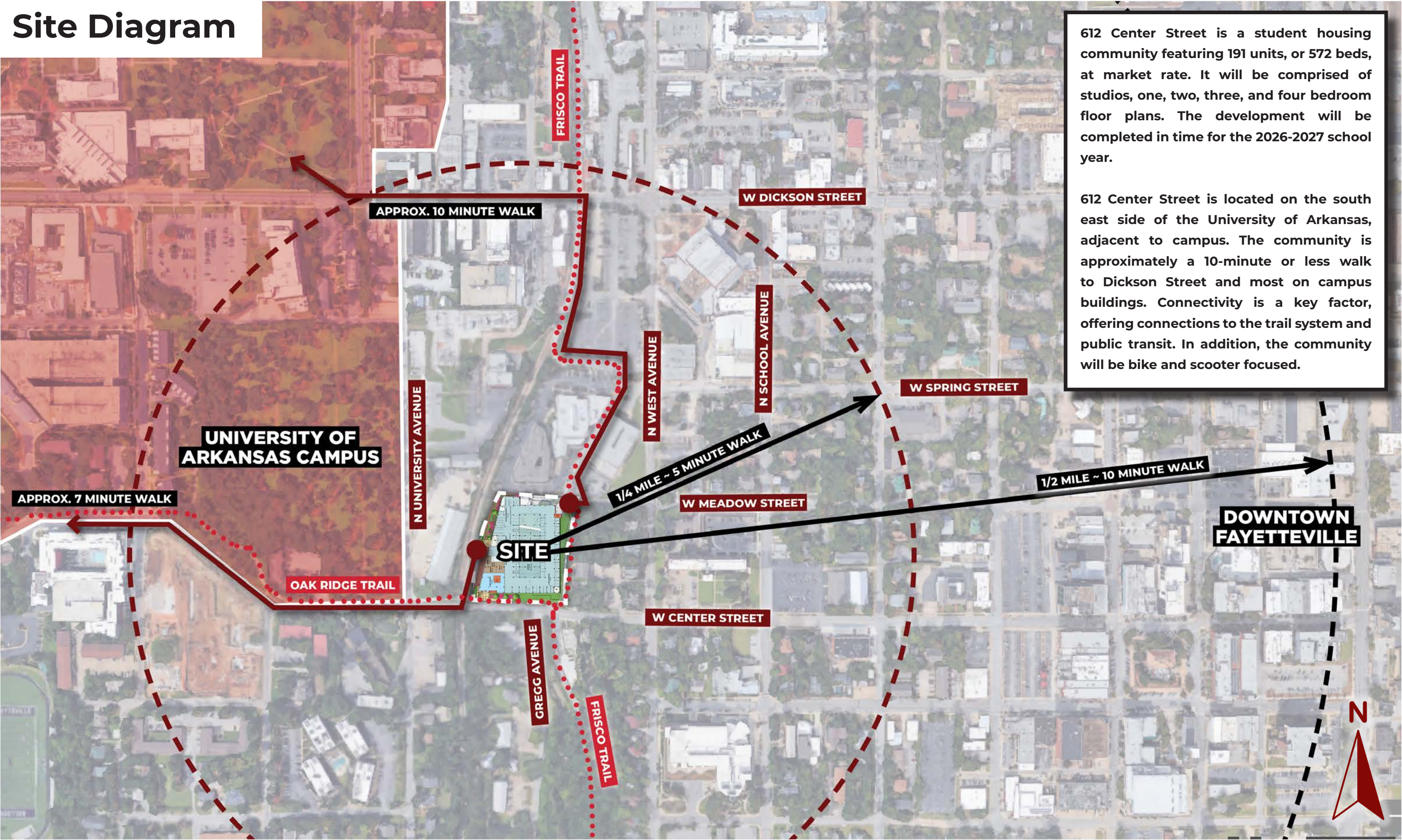
COMING FALL 2026

612 CENTER STREET

Student Housing | Fayetteville, Arkansas

612CENTERSTREET.COM

Site Diagram



612 Center Street is a student housing community featuring 191 units, or 572 beds, at market rate. It will be comprised of studios, one, two, three, and four bedroom floor plans. The development will be completed in time for the 2026-2027 school year.

612 Center Street is located on the south east side of the University of Arkansas, adjacent to campus. The community is approximately a 10-minute or less walk to Dickson Street and most on campus buildings. Connectivity is a key factor, offering connections to the trail system and public transit. In addition, the community will be bike and scooter focused.

Project Statistics | Center Street



612 Center Street
Fayetteville, Arkansas

Unit Mix		
Studios	15 Units	17 Beds
1 Bedroom	8 Units	8 Beds
2 Bedroom	45 Units	90 Beds
3 Bedroom	27 Units	81 Beds
4 Bedroom	94 Units	376 Beds
Totals	191 Units	572 Beds

Units/Acre 95.5 Units per Acre
Land Area 2 Acres

Location Highlights

- Connection to Trail System
- Public Transit Accessibility
- Walking Distance to:
 - The University of Arkansas Campus
 - Dickson Street
 - The Fayetteville Square

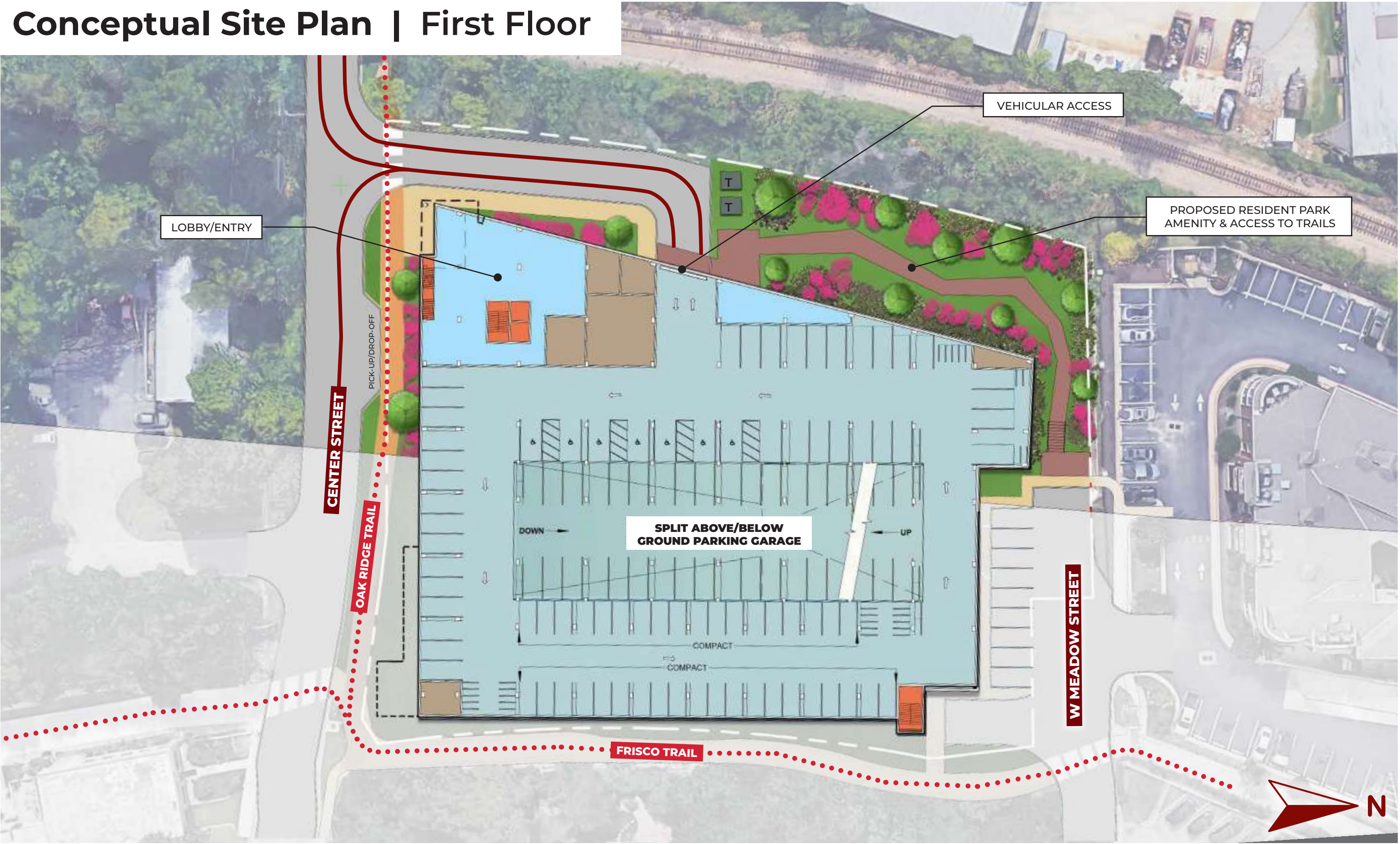
Amenity Highlights

- Onsite Vehicle, Bike & Scooter Parking
- Onsite Leasing Property Management & Engineering
- Lounge Rooms
- 24/7 Study & Co-Working Space
- State of The Art Fitness Center
- Rooftop Pool

Community Benefits

- Urban Infill Project Providing Density to Downtown Fayetteville
- Building Development According to The Fayetteville 2030 and 2040 Plans
- Experience Along The Site with Landscaped and Tree-Lined Walks
- Providing Public Trail Amenity of Bike Fix-It Station and Water Fountain
- Providing Residential Uses Walkable to The University, Dickson Street, and The Fayetteville Square
- Street Trees Along Center Street Providing Shade and Pedestrian Friendly Path
- Updating Public Utility Lines and Access Points for Stormwater, Sewer, Electrical and T-Com

Conceptual Site Plan | First Floor



Conceptual Site Plan | Second Floor



Conceptual Rendering | Center Street View



AMENITY ROOF

CONTEMPORARY
ARCHITECTURE

CENTER STREET
LANDSCAPE

ENGAGING
ENTRY

612

PROPOSED LOCATION OF
FUTURE ARTWORK/MURAL

Conceptual Rendering | South Trail View



BALCONIES

BALCONIES W/
VIEWS TO TRAIL

CONNECTION
TO TRAIL

CENTER STREET
LANDSCAPING AND TREES

SCREENED
PARKING

Conceptual Rendering | North Trail View

PROPOSED LOCATION OF
FUTURE ARTWORK/MURAL

TRAIL ACCESS CONNECTING
BUILDING TO DOWNTOWN
FAYETTEVILLE'S DICKSON ST

TRAIL
LANDSCAPE

TRAIL WATER &
PUMP STATION



Get To Know Trinitas

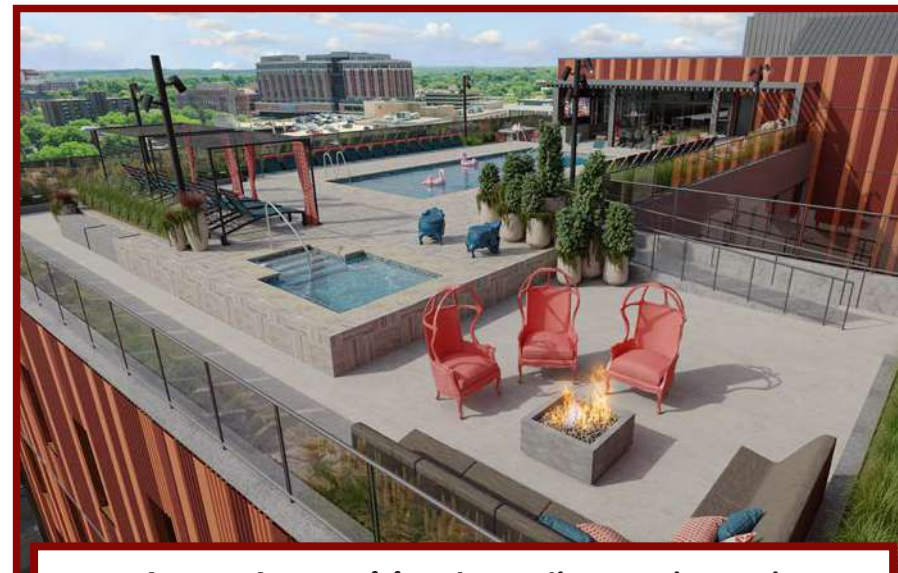
Founded in 2002, Trinitas Ventures is a comprehensive real estate company that takes pride in developing vibrant communities with a strong focus on the details of quality construction and exceptional amenities. As an investor, developer, builder and long term property manager, we have a deep commitment to creating outstanding commercial, residential, and student housing developments across the United States.

We understand the unique needs of these communities and strive to design exceptional spaces that foster a sense of belonging and connectivity.

Our quest for exceptional real estate is achieved through a holistic planning approach by experienced team members from diverse disciplines. As a vertically integrated company, we deliver consistency and quality in every project resulting in best-in-class real estate. Our developments are not developed or managed by consultants and third parties, but rather by accomplished Trinitas professionals who strive to create buildings that foster community as well as an environment for personal growth.



Contemporary Architecture | *Tempe, Arizona*



Elevated Amenities | *Madison, Wisconsin*



Integrated Communities | *Lincoln, Nebraska*



THANK YOU

We Welcome Any Questions & Comments.

612CENTERSTREET.COM



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