

REDFIELD PLANNING COMMISSION  
AGENDA  
April 16, 2024

Call to Order

Minutes:

Old Business: None

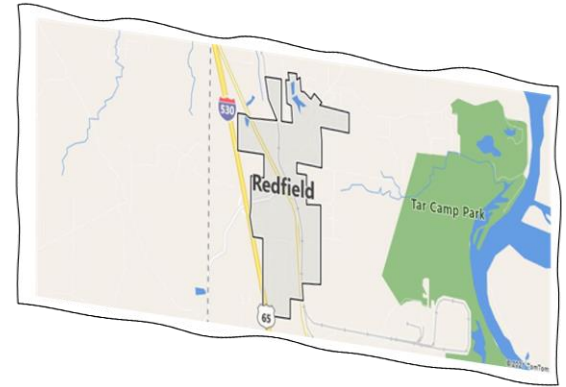
New Business:

- A. Special Use request to allow use of 5,000 square feet of the ground floor of building A for Medical Offices. The property is located at 100 E. Boone Street in an I-1, Industrial zone.

Additional Discussion

Comments

Adjournment



**RECOMMENDATION  
TO THE  
REDFIELD PLANNING COMMISSION**

**SUBJECT:** A Special Use request to allow use of 5,000 square feet of the ground floor of building A (shown on page 5) for Medical Offices. The property is located at 100 E. Boone Street in an I-1, Industrial zone.

**APPLICANT:** Vets Wellness Village, Inc. / Russell Allen

**ZONING AND LAND USE:** I-1, Industrial

ZONING	North	R-2, Residential	LAND USE:	North:	Wooded
	South	R-2, Residential		South	Wooded
	East:	County		East:	Wooded
	West:	R-2, Residential		West:	Residences

**REVIEW**

Applicant requests approval to utilize 5,000 square feet on the ground floor of the primary building to operate medical offices. Although their website and earlier discussion have contained the phrase Vets Wellness Village, Incorporated including more than just medical offices, this review will be only concerned with their single request as submitted.

This site is located on 7.73 acres and contains four buildings identified as follows and noted on page 5 of the review:

- Bldg. A – three story(s) with an average floor area of 18445 sq. ft.
- Bldg. B – single story approximately 16770 sq. ft.
- Bldg. C – single story approximately 10952 sq. ft. – use unknown
- Bldg. D – single story approximately 3480 sq. ft. – currently used a veterinary crematorium

As noted in the applicant’s appraisal report the property was used originally from 1982 – 2010/2011 for medical research followed by use as medical marijuana and hemp oil production up until a couple of years ago. At present building D is being utilized for animal disposition. The parking and ingress / egress is improved with approximately 25 plus spaces provided. Planning staff is not aware

## **Special Use**

**AGENDA ITEM #1  
100 BOONE Street  
APRIL 16, 2024**

of how the number of spaces was derived upon original construction; however, based on the request at hand adequate spaces are available.

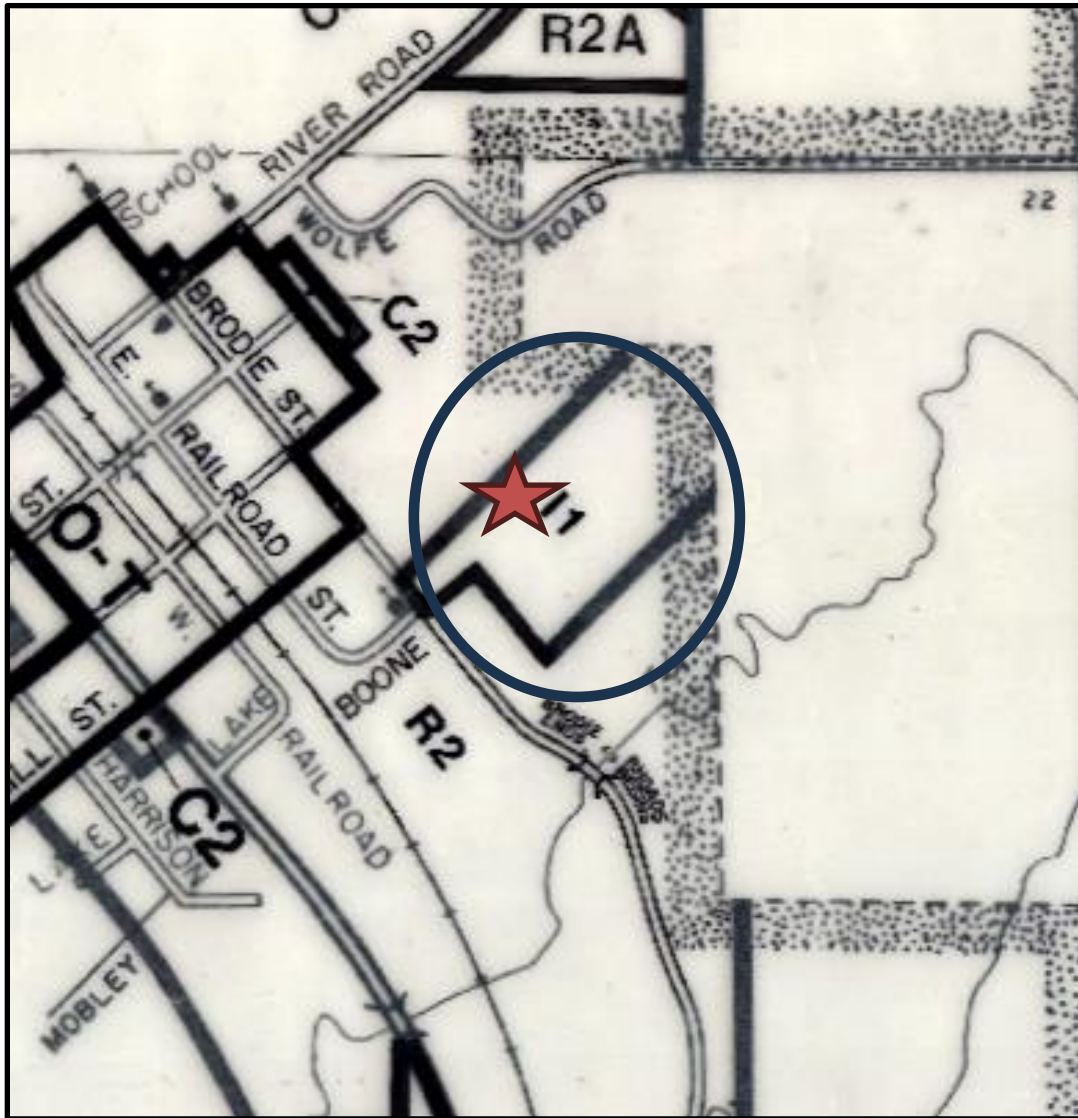
In the I-1, Industrial zone research labs and related use facilities are a permitted use such as the case with the original use. The closest use category for Medical clinics is under the Special Use section for hospitals.

Even though there has been much discussion and speculation based on the applicant's website the commission only task here is to address the limited request. Any additional information as noted on the applicant's website or video is irrelevant at this time.

### **RECOMMENDATION**

Absent the website and media portion planning staff believes that the limited request intended use as a Medical Clinic can function at a level consistent with earlier uses with little negative impact on the few adjoining residential uses. Although not included in this proposal, staff feels that the other uses (for patients) such as research, imaging, ultrasound, and treatment as part of a wellness center could be included as an accessory use to the primary function as a Medical Clinic. If the commission feels the need to have more input without being a municipal hinderance to development, it has the authority to place a condition such as allowing clinic expansion up to a certain percentage without requiring additional commission approval. If so, it should be noted in any motion that this is limited to the medical clinic only.

Staff would recommend documentation with fire department and inspection approval prior to occupancy of any portion of all buildings.



Zoning Map



Ownership map





**SPECIAL USE APPLICATION**  
**CITY OF REDFIELD, ARKANSAS**

DATE: 3/30, 20224

1. Applicant name Vets Wellness Village Inc. Phone # (h) 347-7205453(w)  
Address 100 E Boone Street Redfield, AR 72132

2. If Applicant is not the property owner, give name and address of owner: \_\_\_\_\_  
Phone # \_\_\_\_\_


3. Street address of property covered by the application: 100 E. Boone St., Redfield, AR. 72132

4. Legal description of property (attach additional pages as necessary and/or include professional survey): \_\_\_\_\_  
Attached Card.

5. Proposed Use of Property: Industrial - using 5,000 sq. ft. on ground floor as Medical offices

6. The following items must accompany this application in order to be accepted by the city as a complete application.
- a. Drawing, to scale, of the property proposed for the Special Use, showing all property dimensions and any existing and proposed structures and improvements on the property, including all paved surfaces and all easements.
  - b. **Narrative of current use of property and reason for special use request.**
  - c. Property Summary sheet for the property for which the Special Use is being requested (subject property) that shows the recorded owner of the property. (The Summary Sheets in "c" and "d" and the Sectional Map sheet in "e" must be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque and Main Street, Pine Bluff, Arkansas.)
  - d. Property Summary sheet as detailed in "c" above for each property that adjoins the subject property, including those properties across the street(s) from the subject property. Said sheet must contain the legal description of each property and the recorded owner of each property.
  - e. Sectional Map sheet that shows subject property and adjoining/surrounding properties by parcel number.
  - f. Proof that certified return receipt letters have been sent to all property owners owning property that adjoins the subject property, including those properties across the street(s) from the subject property. The property owners who are to be notified as owners shall be those property owners as recorded in the County Assessor's Office as owners. The letter shall state what the existing zoning classification is, what use is being proposed for the property, and the time and place where the public hearing will be held. An example letter that may be used for this purpose is attached, or you may prepare your own as long as the required information is included.
  - g. Filing Fee \$ 60.00

\_\_\_\_\_  
APPLICANT'S SIGNATURE

  
\_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE  
IF APPLICANT IS NOT THE OWNER

If issued, this permit does not in any way relieve the owner or any other person or persons in possession or control of the land or building or any part hereof, for the uses or purpose for which the land or building is designed or intended from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition, nor from complying with all other codes, ordinances, or regulations in force and effect with the City of Redfield, Arkansas.



**RIDDICK ENGINEERING CORPORATION**  
**ENGINEERS • ARCHITECTS • SCIENTIFIC CONSULTANTS**

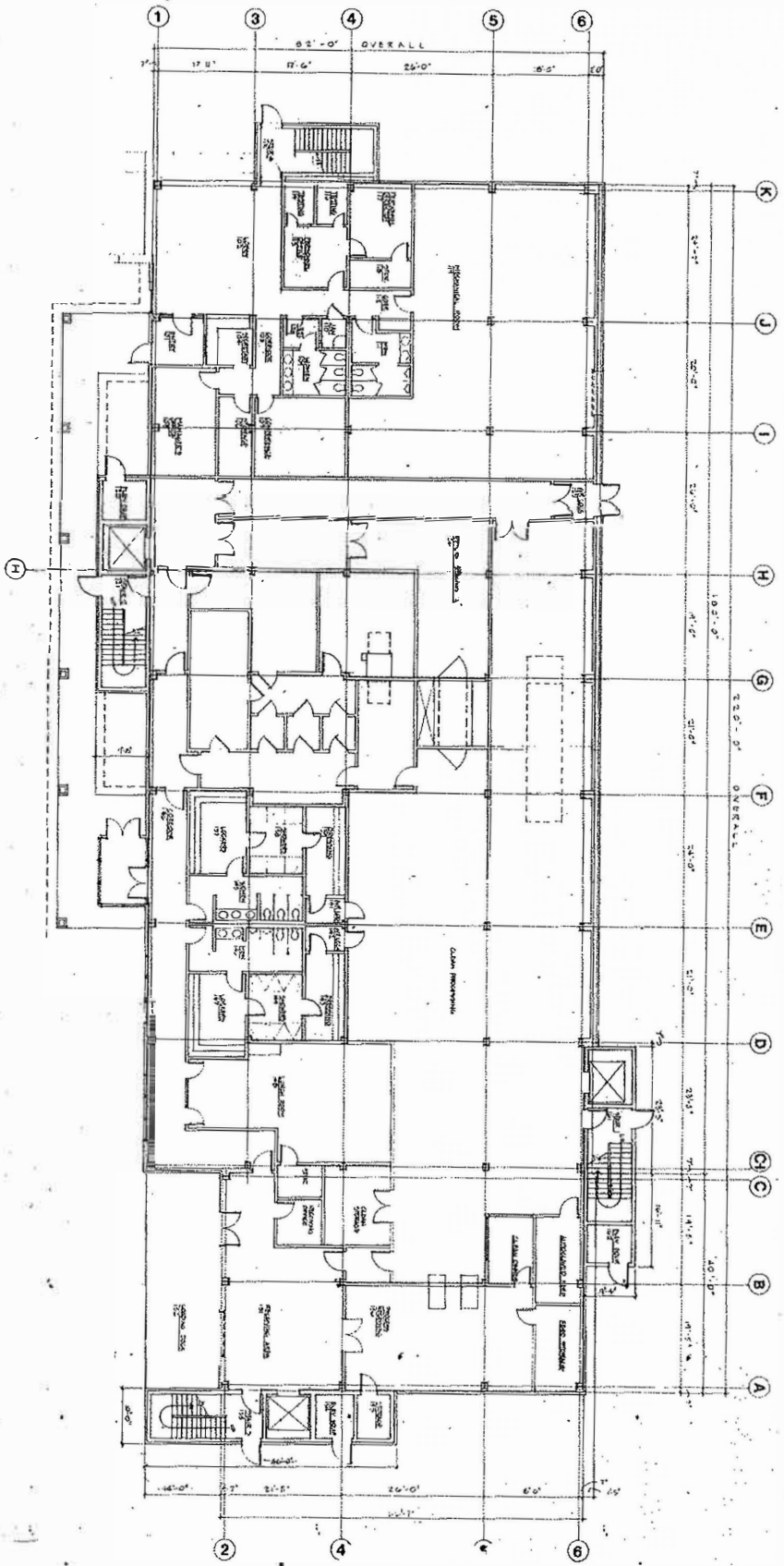


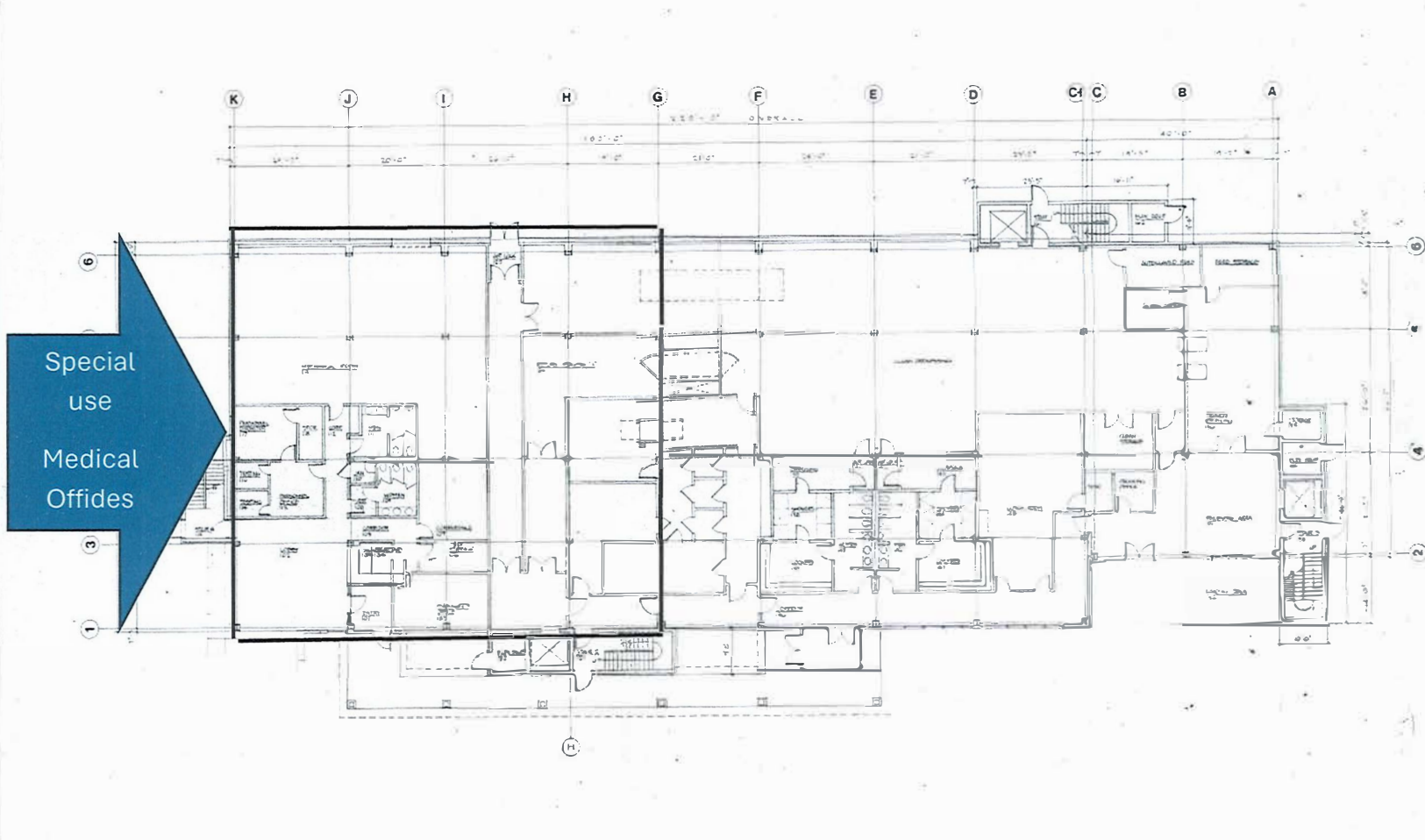
**A NEW RESEARCH LABORATORY**  
**FACILITY FOR**  
**INTOX LABORATORIES, INC.**

1<sup>ST</sup> FLOOR PLAN

REDFIELD, ARKANSAS

PROJECT: Z11  
 DATE: 3/23/82  
 SHEET NUMBER: A-1





100 E Boone Street Special Use Application  
Floor 1 Approximately 5000 sq ft Medical Offices  
Vets Wellness Village Inc.

100 Boone Street

This report conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP), the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) Standards and appraisal guidelines.

**Extraordinary Assumptions**

No Extraordinary Assumptions were made for this assignment.

**Hypothetical Conditions**

No Hypothetical Conditions were made for this assignment.

If you have any questions or concerns about the attached appraisal report, please don't hesitate to call me.

Thank you again for your business.

Respectfully submitted.



Charles S. Buckner, III

[csbiiirea@hotmail.com](mailto:csbiiirea@hotmail.com)

State of Arkansas License No. CG#0124

Expiration Date 6/30/24

870-556-2063

## Legal Description

### Boundary Description by Survey:

*A parcel of land located in the South Half of the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter, both in Section 22, Township 3 South, Range 11 West, Jefferson County, Arkansas, said parcel being completely encompassed by an existing chain link fence and being more particularly described as follows:*

*Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence S00°08'50"W along the East line thereof a distance of 657.19' to a rebar found at the Northeast corner of the South Half of said Northwest Quarter of the Northeast Quarter; thence N88°33'41"W along the North line thereof a distance of 802.78' to a found pipe; thence leaving the North line of the South Half of said Northwest Quarter of the Northeast Quarter, S01°08'24"E a distance of 223.06' to an existing fence post and the Point of Beginning; thence along and with said existing chain link fence the following bearings and distances: S45°54'18"W 572.00' to a fence post, S38°36'35"E 183.38' to a fence post, N49°09'57"E 173.52' to a fence post, S86°13'41"E 19.63' to a fence post, N57°46'00"E 18.05' to a fence post, N89°50'40"E 159.45' to a fence post, S19°16'31"E 68.31' to a fence post, S44°22'42"W 11.00' to a fence post, S36°21'59"E 54.03' to a fence post, N73°52'05"E 332.27' to a fence post, S56°50'01"E 35.18' to a fence post, N74°20'17"E 87.55' to a fence post, N07°08'46"E 71.60' to a fence post, N56°20'21"E 59.79' to a fence post, N14°16'22"W 290.24' to a fence post, N67°45'19"W 156.75' to a fence post, S88°55'35"W 351.14' to the Point of Beginning, containing 8.09 acres more or less. The above described property being subject to any easements, covenants, right-of-ways or restrictions of record, if any.*

## Intended Users of the Report

Vets Wellness Village, Inc and their assigns is the intended users of this report. The appraiser does not intend use of this report by others.

## Extent of the Appraisal

The extent of the appraisal includes a physical inspection of the subject's site and improvements, a review of the county deed and tax records of the subject site, an inspection of the comparable land sales, comparable market data sales. Comparable sales were used to form the estimate of value by the market approach.

## Personal Property

There is no personal property included in this report.

## Intended Use of the Real Estate

The use of the real estate is used for medical laboratory offices.

## Environmental Factors

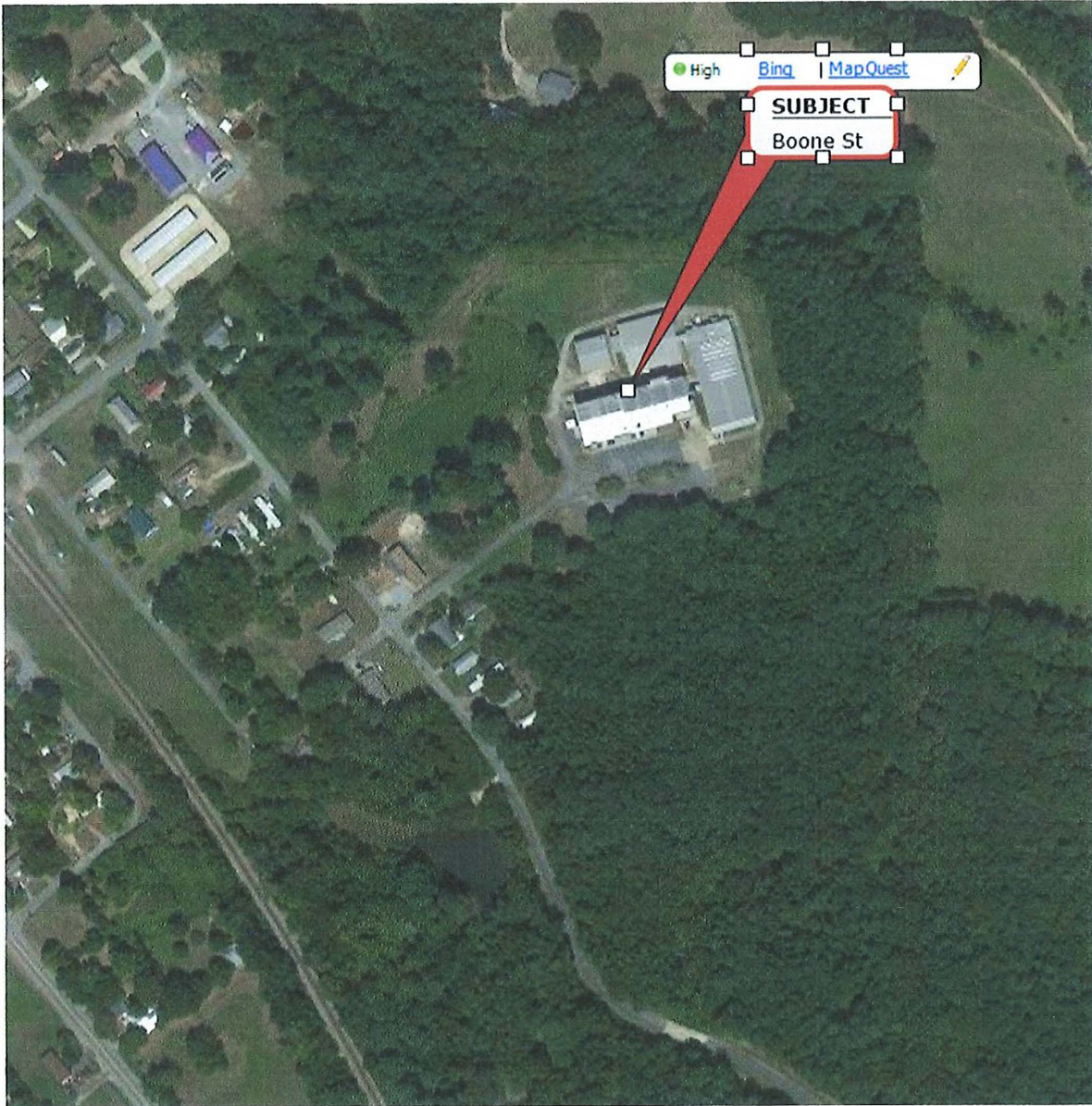
There are no known environmental hazards on the subject property.

100 Boone Street

Summary of Salient Facts		
Type of Appraisal Report	Commercial Appraisal Report	
Subject Property	100 Boone Street Redfield, AR Jefferson County	
Location Description	The area is located north of Bradshaw Road, east of Hwy 365 , south of Bass Road and west of Handly Road	
Property Type	Medical Office/Laboratory	
Market Type	Small	
Submarket Type	Suburban	
Property Rights Appraised	Fee Simple Interest	
Value Opined	Market Value As Is	
Fee Owner	Shollmier Family LTD	
Client	Vets Wellness Village Inc	
Buyer	Vets Wellness Village Inc	
Purpose of the Appraisal	Market Value	
Intended Use	Client Usage for a donation decision	
Intended Users	Vets Wellness Village Inc and their assigns	
Zoning	A	
Date Inspected	11/02/23	
Effective Date of Value	11/02/23	
Date of this report	11/14/23	
Inspected by	Charles S. Buckner, III	
Highest and Best Use	Proposed Construction	No
	As Vacant	Commercial
	As Improved	Commercial
Extraordinary Assumptions	None	
Hypothetical Assumptions	None	
Land Area	8.09 Acres +/-	
Improvements	Improvements	
	Number of Buildings	Square Feet
	1	56,548
	1	29,665
	1	3,600
Exposure Time	Twelve Months or Less	
Marketing Time	Twelve Months or Less	
Legal Description	See Attached	
Tax ID/APN	940-02824-000	
Value Descriptions	Sales and Cost Approach Only	
Land Value	\$451,000	

100 Boone Street

## Satellite Map



# Appraisal Report



**CHARLES S. BUCKNER, III**  
REAL ESTATE APPRAISALS, INC.



*AGRICULTURAL*



*COMMERCIAL*



*RESIDENTIAL*

## **Subject Property**

100 Boone

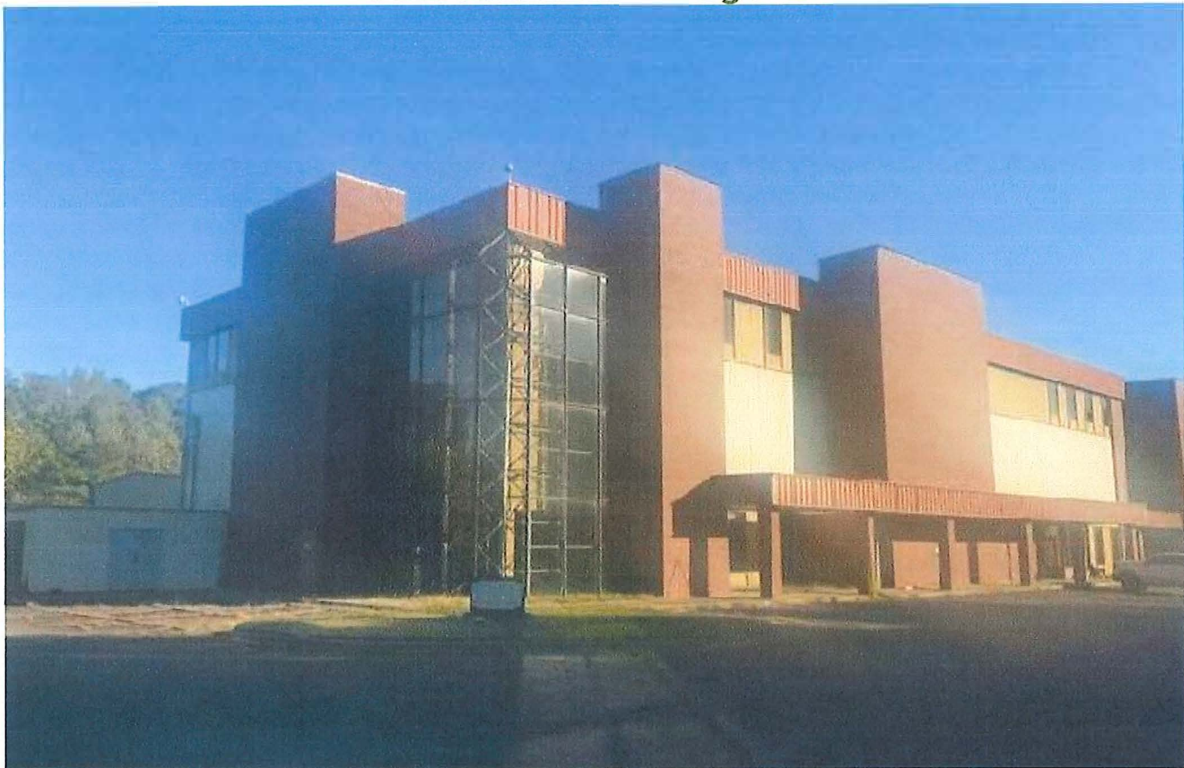
Jefferson County, Arkansas

**Located In**

Redfield, AR

**Prepared for**

Vets Wellness Village Inc



**Date of Value – November 2, 2023**

**Date of Report – November 14, 2023**



**CHARLES S. BUCKNER, III**  
REAL ESTATE APPRAISALS, INC.

2637 Victory Lane

White Hall, AR 71602

[csbiiirea@hotmail.com](mailto:csbiiirea@hotmail.com)

870-556-2063

**Value Conclusion**

<b>Valuation Scenarios</b>	<b>As Is Market Value</b>
<b>Interest</b>	<b>Fee Simple</b>
<b>Date</b>	<b>11/02/2023</b>
<b>Cost Approach</b>	<b>\$6,040,000</b>
<b>Sales Approach</b>	<b>\$2,093,000</b>
<b>Income Approach</b>	<b>N/A</b>
<b>Land Value</b>	<b>\$451,000</b>
<b>Final Value Conclusion</b>	<b>\$3,277,000</b>

**Subject Remarks**

The complex consist of 2 medical office buildings totaling 86,312 sf and one metal building containing 3600 sf. The facility was used for medical research from 1982 up until 2010-2011. The buildings were sold in November of 2013 and the new owner ran a pilot program for medical marijuana and hemp oil production. That was phased out in the last couple of years. All of the equipment remains on the property. The potential new owners are going to transform the property into a facility to treat veterans and first responders. No plans for the new renovations were given to the appraiser and the property was appraised as is. The Shollmier Family is donating the property to Vets Wellness Village Inc.



# VETS Wellness Village

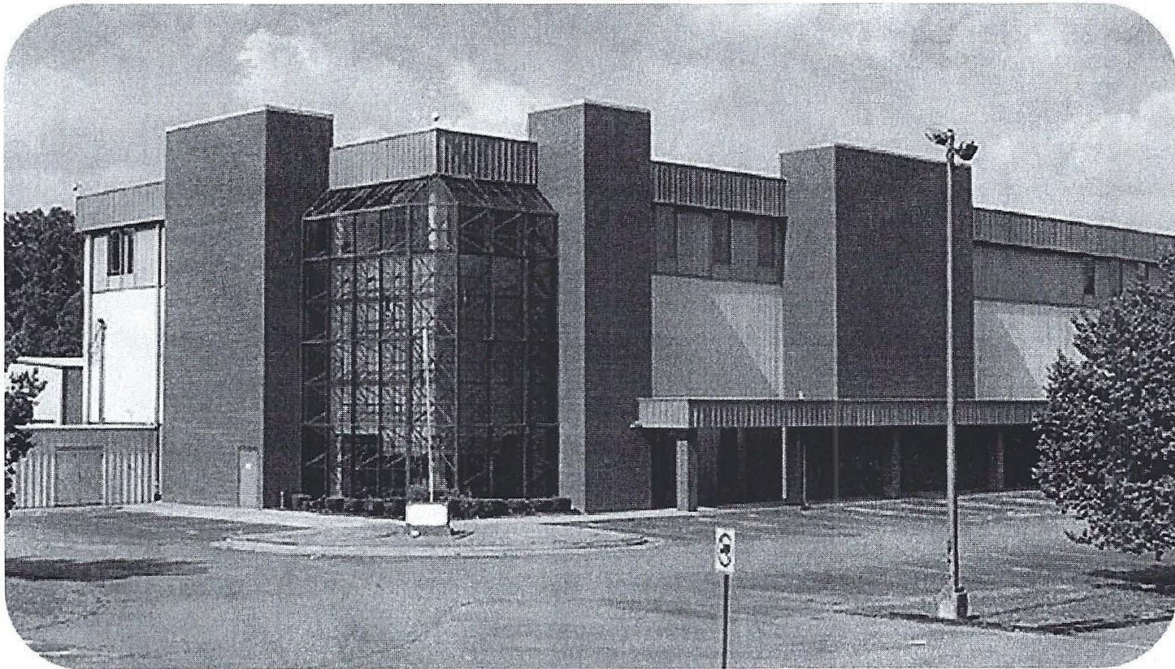
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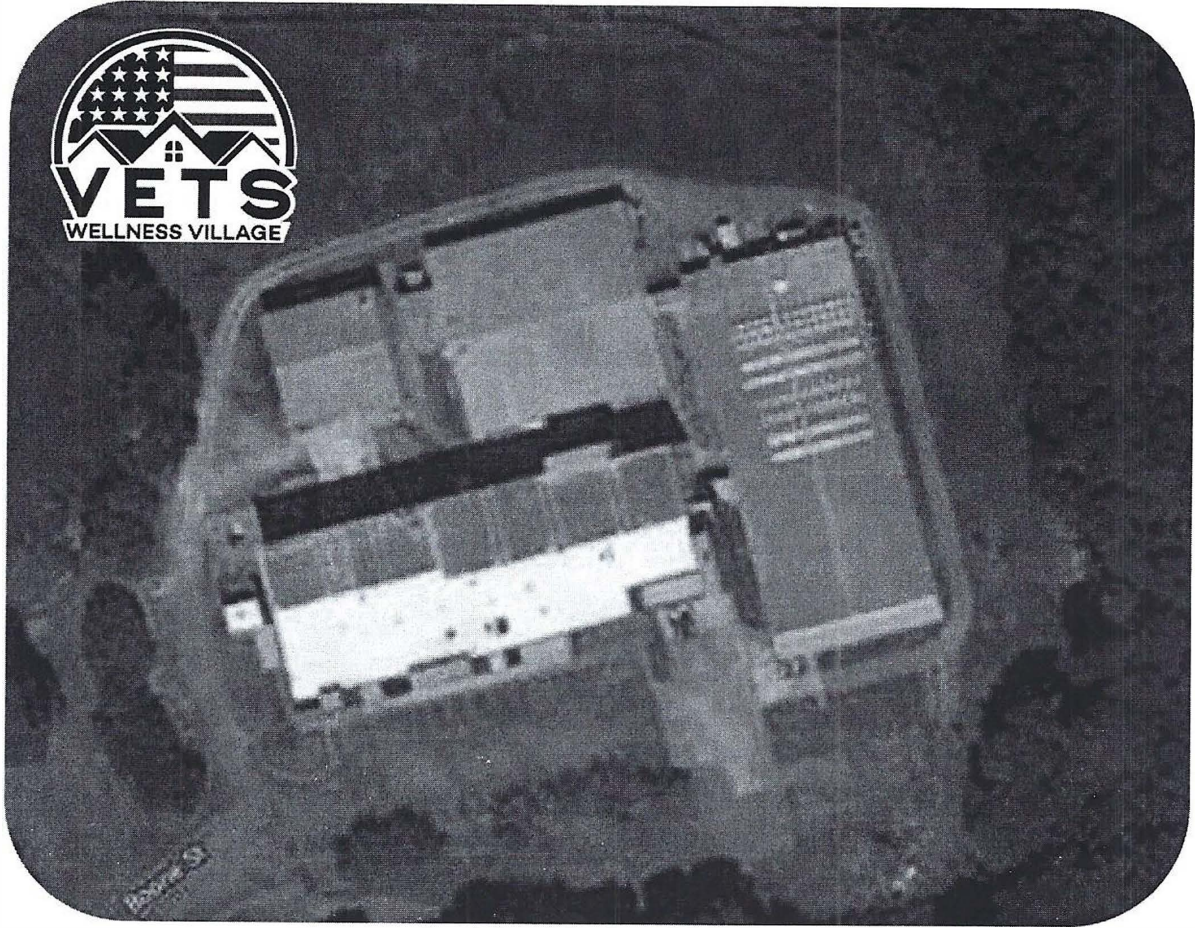
The VETS Wellness Village will include a Butkus Lodge, where Vets First Responders, and injured Athletes, who live together and renew their wellness while building supportive relationships that will last their lifetime.

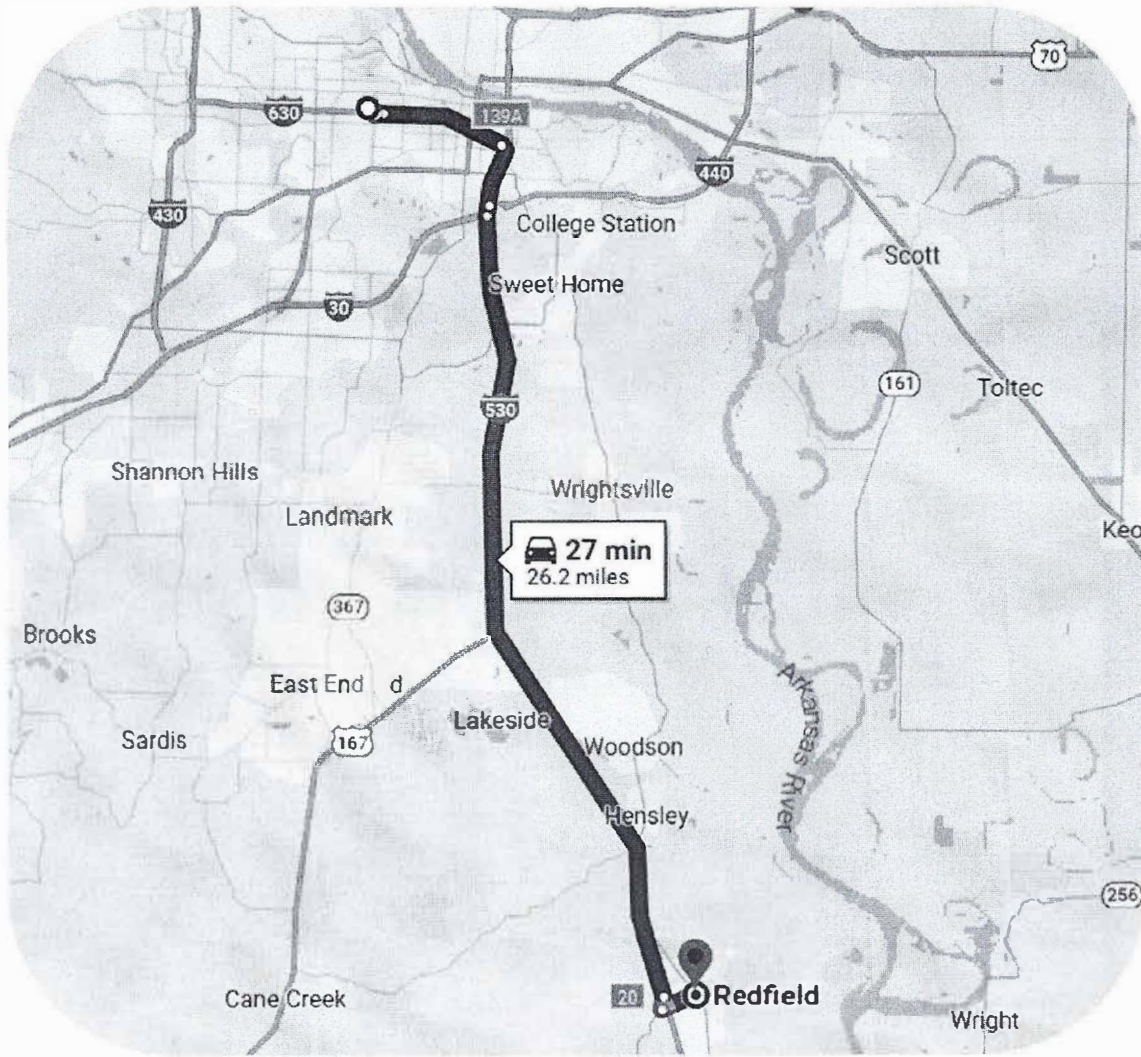
**Main 60,000 square ft. building will include:**

Medical clinic, gym, research, imaging and treatments.

Our wellness optimization center will include advanced non-invasive therapies.







The VETS Wellness Village a 501c3 is located on an 8-Acre

5 Wellness Village a 501c3 is located  
-Acre site at 100 Boone St., Redfield  
Arkansas

# Our Story

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The Vets Wellness Village was originally conceived of at the Vets Wellness Summit that ran during Super Bowl 57 at the ASU Campus in Phoenix Arizona. The Village will provide treatment for Veterans First Responders and Injured Athletes.

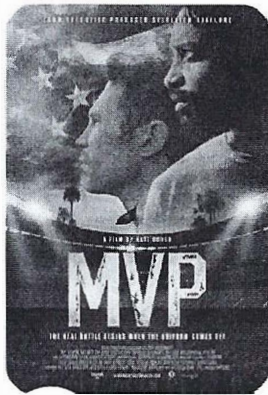
## *Founders:*

- **David Harshfield MD**  
Chairman and Chief of Medicine
- **Russell W Allen**  
CEO
- Amana Fahoum**  
Treasurer
- Kaye Allen**  
Secretary



## Our Inspiration

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Inspired by the MVP movie about a military veteran and an NFL player who joined together and created a gym that footballers and Veterans worked out in together.

They shared the camaraderie of the locker room and nourished each other's spirit so similar to being in a combat unit or football team. We encourage everyone to watch the movie.

▶ [WATCH NOW](#)

[VIEW TRAILER](#)

[SEE FULL MOVIE](#)

## Our Vision

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Today, our veterans and first responders face life threatening and life altering interactions that traditional medical care is unable to fully address. As result, so many of our heroes live lives diminished and shortened. At the VILLAGE, we use every solution available to support their recovery and renewal.

This 13-minute video presents a broad vision that will continually evolve to provide as much of the solution that is needed as possible. At the VILLAGE, combining advanced diagnostics, non-invasive therapies and a supportive community experience, our vision will come to life.

They shared the camaraderie of the locker room and nourished each other's spirit so similar to being in a combat unit or football team. We encourage everyone to watch the movie.

▶ [WATCH NOW](#)

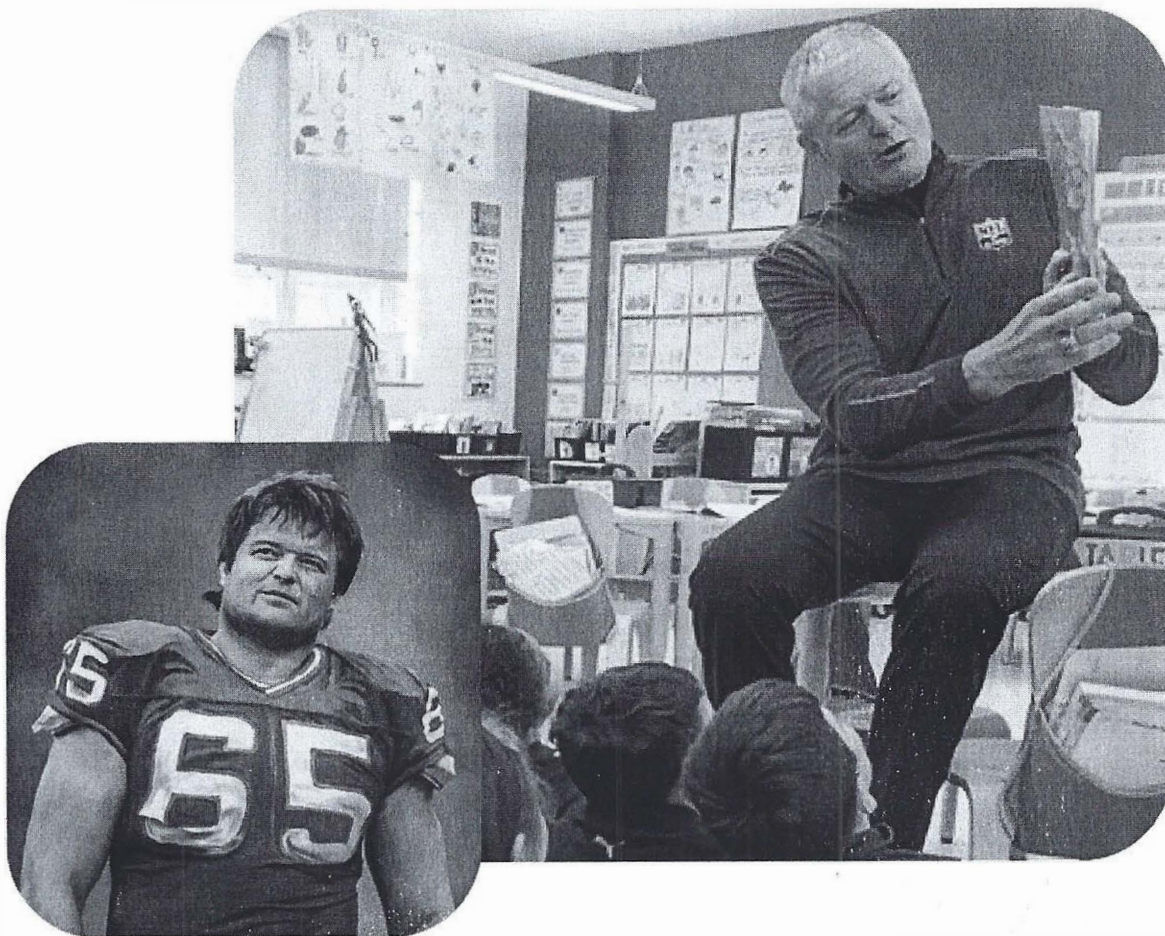
[SEE FULL STORY](#)

# Bart Oates

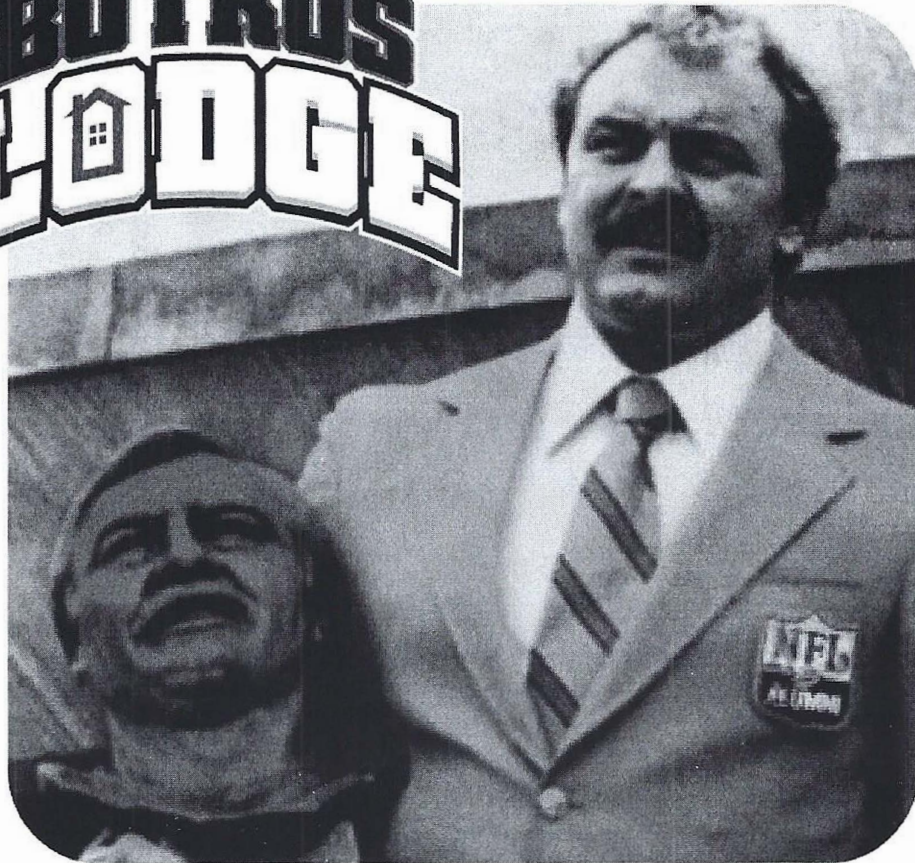
Volunteer President

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- Attorney
- 3 x Super Bowl Champ
- 5 x Pro Bowls
- Started every game
- Son Served



# BUTKUS LODGE



## Butkus Lodge

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At the Vets Wellness Village, a Butkus Lodge will house visiting Vets, First Responders and Athletes who will go through a renewal program together:

- Eat
- Relax
- Treat
- Workout
- Share
- Counseling
- The bonds they form will help renew their wellness and add support to their future life

*“ I was fortunate to develop a friendship with Dick and want to honor his years of service in promoting and paying for heart screenings by building Butkus Lodges starting at the VETS Wellness Village in Redfield, Arkansas. ”*

*-Russ Allen*







3:07 / 3:07

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# **“Serving Veterans, First Responders, and Athletes”**

Parcel: 940-02824-002  
 Previous Parcel: 940-02824-000  
 As of: 4/9/2024 8:56:18 PM

ID: 68797

## Jefferson County Report

### Property Owner

**Name:** VETS WELLNESS VILLAGE INC

**Mailing Address:** 100 BOONE ST  
 REDFIELD, AR 72132

**Type:** (IG) IG

**Tax District:** (271) 27 WHITE HALL

**Millage Rate:** 56.75

### Property Information

**Physical Address:** 100 E BOONE ST

**Subdivision:** SEC 22 TWP 3 S RNG 11 W

**Block/Lot:** N/A / N/A

**S-T-R:** 22-03-11

**Size (Acres):** 7.73

**Legal:** See *Extended Legal*

### Extended Legal

COMM AT THE NE COR OF THE NW 1/4 OF THE NE 1/4; TH S 00 DEG 08 MIN 50 SEC W A DIST OF 657.19 FT; TH N 88 DEG 33 MIN 41 SEC W A DIST OF 802.78 FT; TH S 01 DEG 08 MIN 24 SEC E A DIST OF 223.06 FT TO THE POB; TH S 45 DEG 54 MIN 18 SEC W 572 FT; TH S 38 DEG 36 MIN 35 SEC E A DIST OF 183.38 FT; N 49 DEG 09 MIN 57 SEC E A DIST OF 173.52 FT; TH S 86 DEG 13 MIN 41 SEC E A DIST OF 19.63 FT; TH N 57 DEG 46 MIN 00 SEC E A DIST OF 18.05 FT; TH N 89 DEG 50 MIN 40 SEC E A DIST OF 159.45 FT; TH S 19 DEG 16 MIN 31 SEC E A DIST OF 68.31 FT; TH S 44 DEG 22 MIN 42 SEC W A DIST OF 11 FT; TH S 36 DEG 21 MIN 59 SEC E A DIST OF 54.03 FT; TH N 73 DEG 52 MIN 05 SEC E A DIST OF 332.27 FT; TH S 56 DEG 50 MIN 01 SEC E A DIST OF 35.18 FT; TH N 74 DEG 20 MIN 17 SEC E A DIST OF 87.55 FT; TH N 07 DEG 08 MIN 46 SEC E A DIST OF 71.60 FT; TH N 56 DEG 20 MIN 21 SEC E A DIST OF 59.79 FT; TH N 14 DEG 16 MIN 22 SEC W A DIST OF 290.24 FT; TH N 67 DEG 45 MIN 19 SEC W A DIST OF 156.75 FT; TH S 88 DEG 55 MIN 35 SEC W A DIST OF 351.14 FT TO THE POB

### Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	60,150	12,030	12,030
Building	996,950	199,390	199,390
<b>Totals</b>	<b>1,057,100</b>	<b>211,420</b>	<b>211,420</b>

### Taxes

<b>Estimated Taxes:</b>	11,998
<b>Homestead Credit:</b>	0

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Status: (NF) - NF

## Land

Land Use	Size	Units
N/A	138521.000	Sq.Ft
Pasture(08)	1.774	Acres
Pasture(14)	1.603	Acres
UndWater(18)	1.177	Acres
<b>Total</b>	<b>138,525.55</b>	

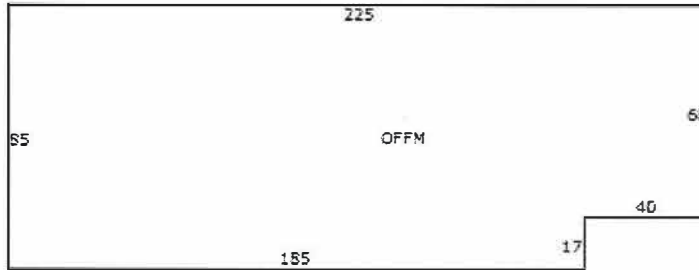
## Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/26/2024	2/2/2024	2024R	742	DG	N/A	N/A	VETS WELLNESS VILLAGE INC	Sales Questionnaire Sent	Improved

## Details for Commercial Card 1

<b>Business Name(s):</b>	100 E BOONE TSI REDFIELD LABORATORIES INC		
<b>Number of Units:</b>	N/A	<b>Total Floor Area:</b>	55335
<b>Site Work:</b>	Fill; Prep;	<b>Floor Cover:</b>	N/A
<b>Foundation:</b>	N/A	<b>Ceilings:</b>	01
<b>Floor Structure:</b>	N/A	<b>Interior Finish:</b>	N/A
<b>Structure Frame:</b>	Steel	<b>Insulation:</b>	N/A
<b>Exterior Walls:</b>	N/A	<b>Appliances:</b>	00
<b>Ext. Wall Load:</b>	NonLoadB	<b>Plumbing:</b>	WaterHtr Lavatory Water.Cl
<b>Roof Structure:</b>	N/A	<b>Electrical:</b>	High.A Qual.3
<b>Roof Cover:</b>	N/A	<b>Misc:</b>	10

# DataScout, LLC



## Building: 1

Age/YC	Condition	Effective Age	Stories	Grade
1982	Average	N/A	3	A4

<b>Avg Floor Area:</b>	18445	<b>Common Wall:</b>	N/A
<b>Avg Perimeter:</b>	620	<b>Total Floor Area:</b>	55335
<b>No. Floors:</b>	3	<b>Total Height:</b>	36
<b>Avg Floor Height:</b>	12	<b>Unit Multiplier:</b>	N/A

	Occupancy	Heating/Cooling	Sprinkler
<b>Primary</b>	Office Buildings - Medical	WrmCl Air	Part.Wet
<b>Secondary</b>	N/A	N/A	N/A

### Age

N/A

N/A

N/A

N/A

N/A

N/A

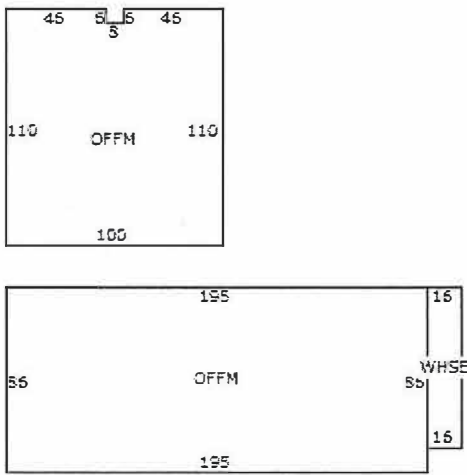
N/A

Age
N/A
N/A
N/A
N/A
N/A

**Details for Commercial Card 2**

<b>Business Name(s):</b> TSI LARGE ANIMAL RESEARCH	
<b>Number of Units:</b> N/A	<b>Total Floor Area:</b> 28906
<b>Site Work:</b> Prep;	<b>Floor Cover:</b> N/A
<b>Foundation:</b> N/A	<b>Ceilings:</b> 01
<b>Floor Structure:</b> N/A	<b>Interior Finish:</b> N/A
<b>Structure Frame:</b> Rigid.Fr	<b>Insulation:</b> N/A
<b>Exterior Walls:</b> N/A	<b>Appliances:</b> N/A
<b>Ext. Wall Load:</b> NonLoadB	<b>Plumbing:</b> Lavatory Water.Cl N/A
<b>Roof Structure:</b> N/A	<b>Electrical:</b> Avg.B Qual.4
<b>Roof Cover:</b> N/A	<b>Misc:</b> 01

DataScout, LLC



**Building: 1**

Age/YC	Condition	Effective Age	Stories	Grade
1997	Average	N/A	1	S4

<b>Avg Floor Area:</b>	10952	<b>Common Wall:</b>	N/A
<b>Avg Perimeter:</b>	432	<b>Total Floor Area:</b>	10952

<b>No. Floors:</b>	1	<b>Total Height:</b>	12
<b>Avg Floor Height:</b>	12	<b>Unit Multiplier:</b>	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Primary</b>	Office Buildings - Medical	WrmCl Air	Part.Wet
<b>Secondary</b>	N/A	N/A	N/A

### Building: 2

<b>Age/YC</b>	<b>Condition</b>	<b>Effective Age</b>	<b>Stories</b>	<b>Grade</b>
2002	Average	N/A	1	S4

<b>Avg Floor Area:</b>	16770	<b>Common Wall:</b>	N/A
<b>Avg Perimeter:</b>	562	<b>Total Floor Area:</b>	16770
<b>No. Floors:</b>	1	<b>Total Height:</b>	12
<b>Avg Floor Height:</b>	12	<b>Unit Multiplier:</b>	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Primary</b>	Office Buildings - Medical	WrmCl Air	N/A
<b>Secondary</b>	N/A	N/A	N/A

### Building: 3

<b>Age/YC</b>	<b>Condition</b>	<b>Effective Age</b>	<b>Stories</b>	<b>Grade</b>
2002	Average	N/A	1	S4

<b>Avg Floor Area:</b>	1184	<b>Common Wall:</b>	N/A
<b>Avg Perimeter:</b>	180	<b>Total Floor Area:</b>	1184
<b>No. Floors:</b>	1	<b>Total Height:</b>	12
<b>Avg Floor Height:</b>	12	<b>Unit Multiplier:</b>	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Primary</b>	Warehouses	N/A	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Secondary</b>	N/A	N/A	N/A

Age

N/A

N/A

### Details for Commercial Card 3

**Number of Units:** N/A

**Total Floor Area:** 3480

**Site Work:** Prep;

**Floor Cover:** N/A

**Foundation:** N/A

**Ceilings:** 01

**Floor Structure:** N/A

**Interior Finish:** N/A

**Structure Frame:** Rigid.Fr

**Insulation:** N/A

**Exterior Walls:** N/A

**Appliances:** 00

**Ext. Wall Load:** NonLoadB

**Plumbing:** Lavatory Water.Cl N/A

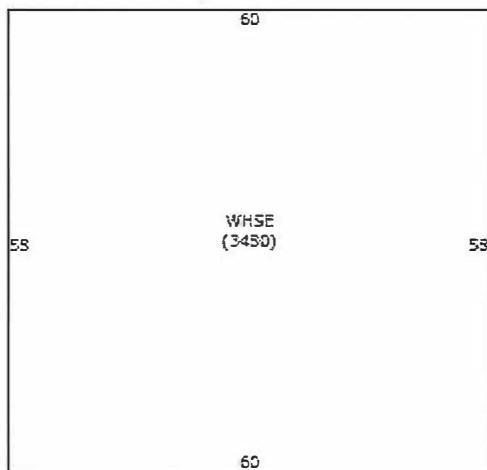
**Roof Structure:** N/A

**Electrical:** Avg.B Qual.4

**Roof Cover:** N/A

**Misc:** 01

#### DataScout, LLC



### Building: A

Age/YC	Condition	Effective Age	Stories	Grade
2005	Average	N/A	1	S4

<b>Avg Floor Area:</b>	3480	<b>Common Wall:</b>	N/A
<b>Avg Perimeter:</b>	236	<b>Total Floor Area:</b>	3480
<b>No. Floors:</b>	1	<b>Total Height:</b>	20
<b>Avg Floor Height:</b>	20	<b>Unit Multiplier:</b>	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Primary</b>	Warehouses	WrmCl Air	N/A
<b>Secondary</b>	N/A	N/A	N/A

### Map





Parcel: 940-02824-002  
 Previous Parcel: 940-02824-000  
 As of: 4/9/2024 8:56:18 PM

ID: 68797

## Jefferson County Report

### Property Owner

**Name:** VETS WELLNESS VILLAGE INC

**Mailing Address:** 100 BOONE ST  
 REDFIELD, AR 72132

**Type:** (IG) IG

**Tax District:** (271) 27 WHITE HALL

**Millage Rate:** 56.75

### Property Information

**Physical Address:** 100 E BOONE ST

**Subdivision:** SEC 22 TWP 3 S RNG 11 W

**Block/Lot:** N/A / N/A

**S-T-R:** 22-03-11

**Size (Acres):** 7.73

**Legal:** See *Extended Legal*

### Extended Legal

COMM AT THE NE COR OF THE NW 1/4 OF THE NE 1/4; TH S 00 DEG 08 MIN 50 SEC W A DIST OF 657.19 FT; TH N 88 DEG 33 MIN 41 SEC W A DIST OF 802.78 FT; TH S 01 DEG 08 MIN 24 SEC E A DIST OF 223.06 FT TO THE POB; TH S 45 DEG 54 MIN 18 SEC W 572 FT; TH S 38 DEG 36 MIN 35 SEC E A DIST OF 183.38 FT; N 49 DEG 09 MIN 57 SEC E A DIST OF 173.52 FT; TH S 86 DEG 13 MIN 41 SEC E A DIST OF 19.63 FT; TH N 57 DEG 46 MIN 00 SEC E A DIST OF 18.05 FT; TH N 89 DEG 50 MIN 40 SEC E A DIST OF 159.45 FT; TH S 19 DEG 16 MIN 31 SEC E A DIST OF 68.31 FT; TH S 44 DEG 22 MIN 42 SEC W A DIST OF 11 FT; TH S 36 DEG 21 MIN 59 SEC E A DIST OF 54.03 FT; TH N 73 DEG 52 MIN 05 SEC E A DIST OF 332.27 FT; TH S 56 DEG 50 MIN 01 SEC E A DIST OF 35.18 FT; TH N 74 DEG 20 MIN 17 SEC E A DIST OF 87.55 FT; TH N 07 DEG 08 MIN 46 SEC E A DIST OF 71.60 FT; TH N 56 DEG 20 MIN 21 SEC E A DIST OF 59.79 FT; TH N 14 DEG 16 MIN 22 SEC W A DIST OF 290.24 FT; TH N 67 DEG 45 MIN 19 SEC W A DIST OF 156.75 FT; TH S 88 DEG 55 MIN 35 SEC W A DIST OF 351.14 FT TO THE POB

### Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	60,150	12,030	12,030
Building	996,950	199,390	199,390
<b>Totals</b>	<b>1,057,100</b>	<b>211,420</b>	<b>211,420</b>

### Taxes

<b>Estimated Taxes:</b>	11,998
<b>Homestead Credit:</b>	0

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Status: (NF) - NF

## Land

Land Use	Size	Units
N/A	138521.000	Sq.Ft
Pasture(08)	1.774	Acres
Pasture(14)	1.603	Acres
UndWater(18)	1.177	Acres
<b>Total</b>	<b>138,525.55</b>	

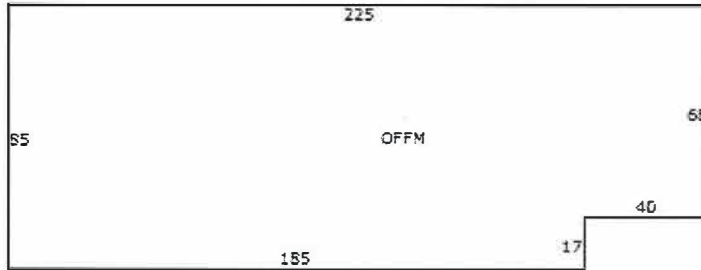
## Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/26/2024	2/2/2024	2024R	742	DG	N/A	N/A	VETS WELLNESS VILLAGE INC	Sales Questionnaire Sent	Improved

## Details for Commercial Card 1

<b>Business Name(s):</b>	100 E BOONE TSI REDFIELD LABORATORIES INC	
<b>Number of Units:</b>	N/A	<b>Total Floor Area:</b> 55335
<b>Site Work:</b>	Fill; Prep;	<b>Floor Cover:</b> N/A
<b>Foundation:</b>	N/A	<b>Ceilings:</b> 01
<b>Floor Structure:</b>	N/A	<b>Interior Finish:</b> N/A
<b>Structure Frame:</b>	Steel	<b>Insulation:</b> N/A
<b>Exterior Walls:</b>	N/A	<b>Appliances:</b> 00
<b>Ext. Wall Load:</b>	NonLoadB	<b>Plumbing:</b> WaterHtr Lavatory Water.Cl
<b>Roof Structure:</b>	N/A	<b>Electrical:</b> High.A Qual.3
<b>Roof Cover:</b>	N/A	<b>Misc:</b> 10

# DataScout, LLC



## Building: 1

Age/YC	Condition	Effective Age	Stories	Grade
1982	Average	N/A	3	A4

<b>Avg Floor Area:</b>	18445	<b>Common Wall:</b>	N/A
<b>Avg Perimeter:</b>	620	<b>Total Floor Area:</b>	55335
<b>No. Floors:</b>	3	<b>Total Height:</b>	36
<b>Avg Floor Height:</b>	12	<b>Unit Multiplier:</b>	N/A

	Occupancy	Heating/Cooling	Sprinkler
<b>Primary</b>	Office Buildings - Medical	WrmCl Air	Part.Wet
<b>Secondary</b>	N/A	N/A	N/A

### Age

N/A

N/A

N/A

N/A

N/A

N/A

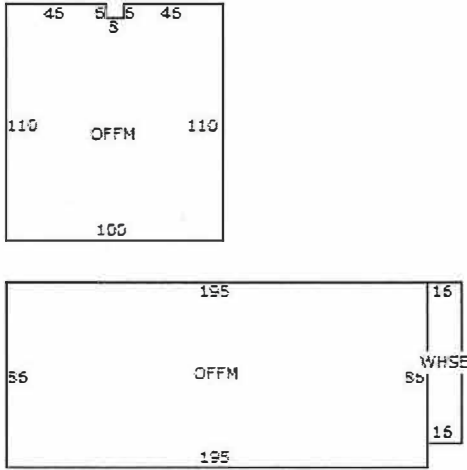
N/A

Age
N/A
N/A
N/A
N/A
N/A

**Details for Commercial Card 2**

<b>Business Name(s):</b> TSI LARGE ANIMAL RESEARCH	
<b>Number of Units:</b> N/A	<b>Total Floor Area:</b> 28906
<b>Site Work:</b> Prep;	<b>Floor Cover:</b> N/A
<b>Foundation:</b> N/A	<b>Ceilings:</b> 01
<b>Floor Structure:</b> N/A	<b>Interior Finish:</b> N/A
<b>Structure Frame:</b> Rigid.Fr	<b>Insulation:</b> N/A
<b>Exterior Walls:</b> N/A	<b>Appliances:</b> N/A
<b>Ext. Wall Load:</b> NonLoadB	<b>Plumbing:</b> Lavatory Water.Cl N/A
<b>Roof Structure:</b> N/A	<b>Electrical:</b> Avg.B Qual.4
<b>Roof Cover:</b> N/A	<b>Misc:</b> 01

**DataScout, LLC**



**Building: 1**

Age/YC	Condition	Effective Age	Stories	Grade
1997	Average	N/A	1	S4

<b>Avg Floor Area:</b> 10952	<b>Common Wall:</b> N/A
<b>Avg Perimeter:</b> 432	<b>Total Floor Area:</b> 10952

<b>No. Floors:</b>	1	<b>Total Height:</b>	12
<b>Avg Floor Height:</b>	12	<b>Unit Multiplier:</b>	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Primary</b>	Office Buildings - Medical	WrmCl Air	Part.Wet
<b>Secondary</b>	N/A	N/A	N/A

### Building: 2

<b>Age/YC</b>	<b>Condition</b>	<b>Effective Age</b>	<b>Stories</b>	<b>Grade</b>
2002	Average	N/A	1	S4

<b>Avg Floor Area:</b>	16770	<b>Common Wall:</b>	N/A
<b>Avg Perimeter:</b>	562	<b>Total Floor Area:</b>	16770
<b>No. Floors:</b>	1	<b>Total Height:</b>	12
<b>Avg Floor Height:</b>	12	<b>Unit Multiplier:</b>	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Primary</b>	Office Buildings - Medical	WrmCl Air	N/A
<b>Secondary</b>	N/A	N/A	N/A

### Building: 3

<b>Age/YC</b>	<b>Condition</b>	<b>Effective Age</b>	<b>Stories</b>	<b>Grade</b>
2002	Average	N/A	1	S4

<b>Avg Floor Area:</b>	1184	<b>Common Wall:</b>	N/A
<b>Avg Perimeter:</b>	180	<b>Total Floor Area:</b>	1184
<b>No. Floors:</b>	1	<b>Total Height:</b>	12
<b>Avg Floor Height:</b>	12	<b>Unit Multiplier:</b>	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Primary</b>	Warehouses	N/A	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Secondary</b>	N/A	N/A	N/A

**Age**

N/A

N/A

### Details for Commercial Card 3

**Number of Units:** N/A

**Total Floor Area:** 3480

**Site Work:** Prep;

**Floor Cover:** N/A

**Foundation:** N/A

**Ceilings:** 01

**Floor Structure:** N/A

**Interior Finish:** N/A

**Structure Frame:** Rigid.Fr

**Insulation:** N/A

**Exterior Walls:** N/A

**Appliances:** 00

**Ext. Wall Load:** NonLoadB

**Plumbing:** Lavatory Water.Cl N/A

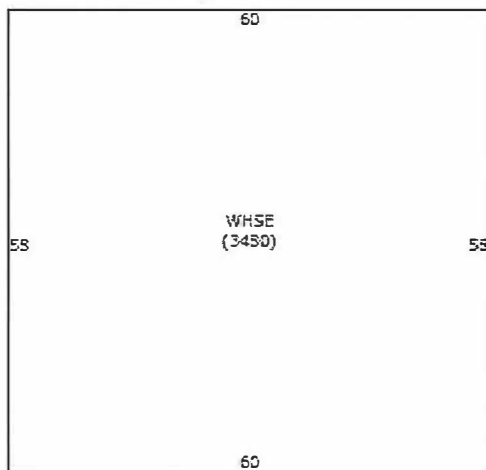
**Roof Structure:** N/A

**Electrical:** Avg.B Qual.4

**Roof Cover:** N/A

**Misc:** 01

### DataScout, LLC



### Building: A

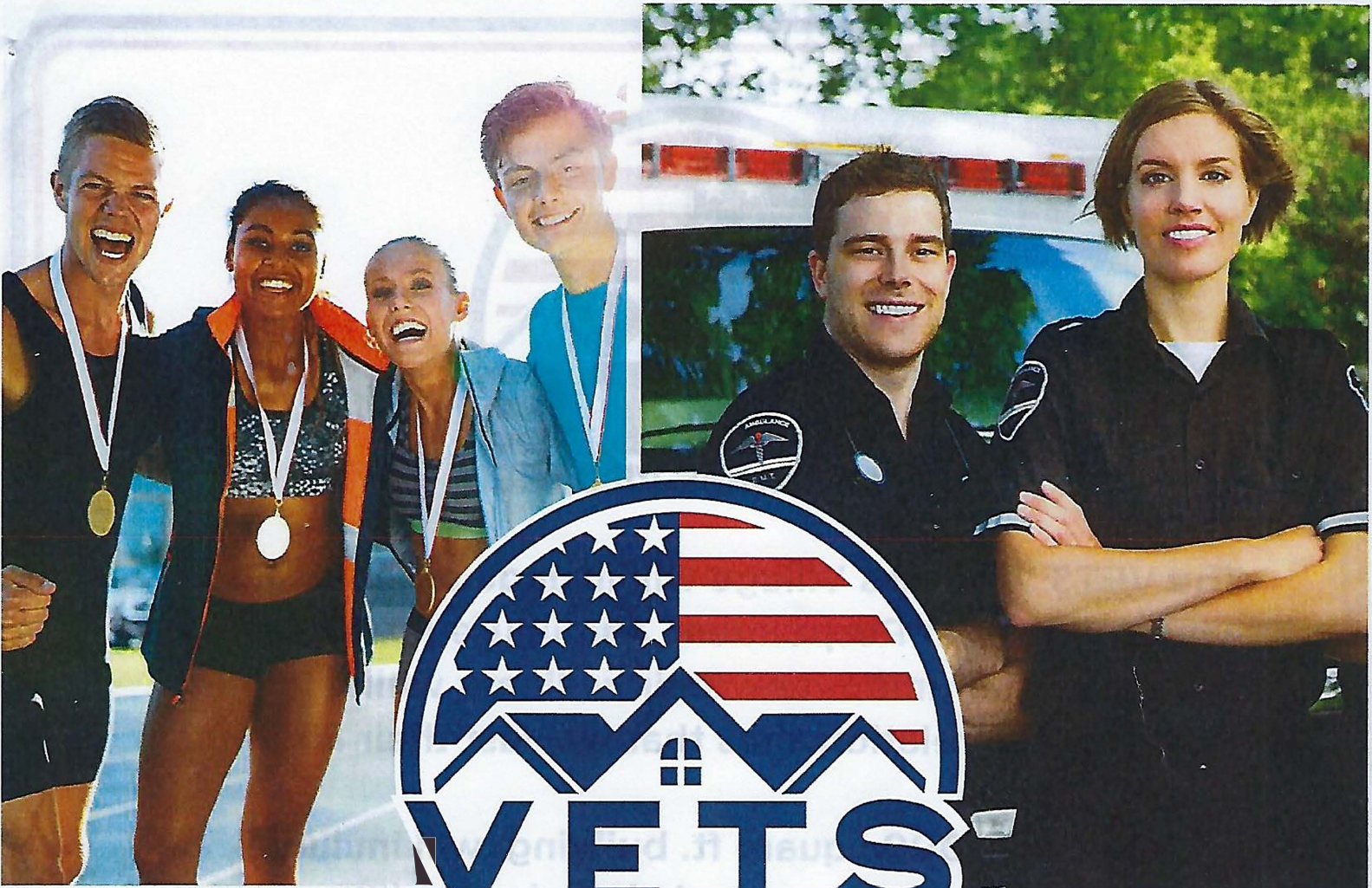
Age/YC	Condition	Effective Age	Stories	Grade
2005	Average	N/A	1	S4

<b>Avg Floor Area:</b>	3480	<b>Common Wall:</b>	N/A
<b>Avg Perimeter:</b>	236	<b>Total Floor Area:</b>	3480
<b>No. Floors:</b>	1	<b>Total Height:</b>	20
<b>Avg Floor Height:</b>	20	<b>Unit Multiplier:</b>	N/A

	<b>Occupancy</b>	<b>Heating/Cooling</b>	<b>Sprinkler</b>
<b>Primary</b>	Warehouses	WrmCl Air	N/A
<b>Secondary</b>	N/A	N/A	N/A

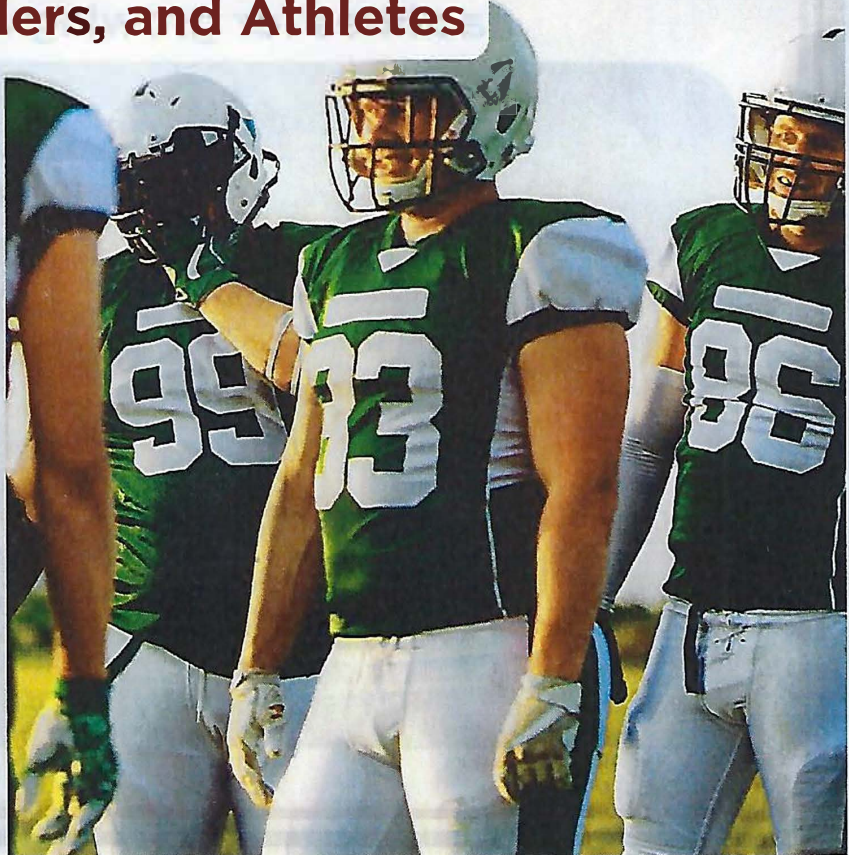
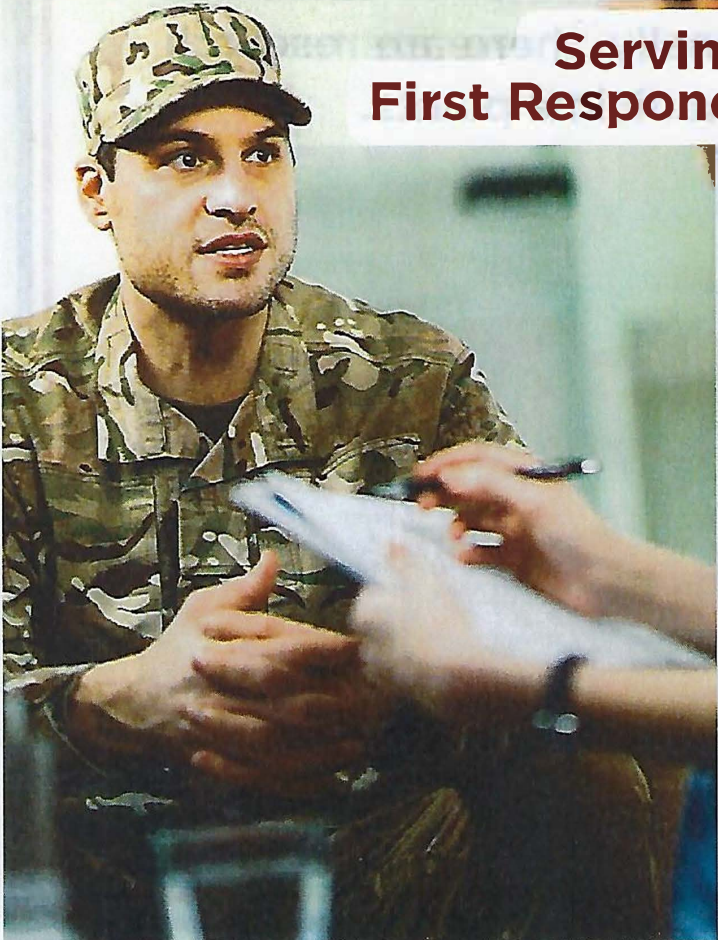
### Map





**WELLNESS VILLAGE**

**Serving Veterans,  
First Responders, and Athletes**





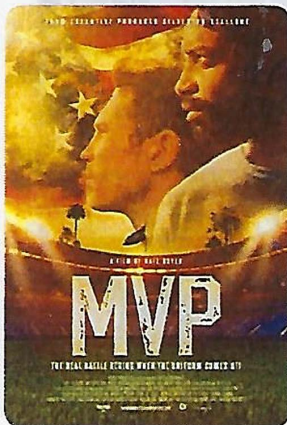


**The VETS Wellness Village will include a Butkus Lodge, where Vets First Responders, and injured Athletes, who live together and renew their wellness while building supportive relationships that will last their lifetime.**

**Main 90,000 square ft. building will include: Medical clinic, gym, research, imaging and treatments. Our wellness optimization center will include advanced non-invasive therapies. Additionally, there are research facilities for growing medicinal plants.**



# OUR INSPIRATION



Inspired by the MVP movie about a military veteran and an NFL player who joined together and created a gym that footballers and Veterans worked out in together.

They shared the camaraderie of the locker room and nourished each other's spirit so similar to being in a combat unit or football team. We encourage everyone to watch the movie.



WATCH NOW

VIEW TRAILER



Willie Roaf  
HOF

Ottis Anderson  
MVP SBXXV

Bart Oates  
3x SB Champ

# OUR VISION



Today, our veterans and first responders face life threatening and life altering interactions that that traditional medical care is unable to fully address. As result, so many of our heroes live lives diminished and shortened. At the VILLAGE, we use every solution available to support their recovery and renewal.

This 13-minute video presents a broad vision that will continually evolve to provide as much of the solution that is needed as possible. At the VILLAGE, combining advanced diagnostics, non-invasive therapies and a supportive community experience, our vision will come to life.



WATCH NOW

SEE FULL STORY

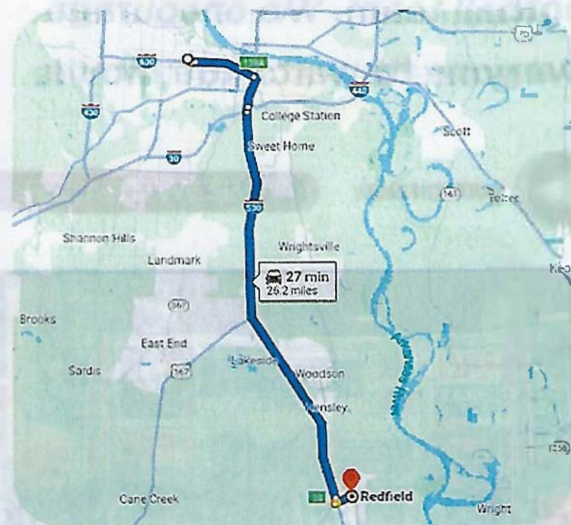
# OUR STORY

The Vets Wellness Village was originally conceived of at the Vets Wellness Summit that ran during the Super Bowl 57 at the ASU Campus in Phoenix Arizona. The Village itself will provide treatment for veterans First Responders and injured athletes.



## **Founders:**

- David Harshfield MD  
Chairman and Chief of Medicine
- Russell W Allen  
CEO
- Amana Fahoum  
Treasurer
- Kaye Allen  
Secretary



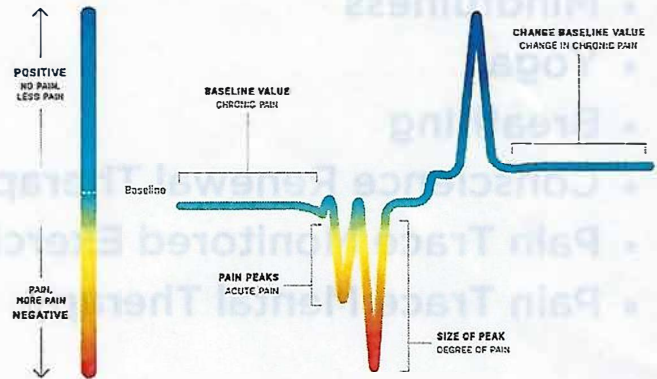
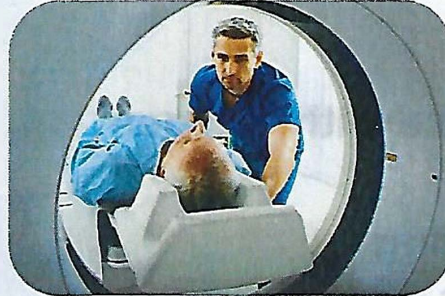
The VETS Wellness Village a 501c3 is located on an 8-Acre site at 100 Boone St., Redfield Arkansas

# MEDICAL

## Diagnostics

### Imaging

- MRI
- CT Scan
- Ultrasound
- C-Arm
- EEG
- Pain Trace Testing
- AI Gate & Posture Analysis
- Infrared
- Blood Testing
- Epigenetic Testing
- Genetic Testing



## Therapeutics

### Regenerative Medicine

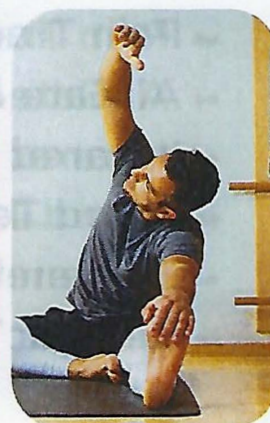
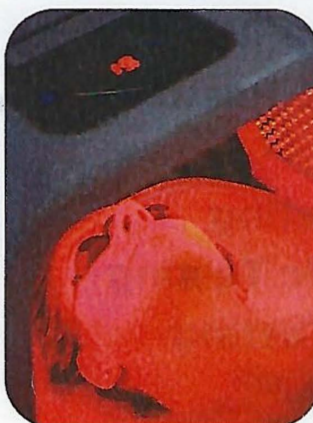
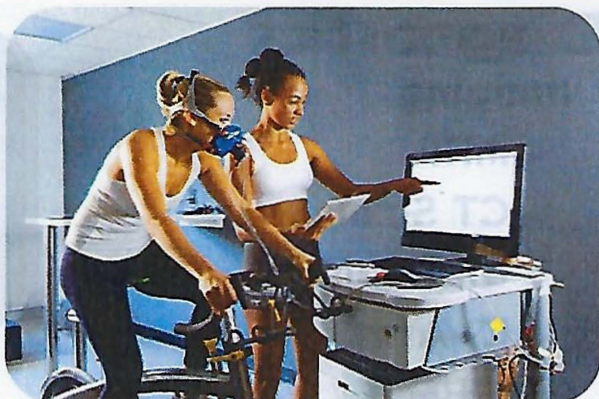
- PRP
- Stem Cell
- Exosomes
- Nutrition
- Injections
- SONIK
- Photobiomodulation Therapy



# WELLNESS

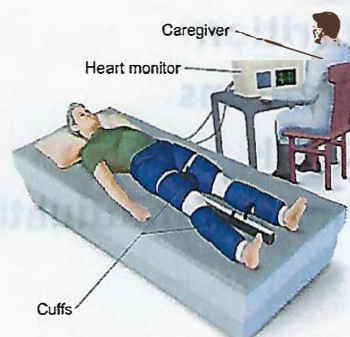
## Active

- Neuro-20
- EWOT- Exercise with Oxygen Therapy
- Strength Training
- Weight Loss Coaching and Training
- Mindfulness
- Yoga
- Breathing
- Conscience Renewal Therapy
- Pain Trace Monitored Exercise
- Pain Trace Mental Therapy



## Passive

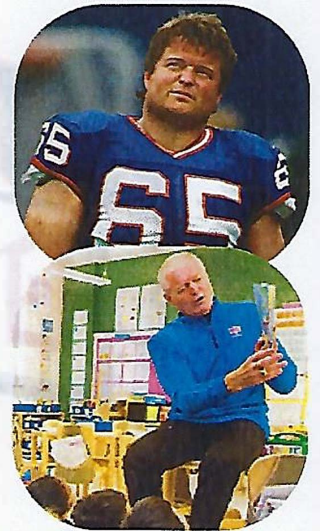
- HBOT- Hyperbaric Oxygen Therapy
- ECP- External Counter Pulsation Treatments
- PEMF- Pulsed Electro Magnetic Therapy
- Red Light Therapy
- Infrared Sauna
- Laser
- Massage
- Nutritional Therapy



# Bart Oates President

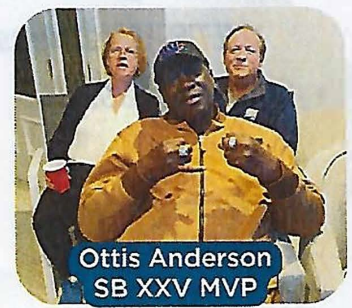
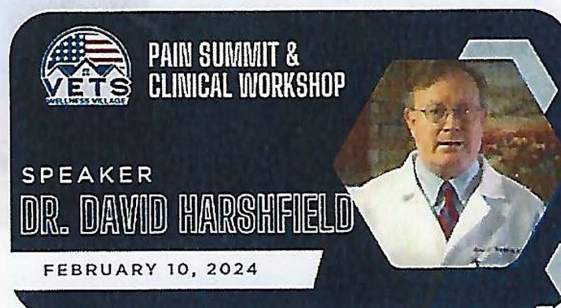
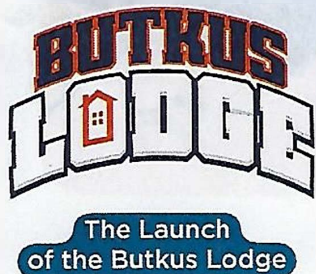
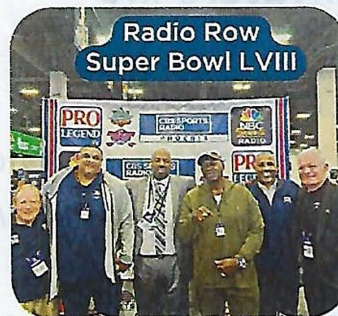
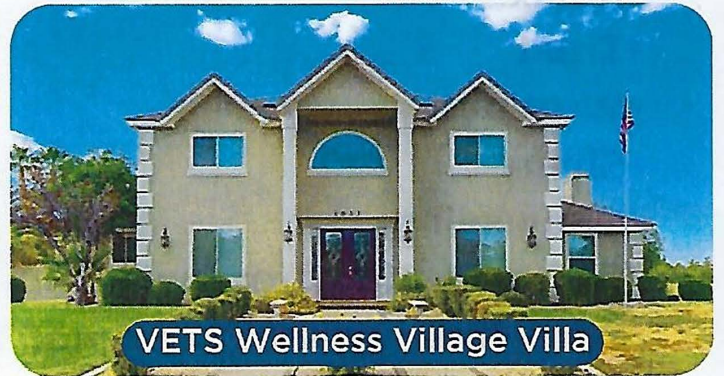
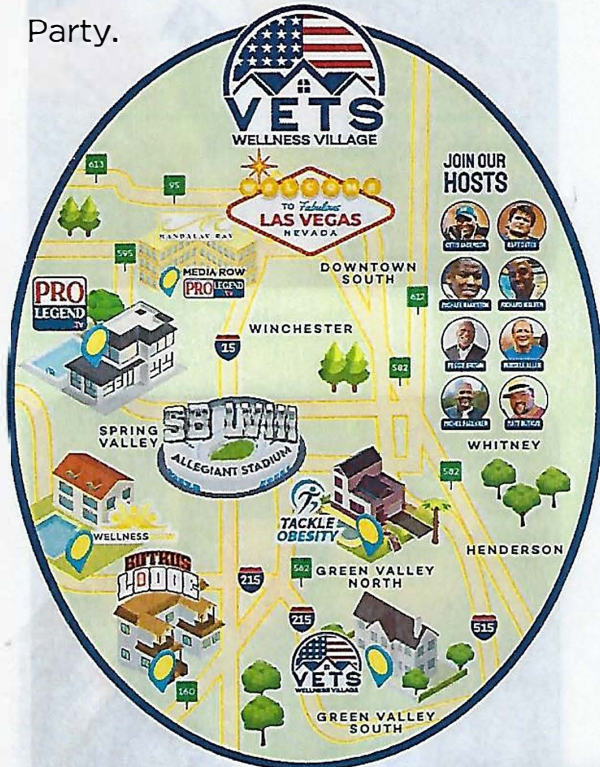
Bart Oates' impressive track record as a three-time Super Bowl champion and 5-time Pro Bowl Selection. During his professional football career, he graduated with distinction, obtaining a Juris Doctor degree from Seton Hall Law School.

Bart is a father of 3. His eldest son served in Iraq and returned injured with PTSD. Bart currently is the Executive Director of CIT International, a not for profit training first responders across the country to deescalate encounters first responders have with someone in a mental health crisis.

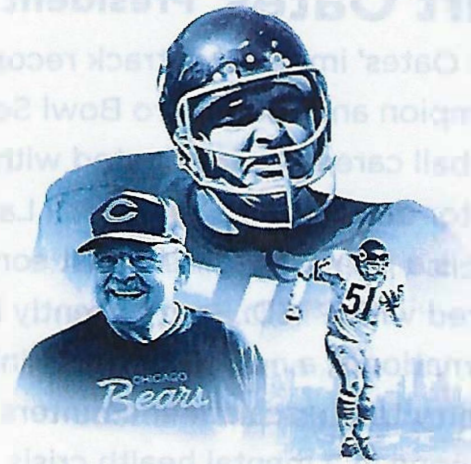


## During the week of Super Bowl LVIII, the VETS Wellness Village hosted 6 events:

VETS Wellness Village Villa, where NFL Greats and Veterans enjoyed parties and the experience of community, the Radio Row appearance of Dr. Harshfield and our Legends, The VETS Wellness Village launch with Nate Boyer, Star of the Movie MVP, The Launch of the Butkus Lodge, The VWV Pain Summit, and The Super Bowl Watch Party.



# BUTKUS LODGE



The Butkus Lodge will house visiting Vets, First Responders and Athletes who will go through a renewal program together:

- Eat
- Relax
- Treat
- Workout
- Share
- Counseling

The bonds they form will help renew their wellness and add support to their future life



*"I was fortunate to develop a friendship with Dick and want to honor his years of service in promoting and paying for heart screenings by building Butkus Lodges starting at the VETS Wellness Village in Redfield, Arkansas."*

*-Russ Allen*





# PAIN SUMMIT & WORKSHOP

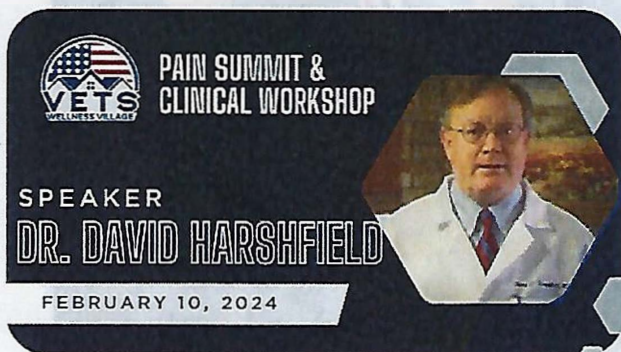


David L. Harshfield, Jr., MD  
Summit Chairman



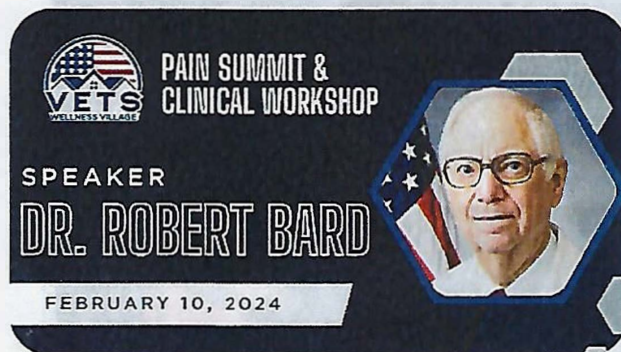
During Super Bowl Week, on February 10, 2024 in Las Vegas, a livestream event featuring 6 speakers was held. The event was promoted 2 weeks prior, 140+ attendees accepted the invitation.

**Results: Total views all segments 500+  
Average 10% of viewers were physicians**



Dr. Harshfield presented on the use of regenerative medicine for the treatment of muscular skeletal pain and injury.

**Results: 95 total views of reposted segment, 10% physicians, 15% executive directors**



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Dr. Harshfield presented on the use of regenerative medicine for the treatment of muscular skeletal pain and injury.

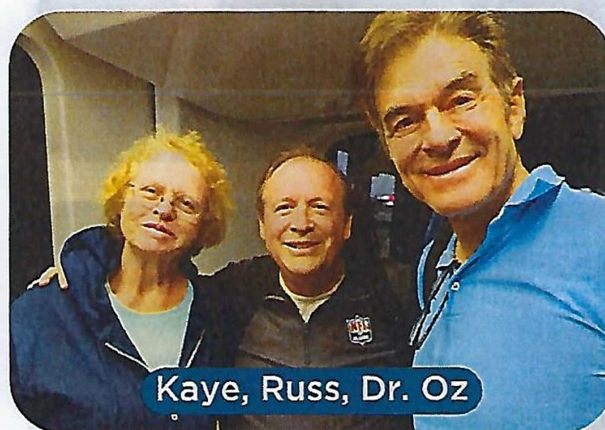
**Results: 95 total views of reposted segment, 10% physicians, 15% executive directors**



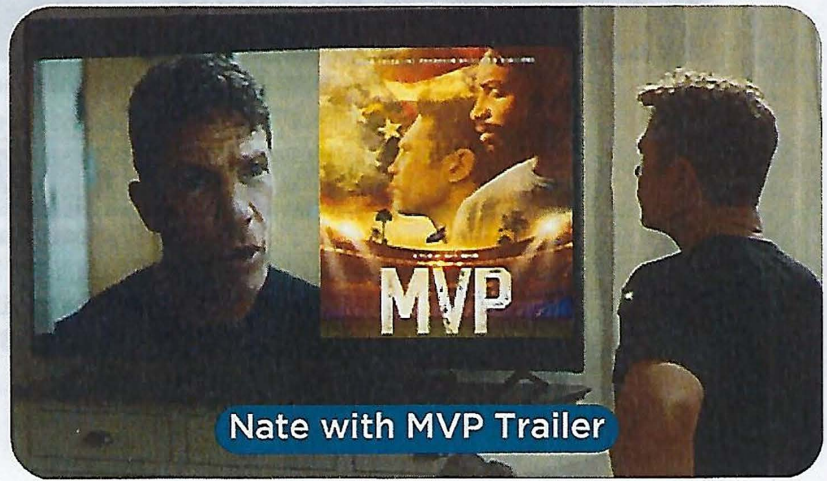
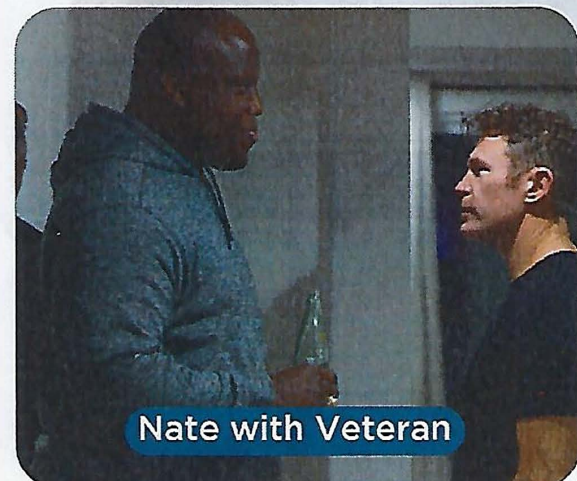
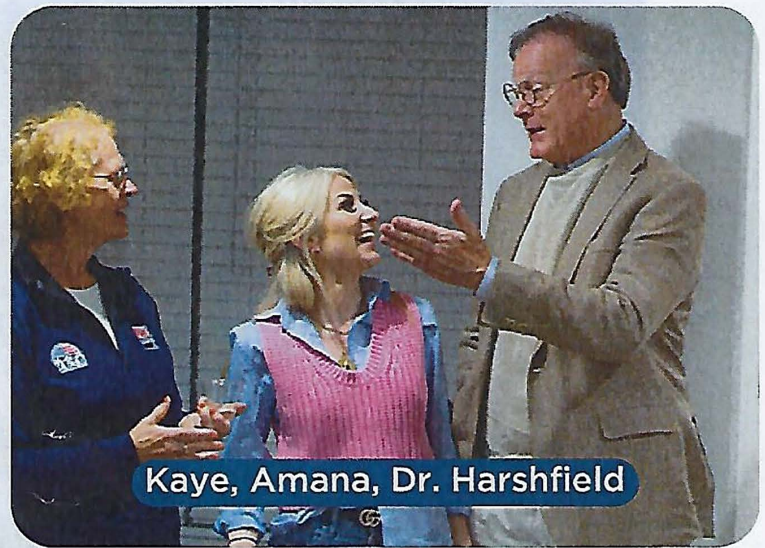
# VETS WELLNESS VILLAGE SUPER BOWL LVIII MEDIA ROW

## Media Row

The VETS Wellness Village was launched at Super Bowl LVIII on media row where Dr. Harshfield and Russ Allen did interviews. Pictured is Willie Roaf, a Pine Bluff, Arkansas native and HOF NFL Great.



# VETS WELLNESS VILLAGE OFFICIAL LAUNCH PARTY



# Appraisal Report



**CHARLES S. BUCKNER, III**  
REAL ESTATE APPRAISALS, INC.



AGRICULTURAL



COMMERCIAL



RESIDENTIAL

## Subject Property

100 Boone

Jefferson County, Arkansas

Located In

Redfield, AR

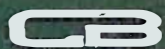
Prepared for

Vets Wellness Village Inc



Date of Value - November 2, 2023

Date of Report - November 14, 2023



**CHARLES S. BUCKNER, III**  
REAL ESTATE APPRAISALS, INC.

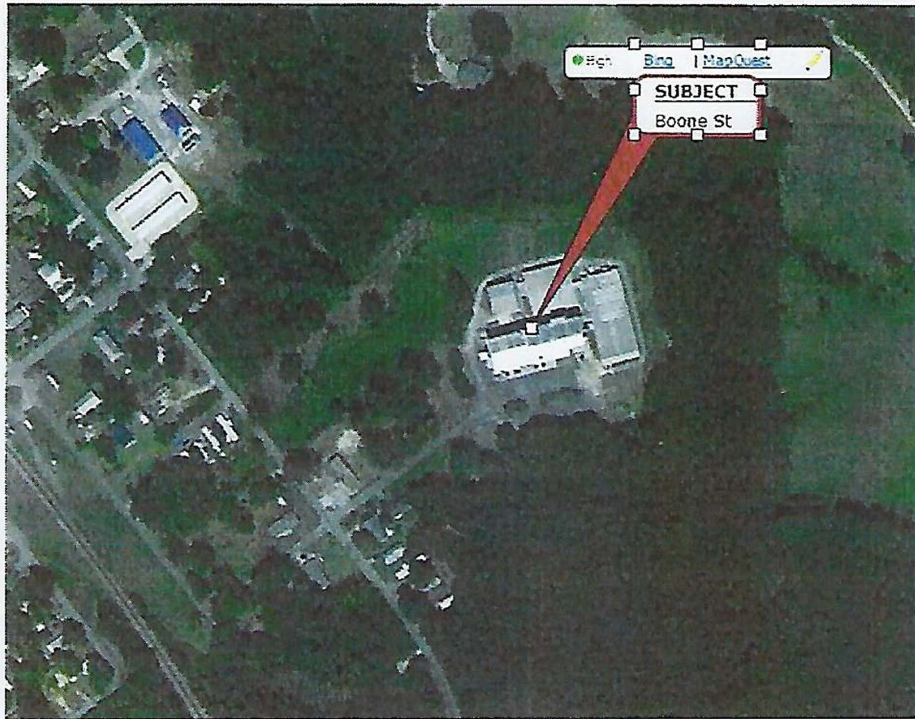
2637 Victory Lane

White Hall, AR 71602

csbiiirea@hotmail.com

870-556-2063

## Satellite Map



100 Boone Street

Summary of Salient Facts											
<b>Type of Appraisal Report</b>	Commercial Appraisal Report										
<b>Subject Property</b>	100 Boone Street Redfield, AR Jefferson County										
<b>Location Description</b>	The area is located north of Bradshaw Road, east of Hwy 365 , south of Bass Road and west of Handly Road										
<b>Property Type</b>	Medical Office/Laboratory										
<b>Market Type</b>	Small										
<b>Submarket Type</b>	Suburban										
<b>Property Rights Appraised</b>	Fee Simple Interest										
<b>Value Opined</b>	Market Value As Is										
<b>Fee Owner</b>	Shollmier Family LTD										
<b>Client</b>	Vets Wellness Village Inc										
<b>Buyer</b>	Vets Wellness Village Inc										
<b>Purpose of the Appraisal</b>	Market Value										
<b>Intended Use</b>	Client Usage for a donation decision										
<b>Intended Users</b>	Vets Wellness Village Inc and their assigns										
<b>Zoning</b>	A										
<b>Date Inspected</b>	11/02/23										
<b>Effective Date of Value</b>	11/02/23										
<b>Date of this report</b>	11/14/23										
<b>Inspected by</b>	Charles S. Buckner, III										
<b>Highest and Best Use</b>	<table border="1"> <tr> <td>Proposed Construction</td> <td>No</td> </tr> <tr> <td>As Vacant</td> <td>Commercial</td> </tr> <tr> <td>As Improved</td> <td>Commercial</td> </tr> </table>	Proposed Construction	No	As Vacant	Commercial	As Improved	Commercial				
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As Vacant	Commercial										
As Improved	Commercial										
<b>Extraordinary Assumptions</b>	None										
<b>Hypothetical Assumptions</b>	None										
<b>Land Area</b>	8.09 Acres +/-										
<b>Improvements</b>	<table border="1"> <thead> <tr> <th colspan="2">Improvements</th> </tr> <tr> <th>Number of Buildings</th> <th>Square Feet</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>56,548</td> </tr> <tr> <td>1</td> <td>29,665</td> </tr> <tr> <td>1</td> <td>3,600</td> </tr> </tbody> </table>	Improvements		Number of Buildings	Square Feet	1	56,548	1	29,665	1	3,600
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