

For Lease

VACANT LAND

S Zero Street
Fort Smith, AR



Eric Nelson
Principal & Vice President of Brokerage
501.951.1802
enelson@mosestucker.com



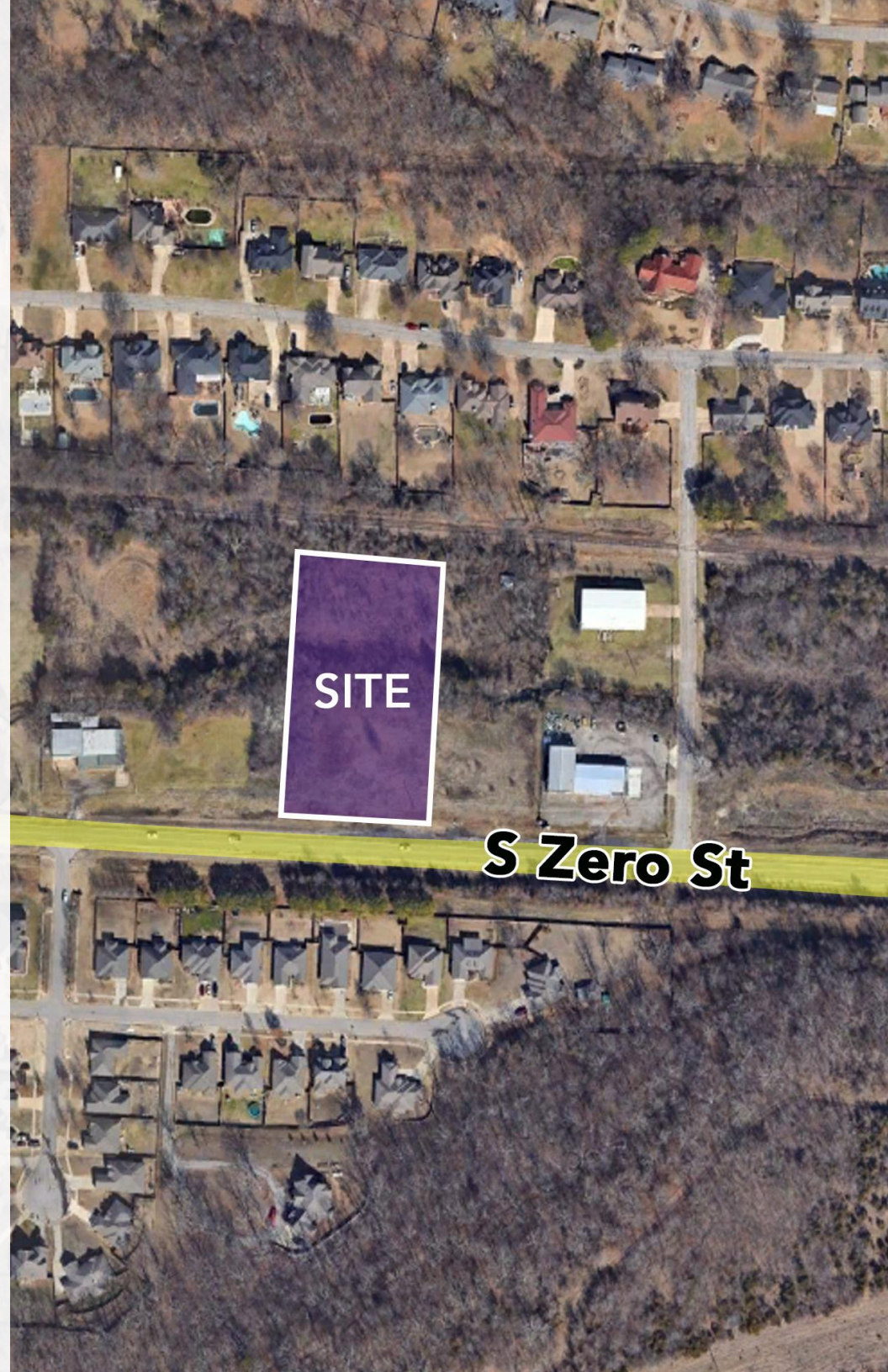
479.271.6118 | mosestucker.com

Offering Summary

LEASE RATE:	\$35,000/Per Year
LAND SIZE:	± 1.86 Acres
ZONING:	C-5
UTILITIES:	On site
TRAFFIC COUNT:	Over 11,000 VPD

Property Highlights

- Site surrounded by residential development to north and south
- Zero Street is undergoing substantial widening and improvements as part of Hwy 255 expansion
- 197.73 linear feet of frontage along Zero Street
- Site is situated between the busy intersections of Massard/Zero and Chaffee Crossings
- Adjacent property potentially available for expansion needs
- Favorable terrain on frontage for development



Vacant Land Available

Zero Street, Fort Smith, AR



4 CORKS
SPIRITS • VINO • BREW



Zero St

SITE



Sebastian County
Emergency Management



ArcBest

The Fort Storage

Massard Rd

Market Overview

Fort Smith, is the third largest city in Arkansas and is situated along the Arkansas River and just across from the Oklahoma state border. Fort Smith is the manufacturing hub of Arkansas. Recreation and tourism, particularly structured around the unique history of Fort Smith, is a growing industry with a workforce that is growing also. Downtown Fort Smith has been revitalized in recent years with new and unique buildings and projects such as “The Unexpected” brings urban and contemporary art to Arkansas, culminating in an annual week-long evening in downtown Fort Smith. Moreover, Fort Smith was recently named as the official new home for the military mission of training US Air Force pilots and our allies on the F-16 and F-35 fighter jets, a move that's projected to have upwards of \$800 Million - \$1 Billion dollars of an economic impact per year.



DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	4,271	21,574	52,057
HOUSEHOLDS	1,922	9,366	22,410
AVERAGE AGE	40.3	41.0	41.2
AVERAGE HH INCOME	\$103,478	\$83,152	\$88,747
BUSINESSES	110	904	2,095
EMPLOYEES	1,551	13,734	33,395

Demographics

Based On 10 Mile Radius Around The Property

142,275

Population

56,867

2023 Households



39.6

Average Age (2023)

\$70,446

Average Household Income

4,535

Businesses (2023)



Moses Tucker PARTNERS

Little Rock

HEADQUARTERS

200 River Market Ave

Suite 300

Little Rock, AR 72201

501.376.6555

Bentonville

BRANCH OFFICE

805 S Walton Blvd

Suite 123

Bentonville, AR 72712

479.271.6118

FOR MORE INFORMATION CONTACT:

Eric Nelson

Principal & Vice President of Brokerage

501.951.1802

enelson@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Commercial Real Estate

479.271.6118 | mosestucker.com

SITE

S Zero St