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INVESTMENT OPPORTUNITY | TERRY MOTEL

4020 Midland Blvd, Fort Smith, Arkansas



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Property Understanding

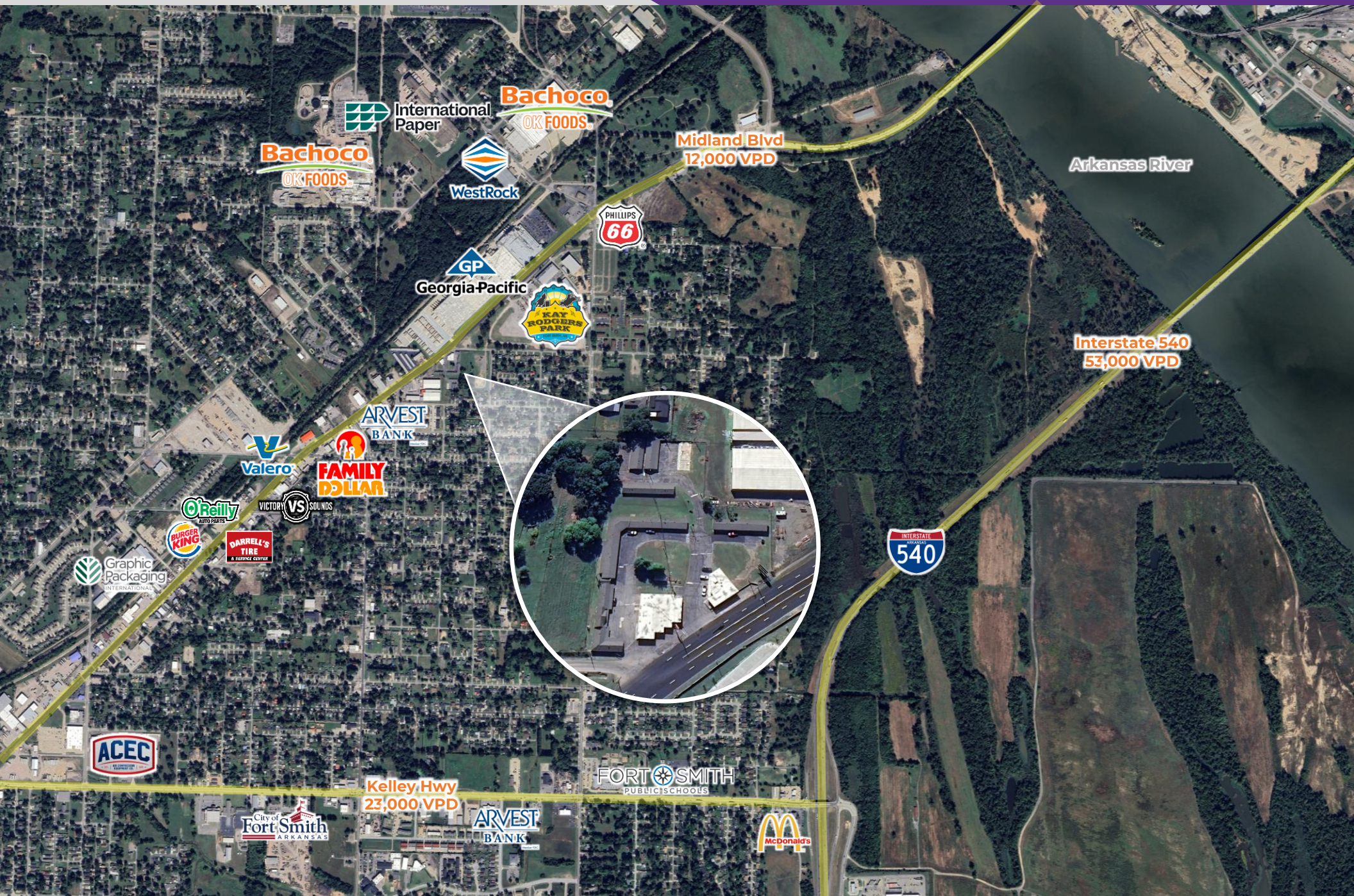
OVERVIEW

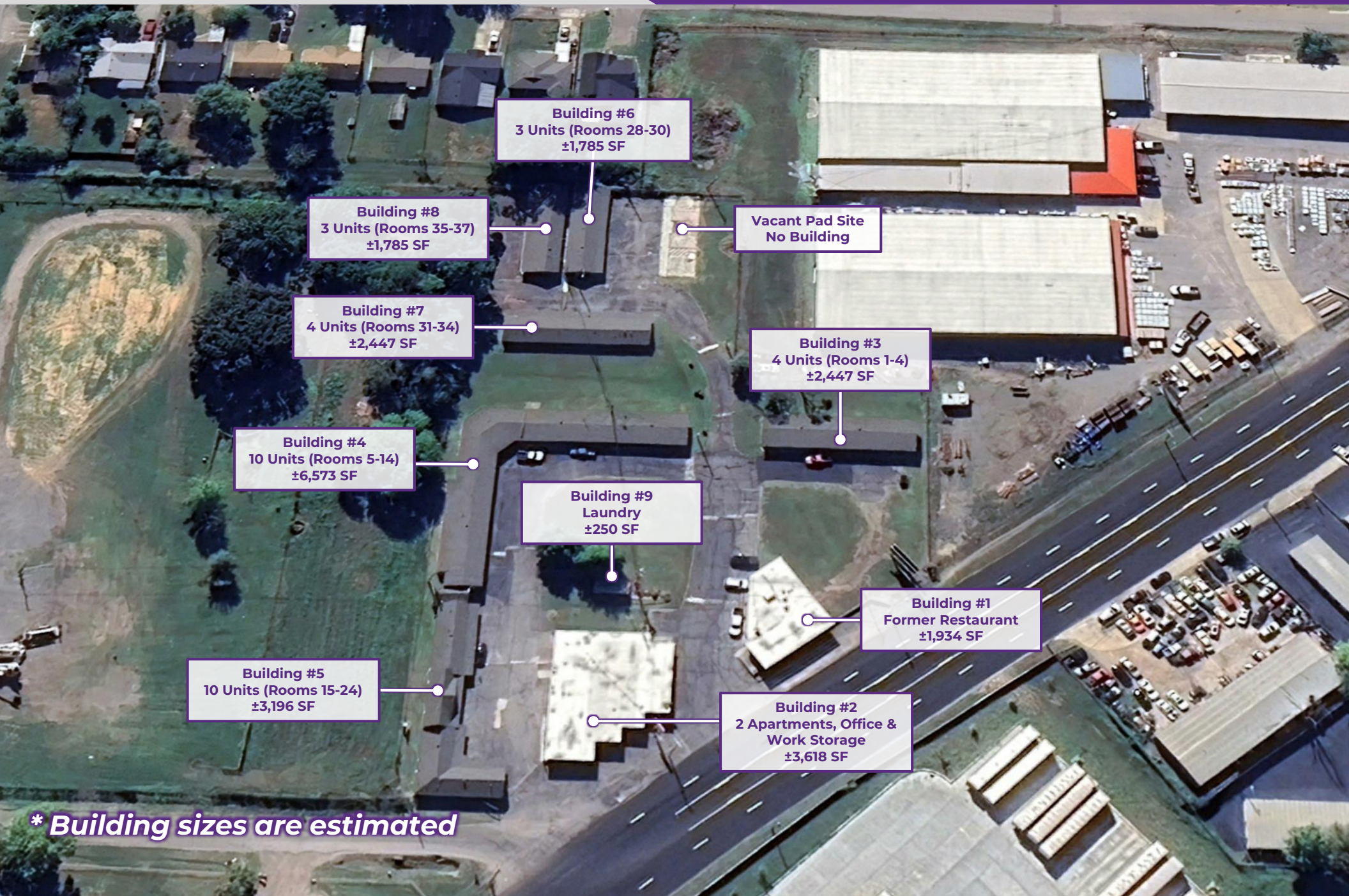
Offering	For Sale
Price	\$1,025,000
Address	4020 Midland Blvd Terry Hotel
City/State	Fort Smith, AR 72904
Property Type	Hotel – 9 buildings 35 guest rooms
Restaurant Size	±1,934 SF
Lot Size	±2.32 Acres
Zoning	C-5 (Commercial Heavy)
Traffic Count	Midland Blvd – 12,000 VPD

PROPERTY HIGHLIGHTS

- **Frontage:** ±249 linear feet of frontage on Midland Blvd, which sees an average of 12,000 vehicles per day
- Investment opportunity suitable for continued hotel operation, redevelopment, or adaptive reuse subject to zoning and approvals
- Adjacent to Kay Rodgers Park and the Arkansas-Oklahoma State Fairgrounds, a major regional venue hosting fairs, shows, rodeos, and annual events
- The Terry Hotel is positioned along a mixed-use commercial and industrial corridor north of Fort Smith's core, surrounded by small businesses, service providers, and storage/warehouse facilities







** Building sizes are estimated*



Fort Smith, AR



Fort Smith is the third-largest city in Arkansas, and it is situated along the Arkansas River across from the Oklahoma state border. It is the manufacturing hub of Arkansas and was recently selected by the U.S. Department of Air Force to be the new home of the Foreign Military Sales Pilot Training Center. The new training center is projected to have an annual economic impact of \$800 million to \$1 billion.

The region has a long history of hard-working individuals across industries such as agriculture, construction, manufacturing, distribution, food processing, electronics, healthcare, and more. In addition to its qualified workforce, Fort Smith's cost of living averages 14% below the national average.

Fort Smith's unique origin as a western frontier military post in 1817 serves as the basis of its growing recreation and tourism industry. Downtown Fort Smith, specifically, has experienced rapid revitalization in recent years with the introduction of many new buildings and projects. Notably, "The Unexpected" is a public art initiative aimed at bringing urban and contemporary art to Arkansas. The initiative culminates in an annual week-long evening in downtown Fort Smith.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	40,004	80,569	143,379
Households	14,854	31,539	57,217
Average Age	37.4	38.7	39.6
Average Household Income	\$56,879	\$68,382	\$76,125
Businesses	877	2,898	4,493

**Demographic details based on property location*

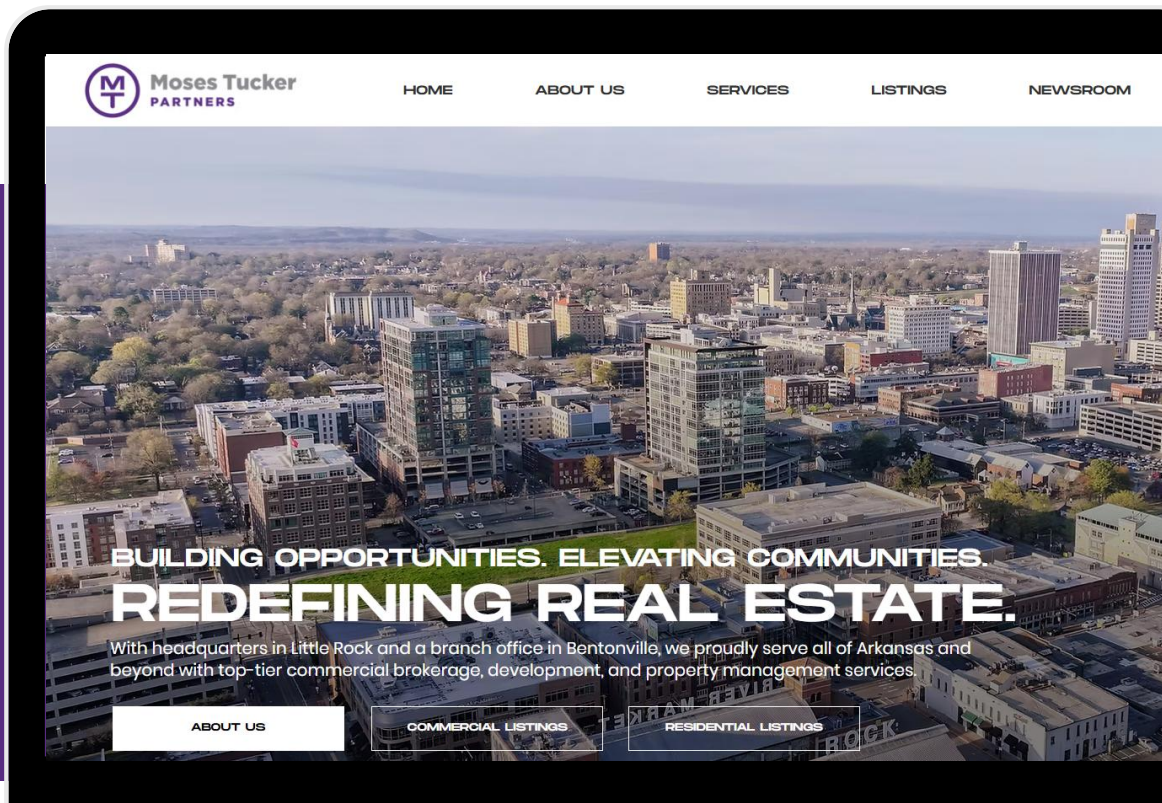
CONNECT

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