



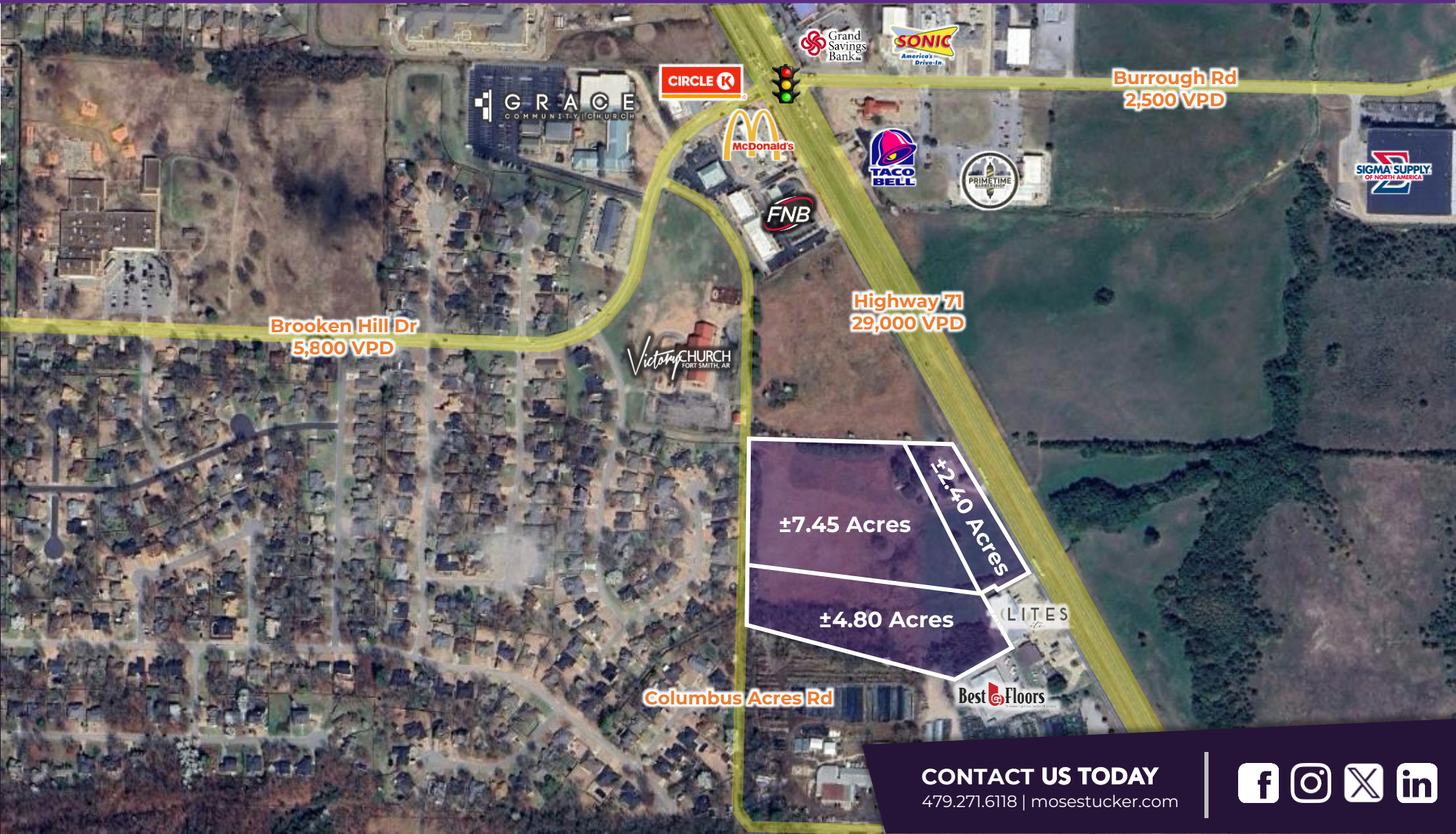
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# ±14.65 ACRES OF LAND FOR SALE

## 9708 S Hwy 71, Fort Smith, AR



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## Property Understanding

### OVERVIEW

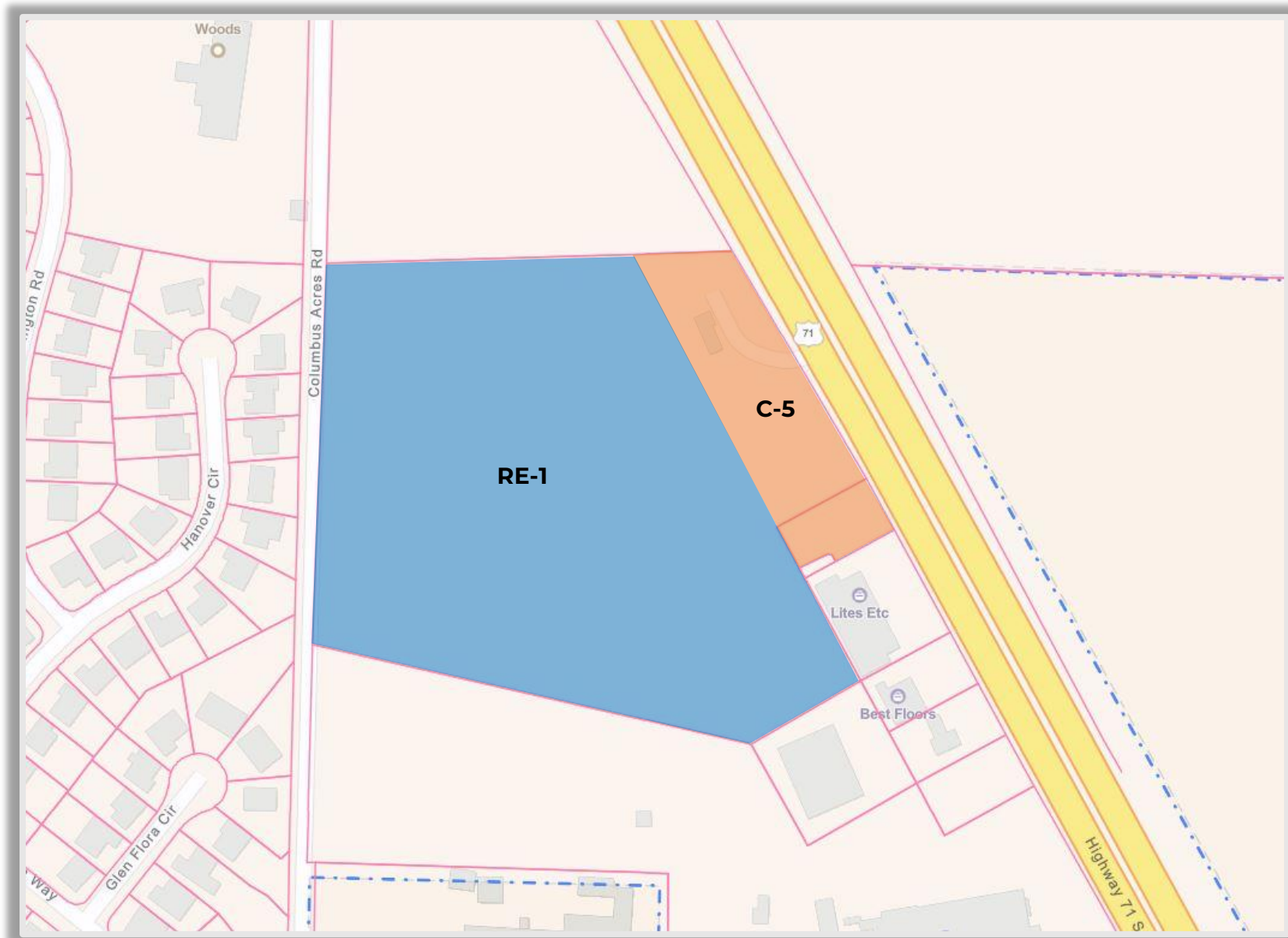
Offering	For Sale
Price	\$2,070,000 – Entire ±14.65 Acres
Price Per Tract	<ul style="list-style-type: none"> <li>±2.40 Acres – \$784,080 (\$7.50/SF)</li> <li>±7.45 Acres – \$973,570 (\$3.00/SF)</li> <li>±4.80 Acres – \$313,630 (\$1.50/SF)</li> </ul>
Address	9708 S Highway 71
City/State	Fort Smith, AR 72916
Property Type	Development Land
Zoning	C-5 & RE-1
Traffic Counts	<ul style="list-style-type: none"> <li>Highway 71 – 29,000 VPD</li> <li>Brooken Hill Dr – 5,800 VPD</li> <li>Burrough Rd – 2,500 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- **Frontage:** Approximately 560 linear feet on Highway 71 and approximately 650 linear feet on Columbus Acres Road
- Prime location with high visibility on the heavily trafficked Highway 71 (29,000 VPD), perfect for a mixed-use commercial development in a rapidly growing area
- Water and electricity available on site
- The property has a ±1,418 SF office building that was previously a single-family residence with 8 parking spaces on-site
- 2 miles to I-540 (49,000 VPD)











## 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
<b>Population</b>	22,950	50,852	122,356
<b>Households</b>	9,601	21,708	49,424
<b>Average Age</b>	40.3	40.8	39.7
<b>Average Household Income</b>	\$119,461	\$98,110	\$80,219
<b>Businesses</b>	605	1,876	3,965

*\*Demographic details based on property location*

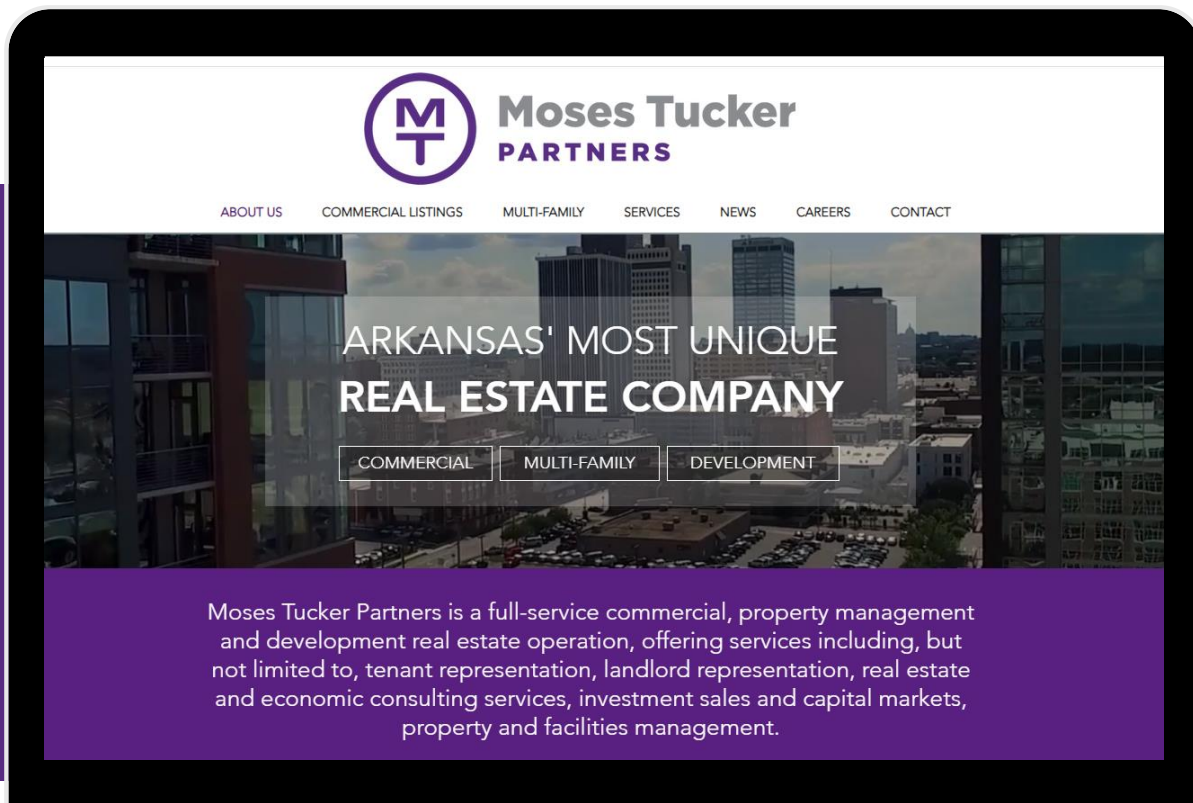
# CONNECT

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