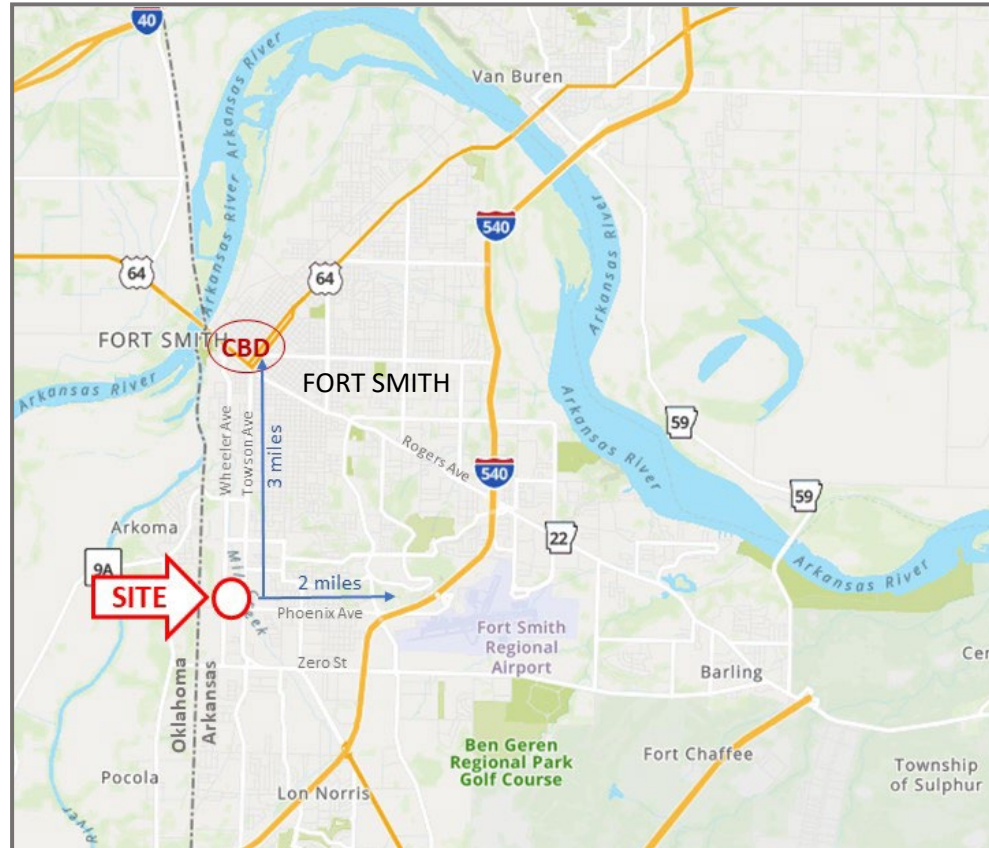


OUT LOTS FOR SALE / LEASE OR BUILD-TO-SUIT

Phoenix Center

Towson Ave at Phoenix Ave | Fort Smith, Arkansas 72901



Presented Exclusively By:

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PHOENIX CENTER



Wheeler Ave 14000 ADT

Louisville St

HMA

Flex Space

HMA

Professional Bldg

sitel group

Flex Bldg

1,400 sf Bldg

NAP

Strip Center

9

PHOENIX CENTER

Lot 3-B

Lot 6

Lot 5

Lot 2

Phoenix Ave

9300 ADT

20000 ADT

Towson Ave

Career Academy of Hair Design

CAREER ACADEMY of HAIR DESIGN

Mercy
Mercy Health
Acute Care Clinic

OUT LOTS LOCATION, DIMENSIONS & PRICING

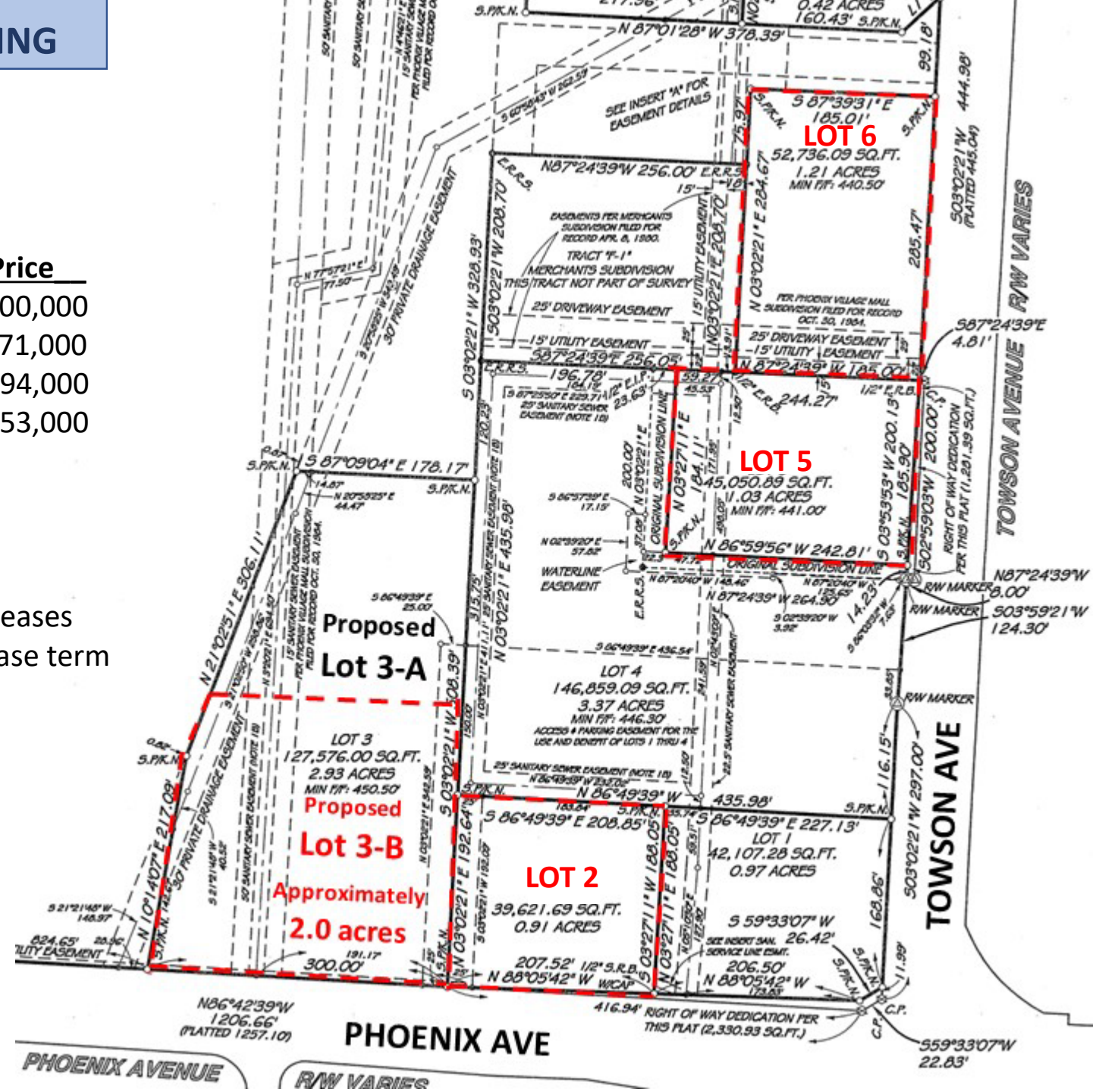
OUT LOTS:

Lot #	Location	Size	Price
Lot 2	Phoenix Ave.	.91 acres +/-	\$ 500,000
Lot 3-B	Phoenix Ave.	2.0 acres +/-	\$ 871,000
Lot 5	Towson Ave.	1.03 acres +/-	\$ 494,000
Lot 6	Towson Ave.	1.21 acres +/-	\$ 653,000

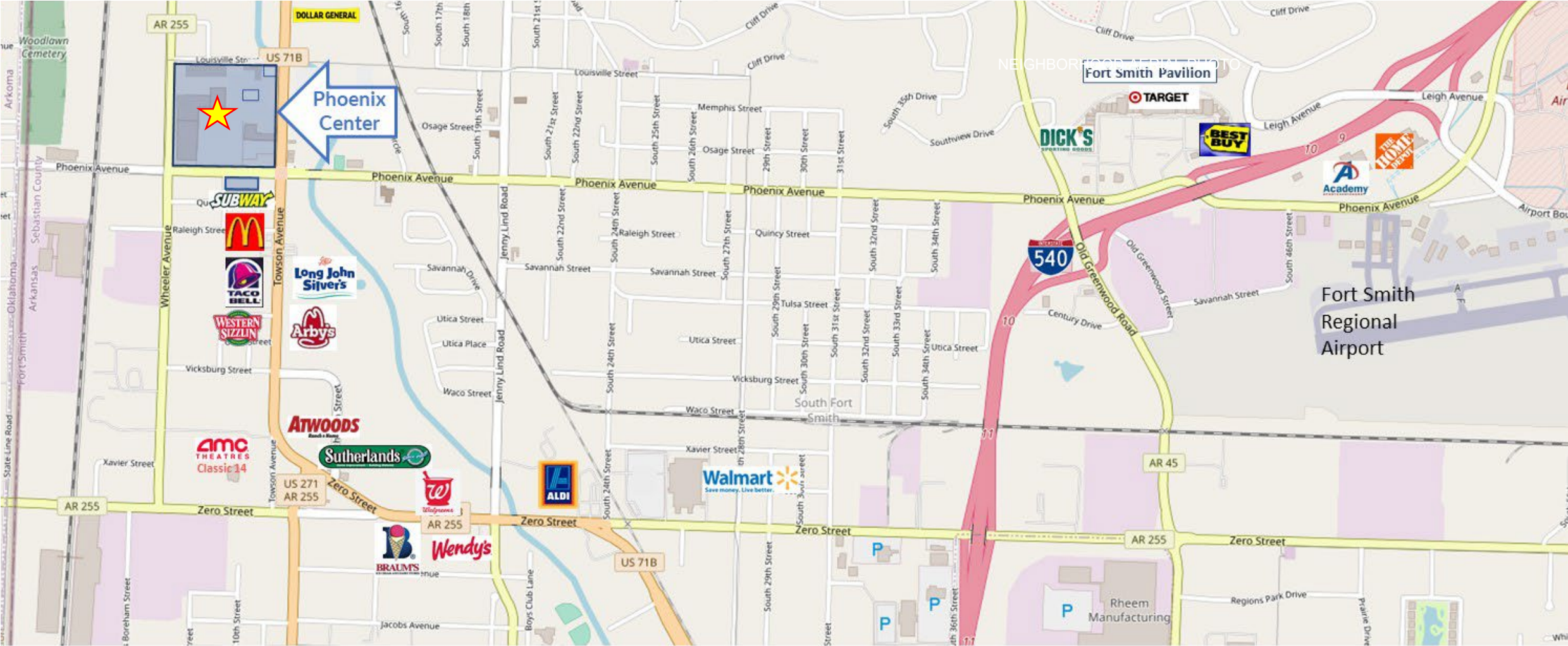
NOTE:

The Out Lots are also available for long-term ground leases or negotiated build-to suite leases with acceptable lease term and tenant credit.

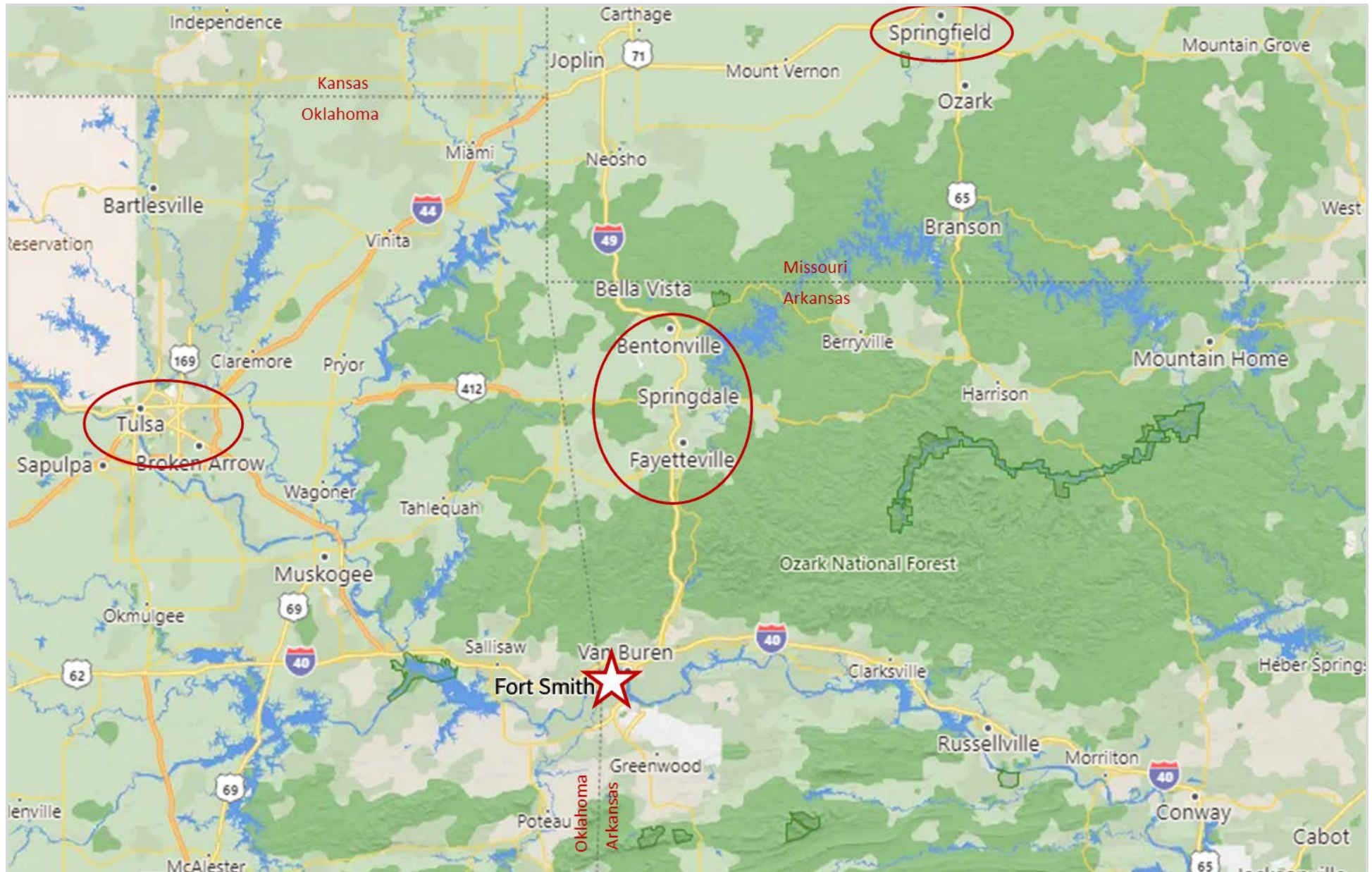
Contact the Agent for additional information.



AREA LOCATION MAP



REGIONAL LOCATION MAP



MARKET OVERVIEW



Fort Smith is the second-largest city in Arkansas and one of the two county seats of Sebastian County. With an estimated population of 87,743 in 2019, it is the principal city of the Fort Smith, Arkansas-Oklahoma Metropolitan Statistical Area, a region of 249,777 (2019) residents which encompasses the Arkansas counties of Crawford, Franklin, and Sebastian, and the Oklahoma counties Le Flore and Sequoyah. The approximate population in a 50-mile radius of Fort Smith is 490,000.

Fort Smith is the location of several large manufacturing facilities, two regional hospitals (Baptist Regional Medical Center and Mercy Hospital Center), and the University of Arkansas at Fort Smith. The major industries in and around the Fort Smith area are manufacturing, trucking and food processing. Companies such as Baldor Electric, Hiram Walker, Planters Peanuts have large manufacturing facilities in the area.

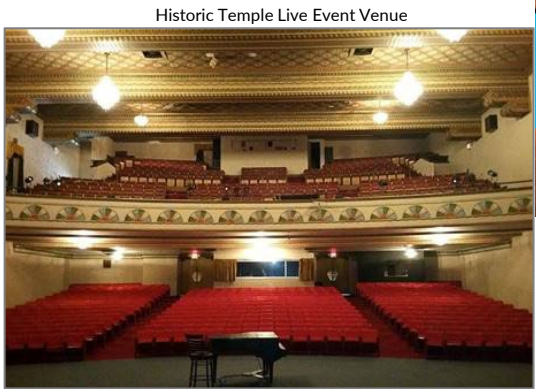
Fort Smith lies on the Arkansas-Oklahoma state border, situated at the junction of the Arkansas and Poteau Rivers, also known as Belle Point.

The city began as a western frontier military post in 1817 and would later become well known for its role in the settling of the "Wild West" and its law enforcement heritage.

Film & TV Studio Announced

TGE Global Entertainment, Inc. Los Angeles-based entertainment company, has plans to build a 92,000-square-foot facility with 45,000-square-feet of film and television studio space in Chaffee Crossing, Fort Smith, Arkansas.

The plans call for the facility to be named TGE Spark Studios.



FORT SMITH MSA

POPULATION (2019)

249,774

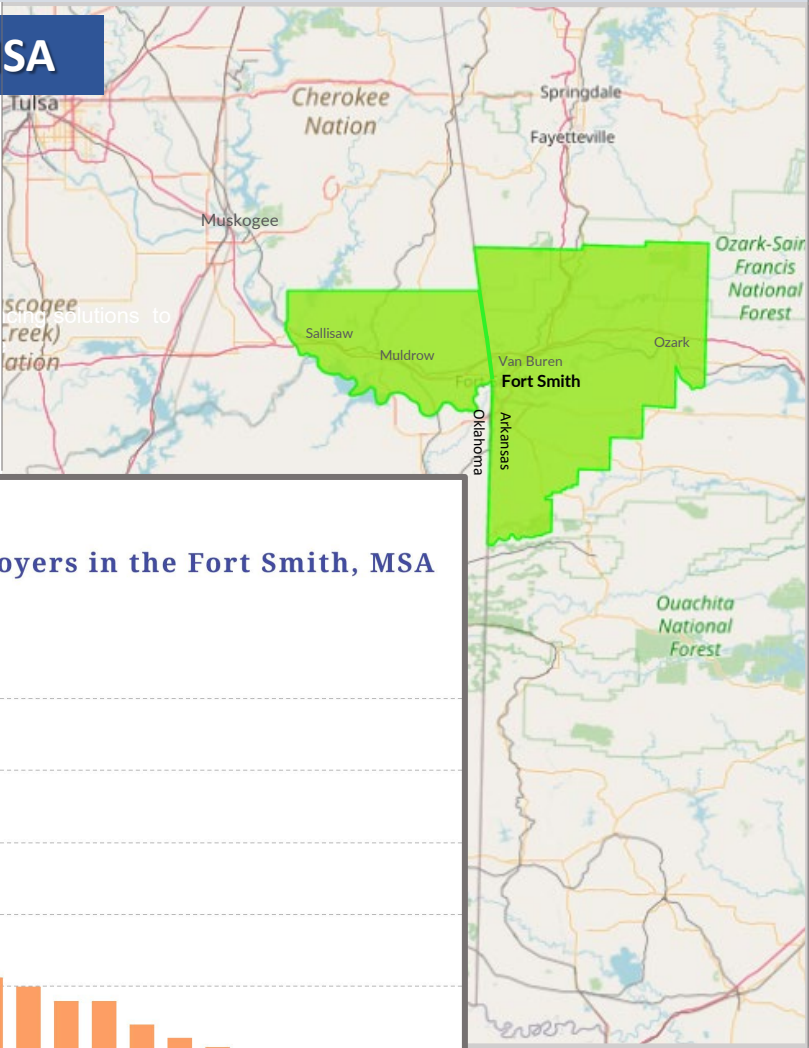
MEDIAN HOUSEHOLD

INCOME (2019)

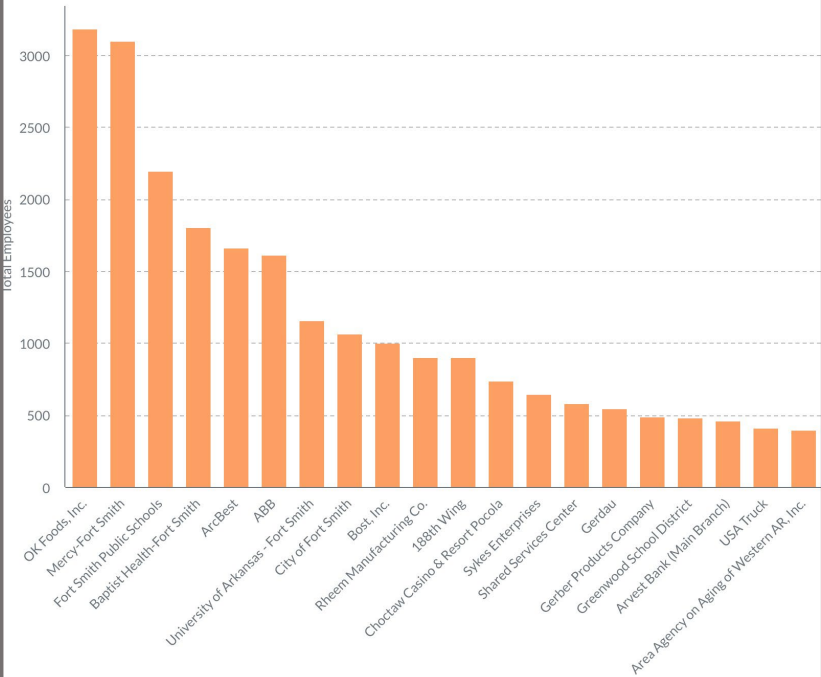
\$44,750

2019 MEDIAN AGE

38.7



Largest Employers in the Fort Smith, MSA



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