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DEVELOPMENT OPPORTUNITY
Chaffee Crossing, Fort Smith, AR

OFFERING SUMMARY

OFFERING PRICE Call Agent

Land Size ±400 Acres Available

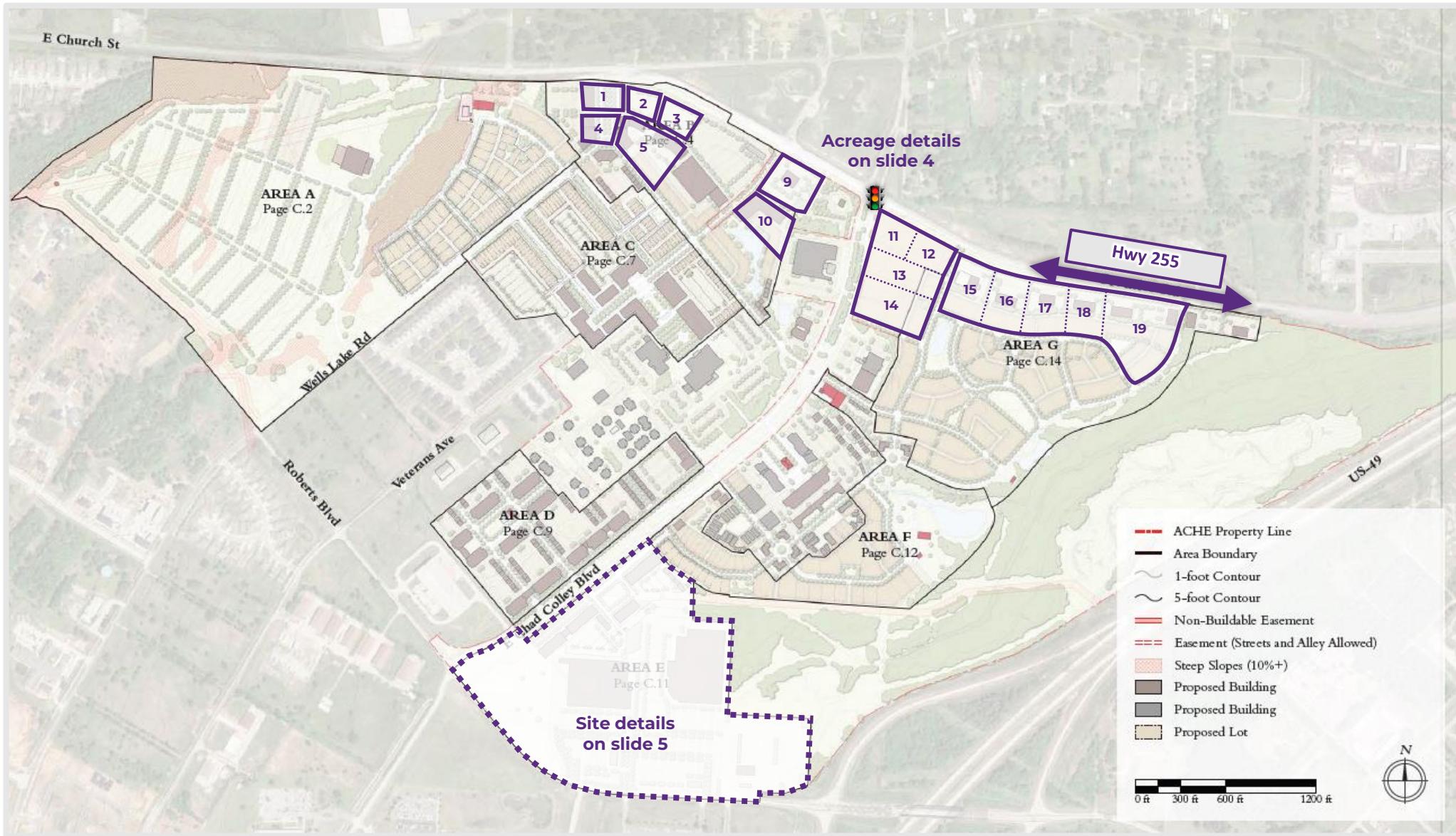
Utilities Access to utilities varies

Zoning PZD

PROPERTY HIGHLIGHTS

- o Approximately 400 acres available surrounding the ACHE campus that can be sub-divided and/or delivered to specifications
- o Infrastructure improvements planned for commercial frontage; 5,500+ linear feet of commercial frontage on Hwy 255
- o Easy access to I-49, Highway 255 and Highway 22
- o Flexible Zoning for a wide variety of users
- o Adjacent to Celebration Park and trail system
- o Hard corner/signalized lots available
- o FCRA Annual Report – [Click Here](#)

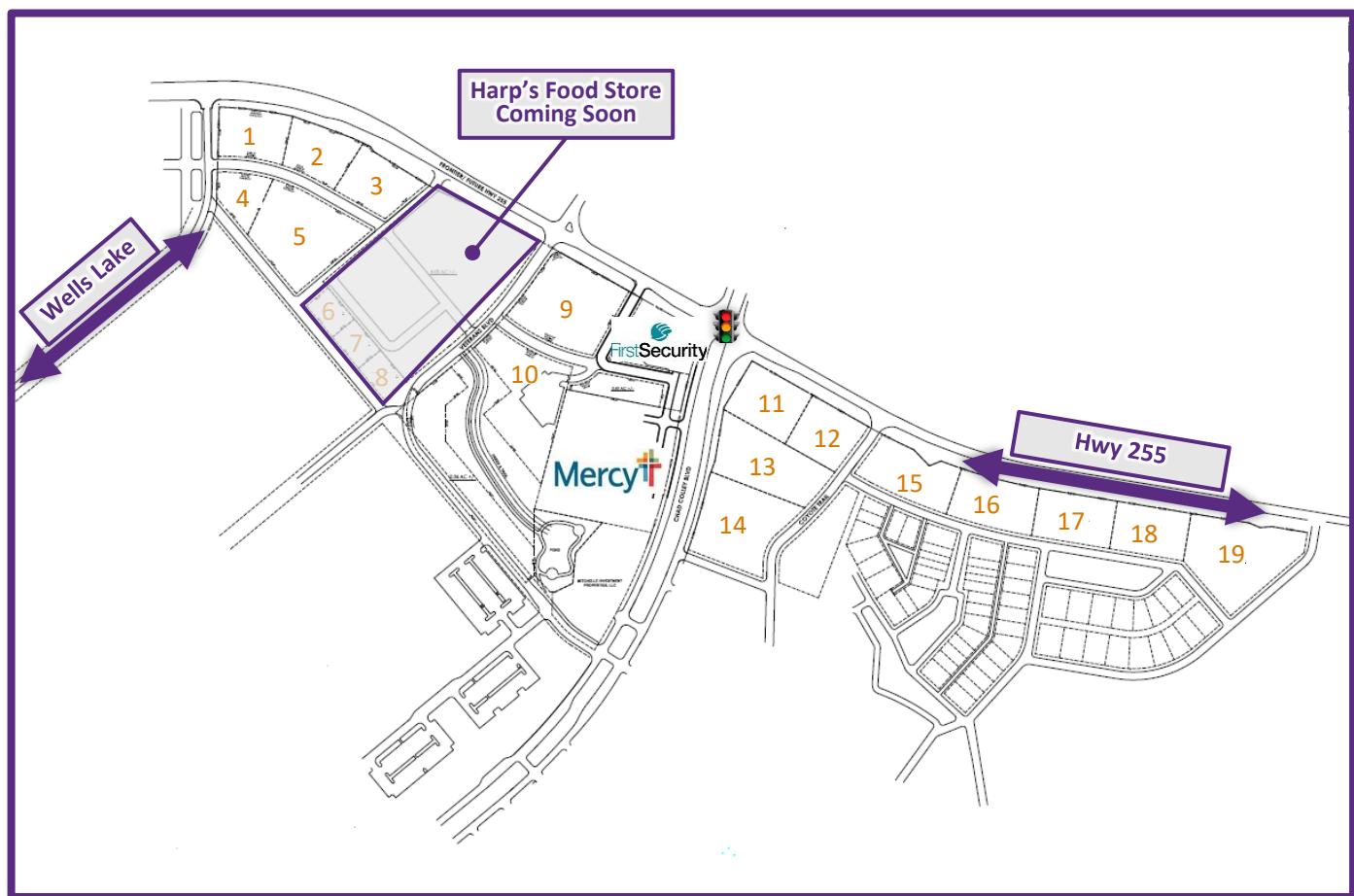




Highway 255 Frontage

| | | |
|----------------|------|-------|
| Lot 1 | 0.95 | Acres |
| Lot 2 | 0.95 | Acres |
| Lot 3 | 0.98 | Acres |
| Lot 4 | 0.59 | Acres |
| Lot 5 | 2.06 | Acres |
| Lot 6* | 0.32 | Acres |
| Lot 7* | 0.32 | Acres |
| Lot 8* | 0.33 | Acres |
| Lot 9 | 2.73 | Acres |
| Lot 10 | 2.11 | Acres |
| Lot 11 | 1.10 | Acres |
| Lot 12 | 0.96 | Acres |
| Lot 13 | 1.69 | Acres |
| Lot 14* | 1.85 | Acres |
| Lot 15 | 1.21 | Acres |
| Lot 16 | 1.13 | Acres |
| Lot 17 | 1.06 | Acres |
| Lot 18 | 1.01 | Acres |
| Lot 19 | 2.10 | Acres |

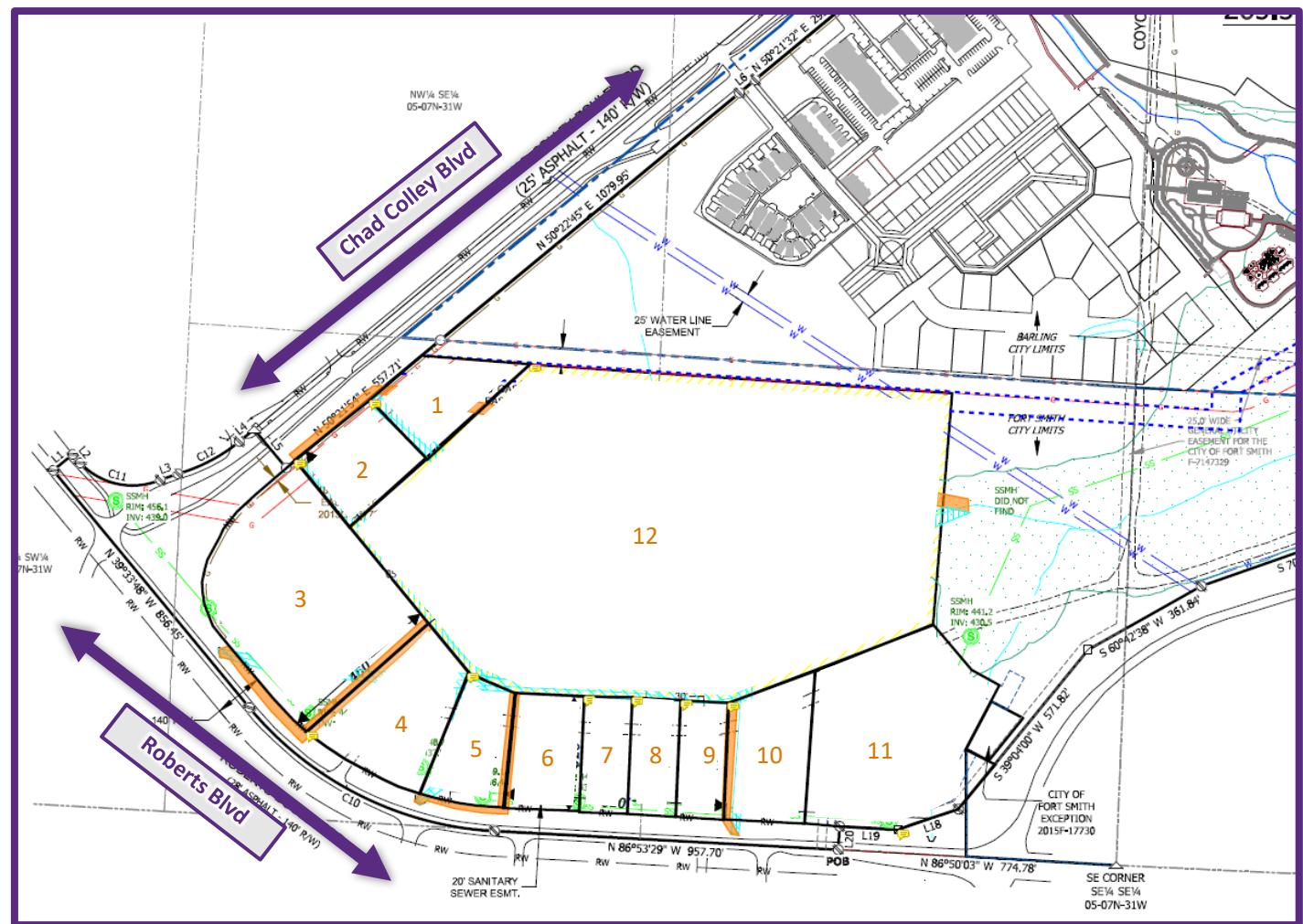
*Recently Sold / Under Contract



Lots can be combined and subdivided as needed

Roberts Blvd/Chad Colley Frontage

| | | |
|---------------|------|-------|
| Lot 1 | 1.5 | Acres |
| Lot 2 | 1.5 | Acres |
| Lot 3 | 6.0 | Acres |
| Lot 4 | 2.5 | Acres |
| Lot 5 | 1.5 | Acres |
| Lot 6 | 1.5 | Acres |
| Lot 7 | 1.0 | Acres |
| Lot 8 | 1.0 | Acres |
| Lot 9 | 1.0 | Acres |
| Lot 10 | 2.0 | Acres |
| Lot 11 | 5.25 | Acres |
| Lot 12 | 28.0 | Acres |



Lots can be combined and subdivided as needed





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VILLAGE AT HERITAGE





FORT SMITH, AR



Spanning more than 68 square miles of River Valley farmland, Fort Smith is the largest city in Western Arkansas and ranks as the state's third-largest populated city. Nearly 90,000 people proudly call Fort Smith home, and nearly 300,000 residents of the surrounding metropolitan region look to Fort Smith for shopping, entertainment, employment, education, healthcare, and more.

In Fort Smith, the quality of life is high, and the cost of doing business is low. In 2019, Forbes ranked Fort Smith 8th in the nation's "Best Places in America – Cost of Doing Business." Over 11,000 companies choose to do business in Fort Smith,

Fort Smith supports exceptional education and learning opportunities for all residents. The city is home to several colleges and universities, as well as one of the largest K-12 school districts in Arkansas. In Fort Smith, no resident is more than 2 ½ miles from a library where extensive technology offerings are available. Fort Smith is also home to many museums, performing art venues, and visual art experiences. In 2007, Fort Smith was selected as the site of the new United States Marshals Museum, which was brought to life through the private donations of community members.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

16,631

38,406

141,911

Households

7,245

16,543

56,722

Average Age

40.8

41.5

39.6

Average Household Income

\$89,772

\$108,298

\$79,878

Businesses

568

1,672

4,493

*Demographic details based on property location



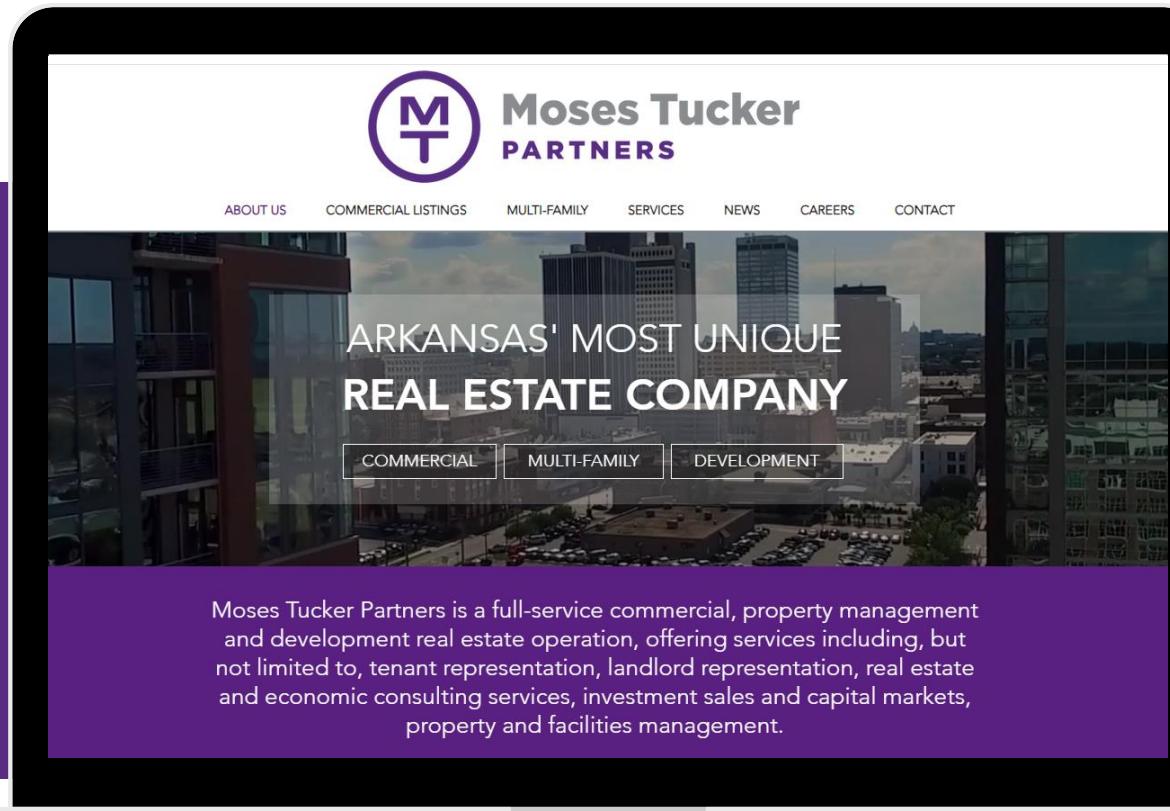
CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and navigation links for About Us, Commercial Listings, Multi-Family, Services, News, Careers, and Contact. The main banner image is a cityscape with the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" overlaid. Below the banner are buttons for Commercial, Multi-Family, and Development. A purple text box at the bottom left of the screen contains the following description: "Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management."

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DISCLAIMER

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