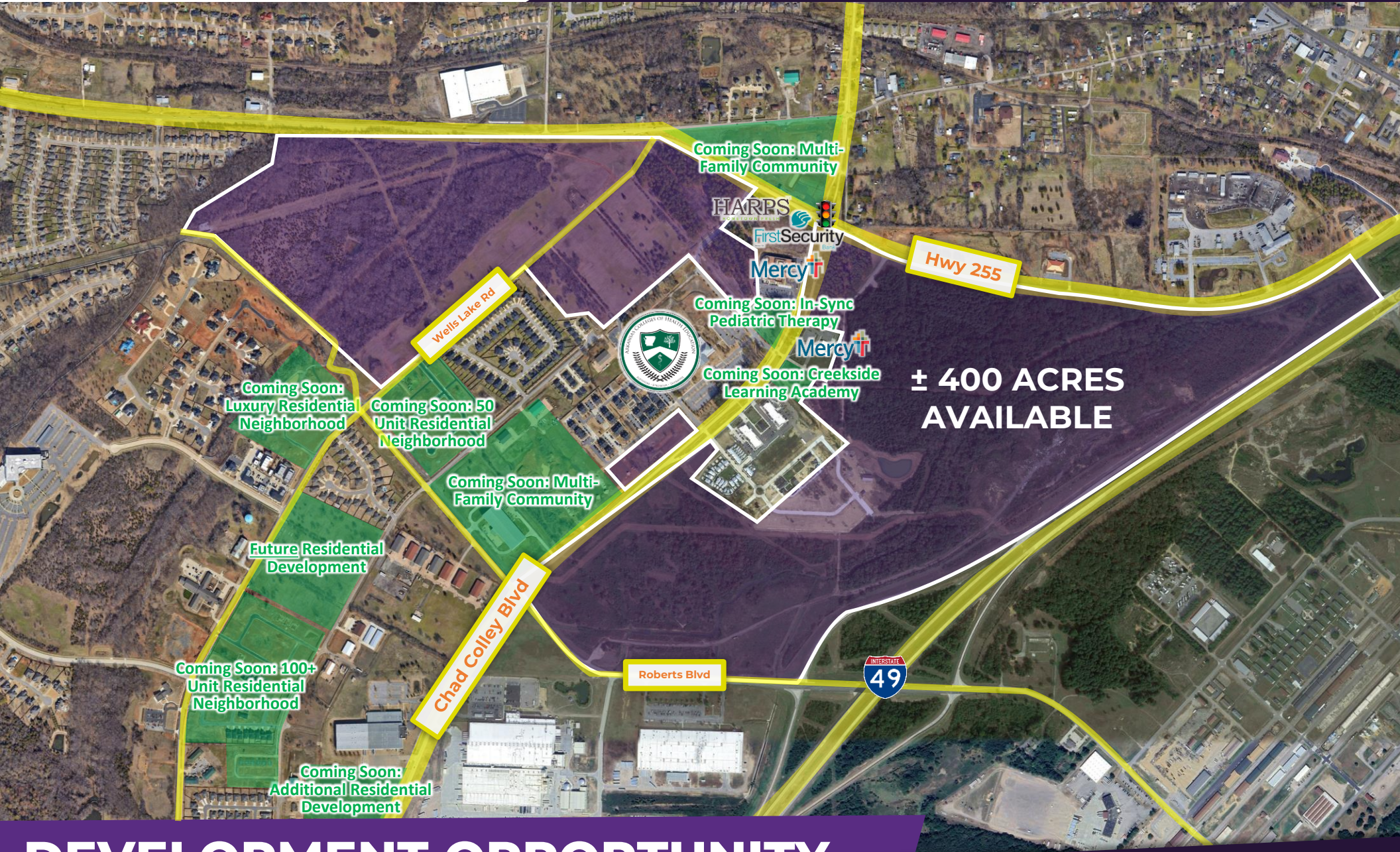




Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118



DEVELOPMENT OPPORTUNITY
Chaffee Crossing, Fort Smith, AR

CONTACT US TODAY
501.376.6555 | mosestucker.com



OFFERING SUMMARY

OFFERING PRICE Call Agent

Land Size ±400 Acres Available

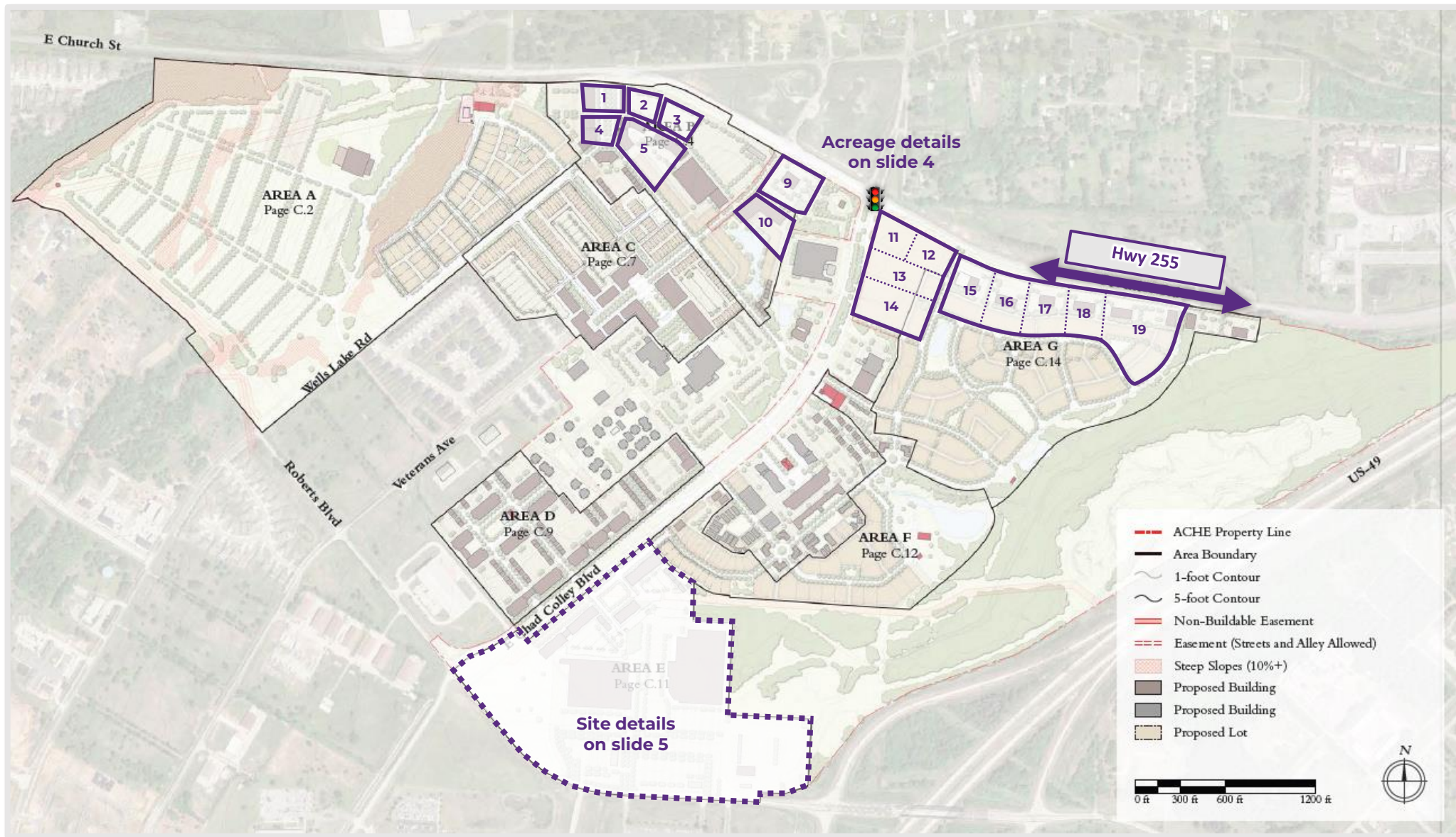
Utilities Access to utilities varies

Zoning PZD

PROPERTY HIGHLIGHTS

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

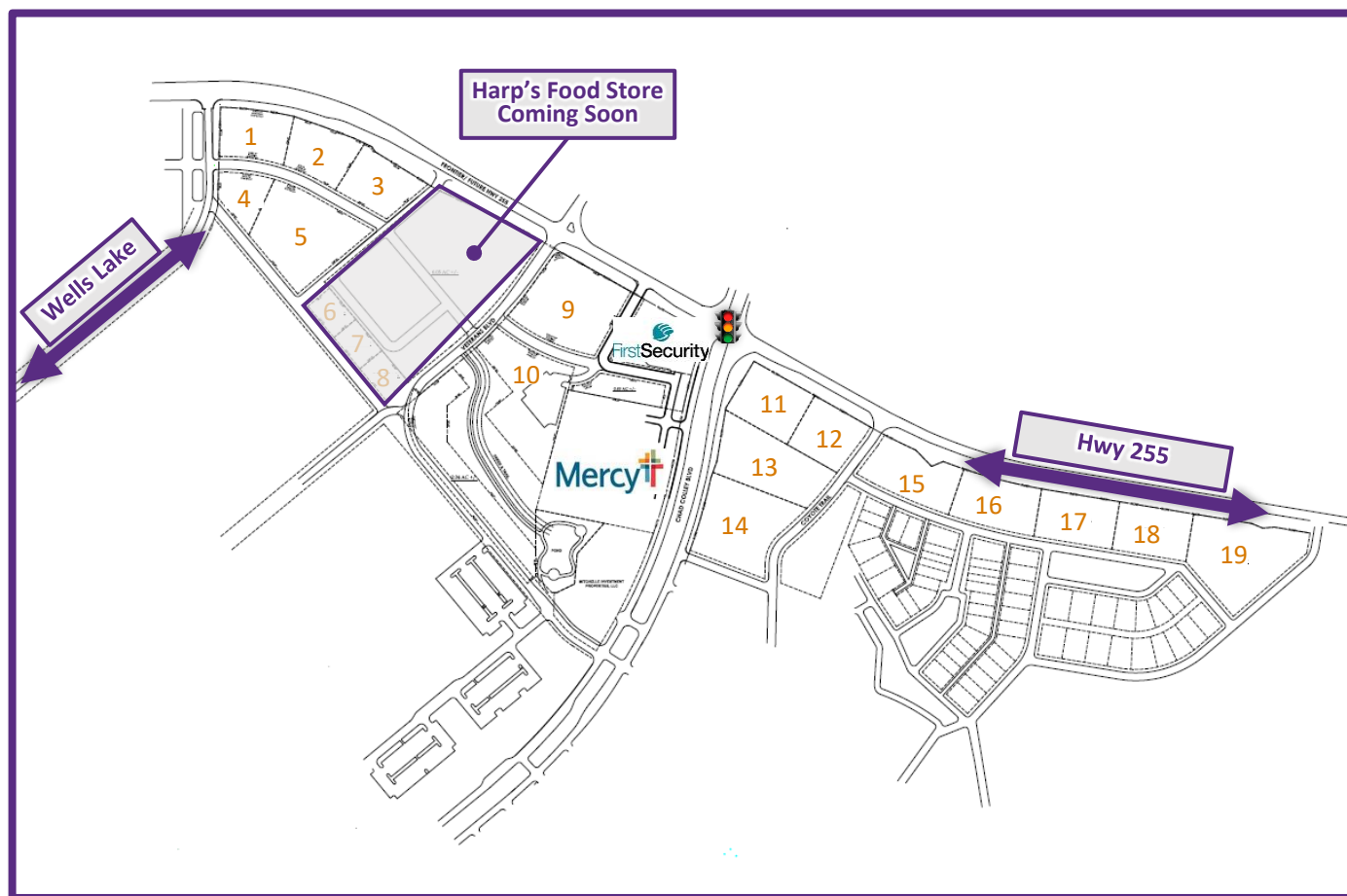




Highway 255 Frontage

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

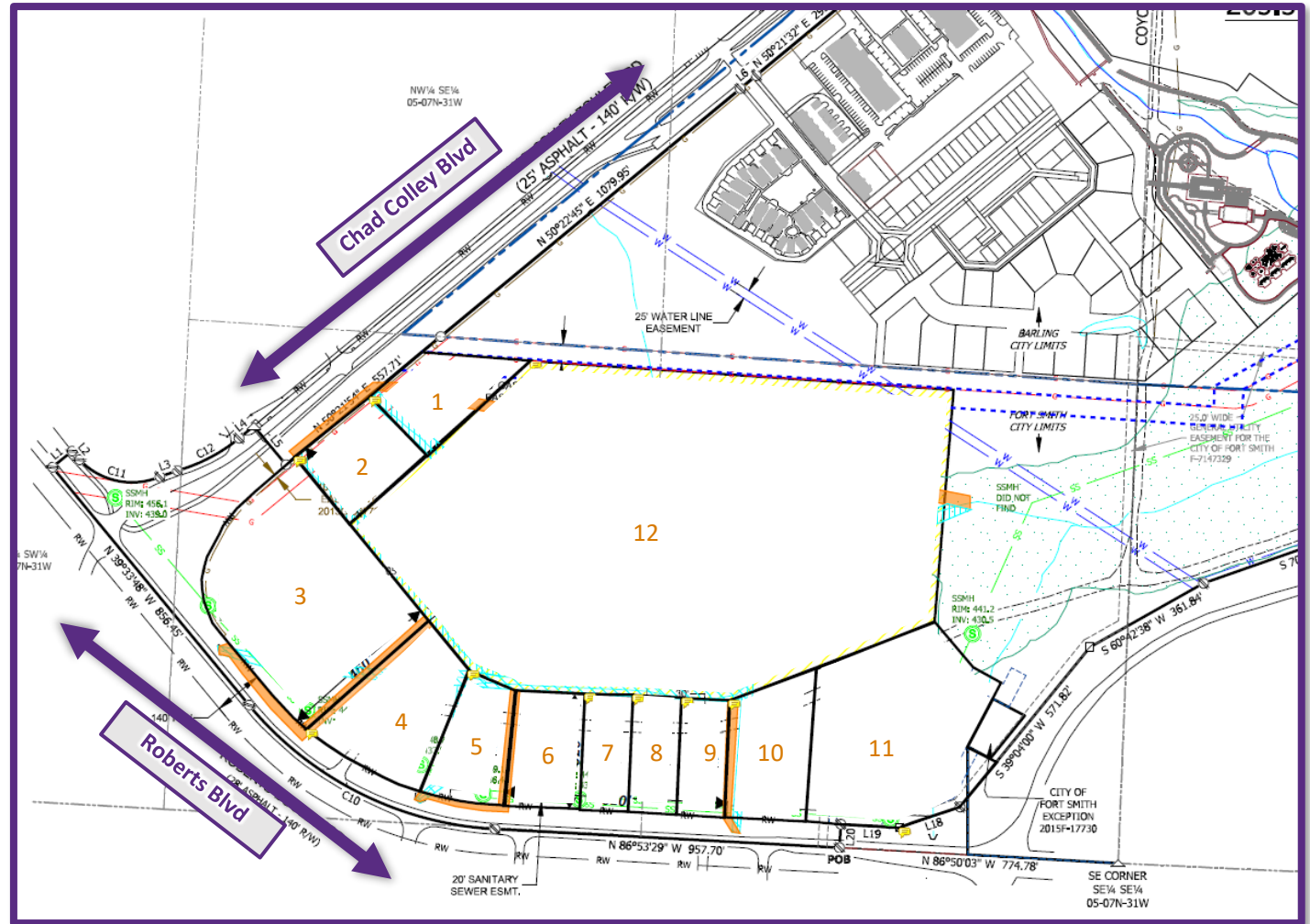
*Recently Sold / Under Contract



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





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*

	3 MILES	5 MILES	10 MILES
Population	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*

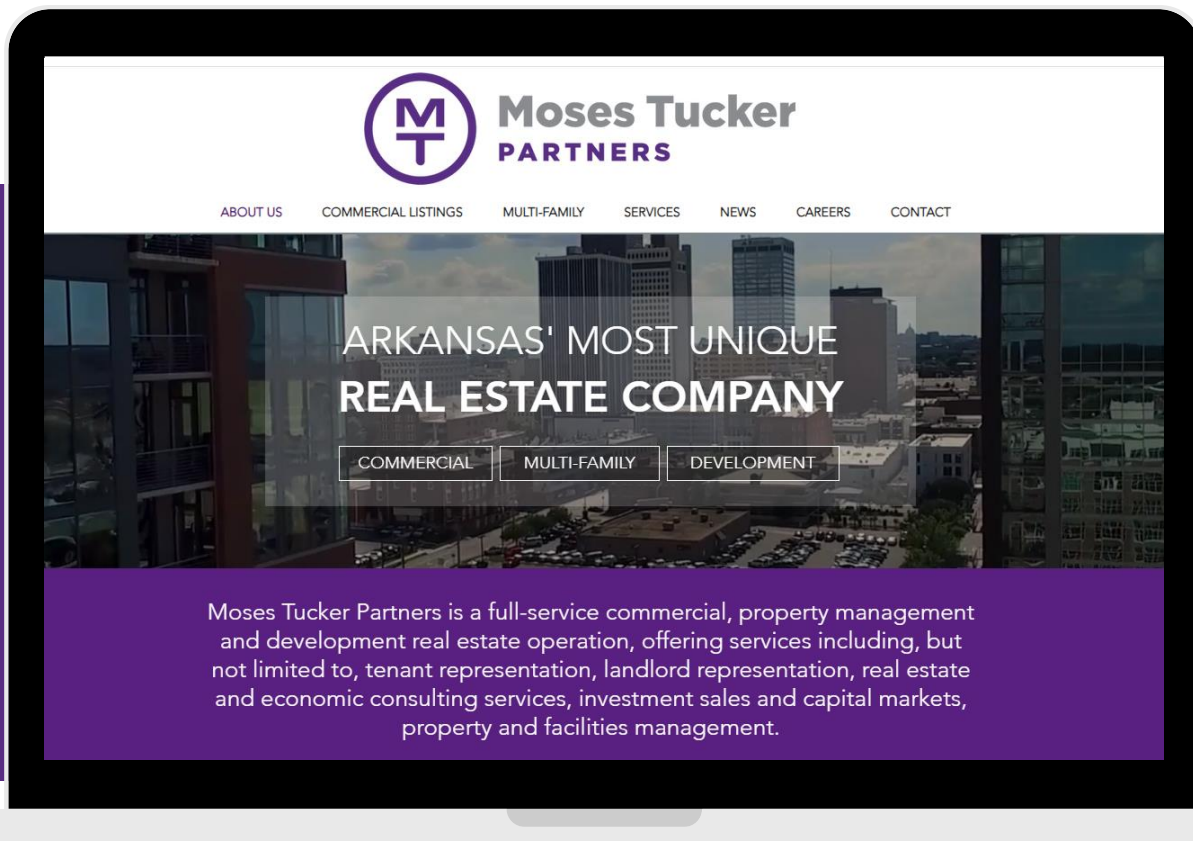
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 **200 River Market Ave, Suite 300,
Little Rock, AR 72201**



Eric Nelson

Principal & Vice President of Brokerage
enelson@mosestucker.com

Matt Beachboard

Brokerage Director
mbeachboard@mosestucker.com

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