



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

±152 Acres of Land Available In Northwest Arkansas

Expansive land parcel ready for immediate residential development in the rapidly growing Northwest Arkansas Region

Highway 253, Fort Smith, Arkansas

CONTACT US TODAY
501.376.6555 | [mosestucker.com](https://www.mosestucker.com)



Property Understanding

OVERVIEW

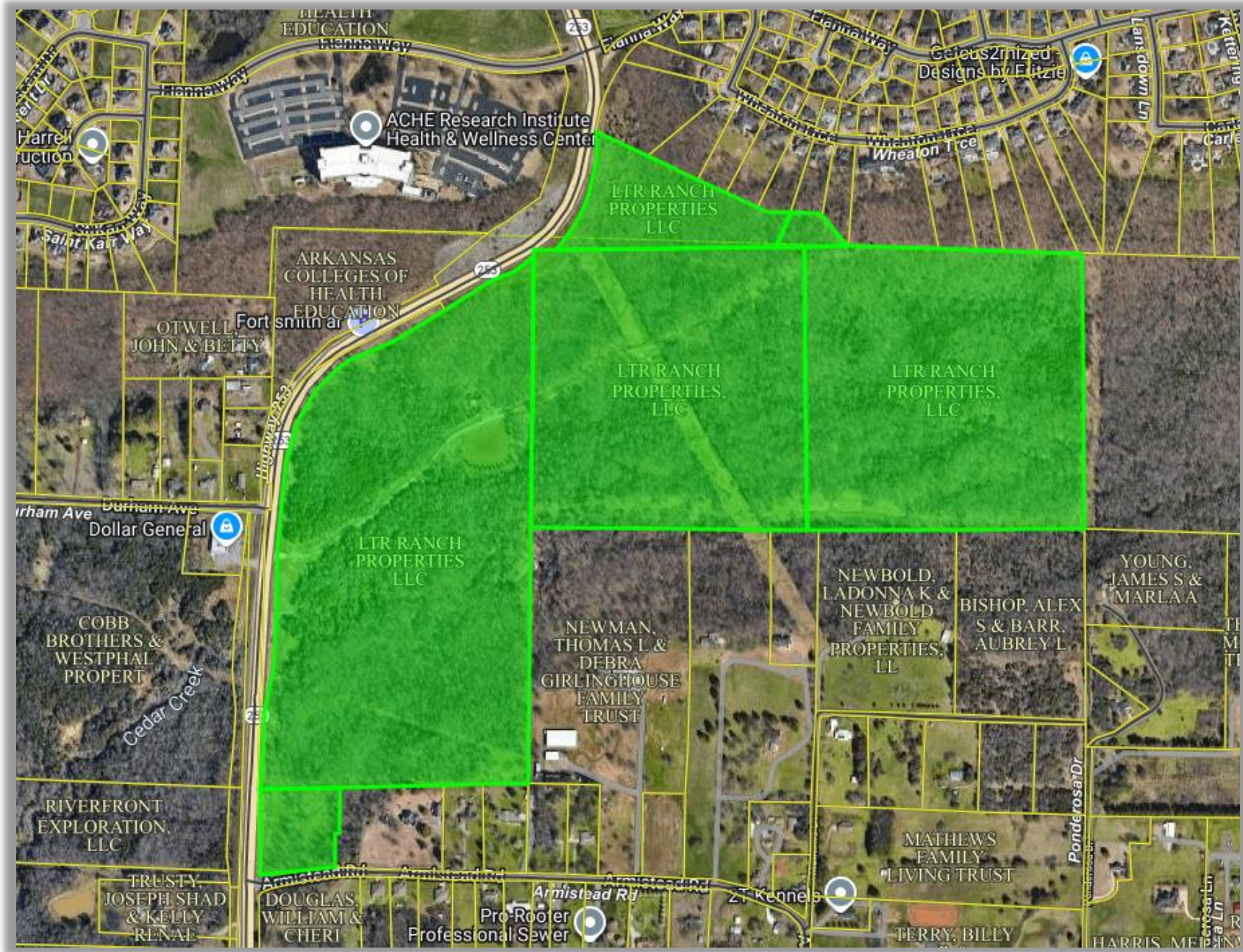
Offering	For Sale
Price	Negotiable
Address	Highway 253, Fort Smith, Arkansas 72919
Property Type	Unimproved Land
Lot Size (AC)	±152 Acres
Lot Size (SF)	6,403,320 SF
Zoning	ETJ O-1 (Extraterritorial Jurisdiction Open 1)
Traffic Counts	<ul style="list-style-type: none">○ Highway 253 – 10,000 VPD○ Interstate 540 – 49,000 VPD

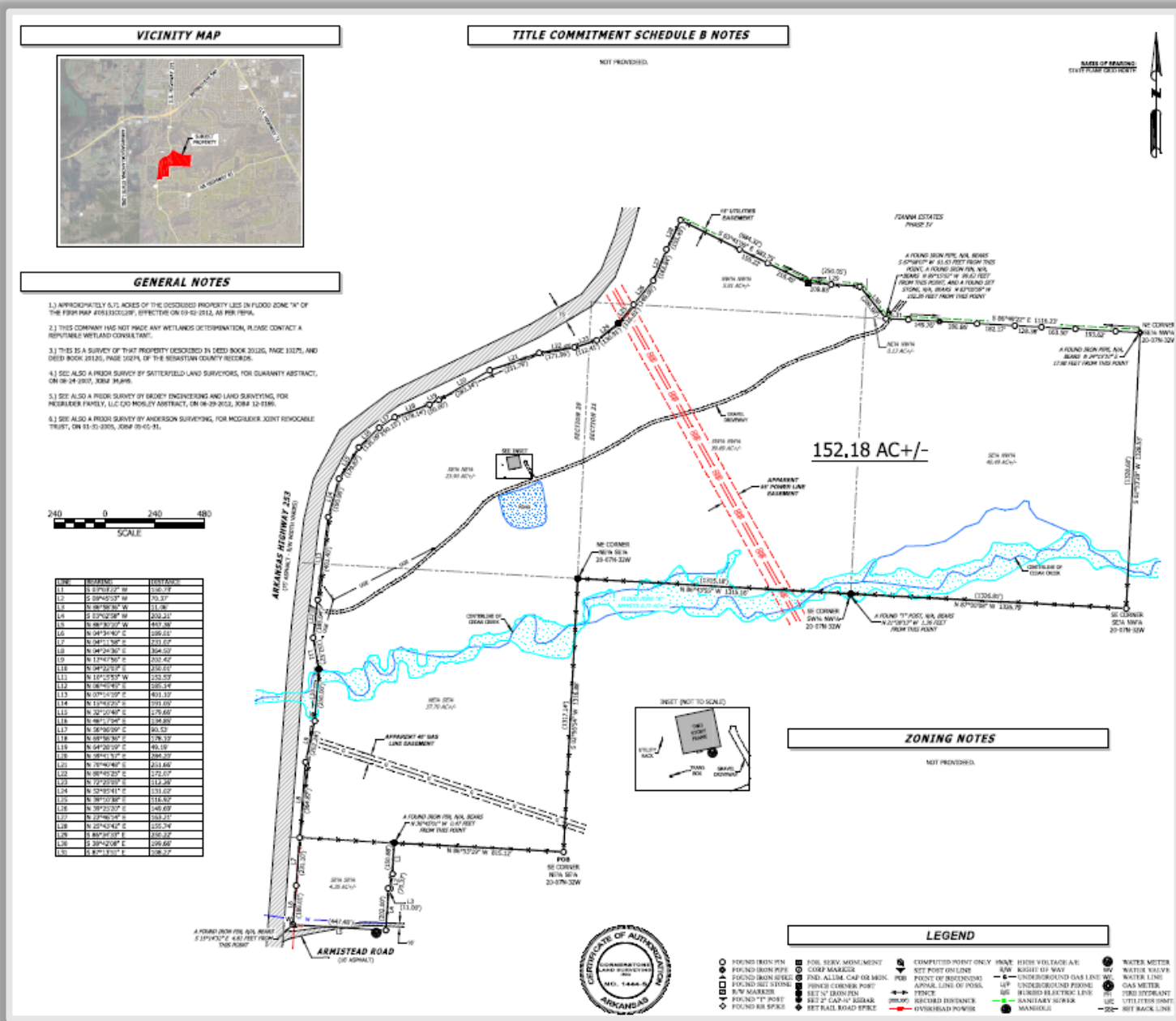
PROPERTY HIGHLIGHTS

- Strategically located near I-540 (49,000 VPD), which allows for easy access to all of Northwest Arkansas
- Panoramic views of the Ozark Mountains
- Near multiple Fortune 500 company headquarters
- The acreage can be subdivided for multiple uses and users
- Land is poised for large scale residential development
- Situated near the prominent ACHE Research Institute, Summit Utilities, Brickyard Healthcare, and Haas Hall Academy offices
- Located approximately 0.6 miles from the Oklahoma/Arkansas state border

[Click Here for Drone Images!](#)









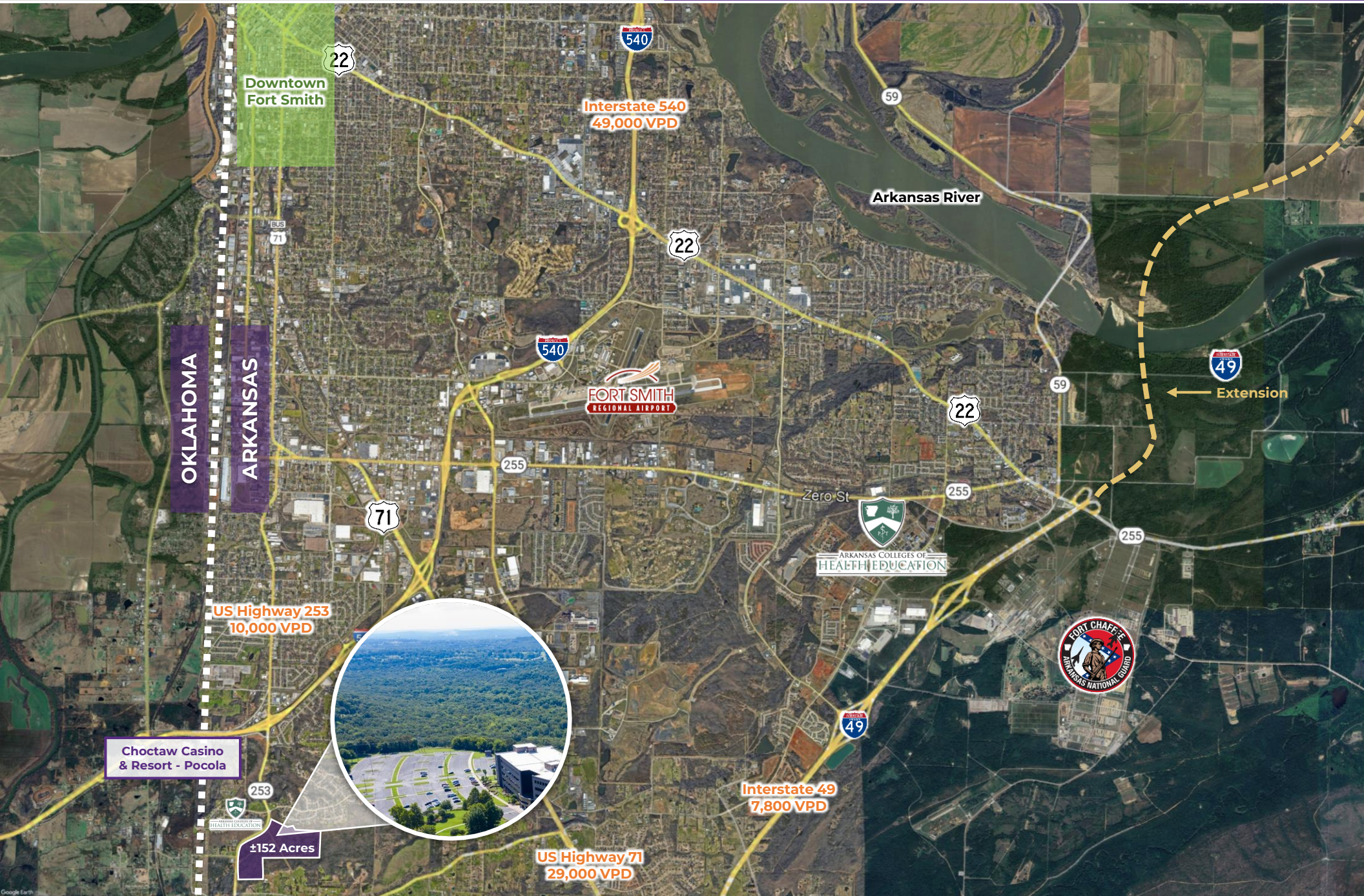
ACHE Research Institute
Health & Wellness Center

±152 Acres



±152 Acres

AR Hwy 253
10,000 VPD



Fort Smith, Arkansas



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	17,479	35,034	115,945
Households	7,120	14,452	47,168
Average Age	40.9	40.9	39.9
Average Household Income	\$87,695	\$102,824	\$80,679
Businesses	365	976	3,777

**Demographic details based on property location*

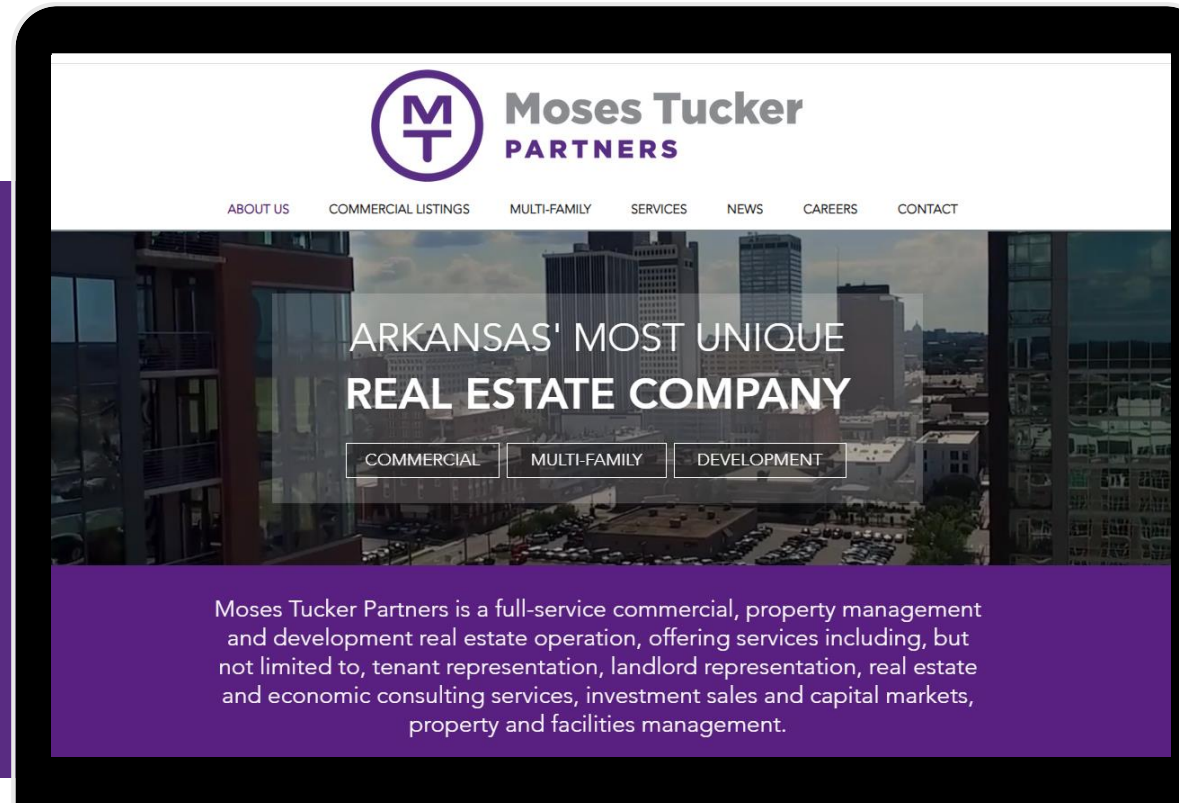
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

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



Chris Moses

Principal, President & CEO
cmoses@mosestucker.com

Chris Monroe

Principal & Vice President, Corporate Services
cmonroe@mosestucker.com

Greyson Skokos

Principal & Vice President of Brokerage
gskokos@mosestucker.com

George Friedmann

Principal & Vice President of Development
gfriedmann@mosestucker.com

Ridge Fletcher

Brokerage Analyst
rfletcher@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.