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UNIMPROVED LAND AVAILABLE

Chad Colley Blvd, Fort Smith, AR



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Property Understanding

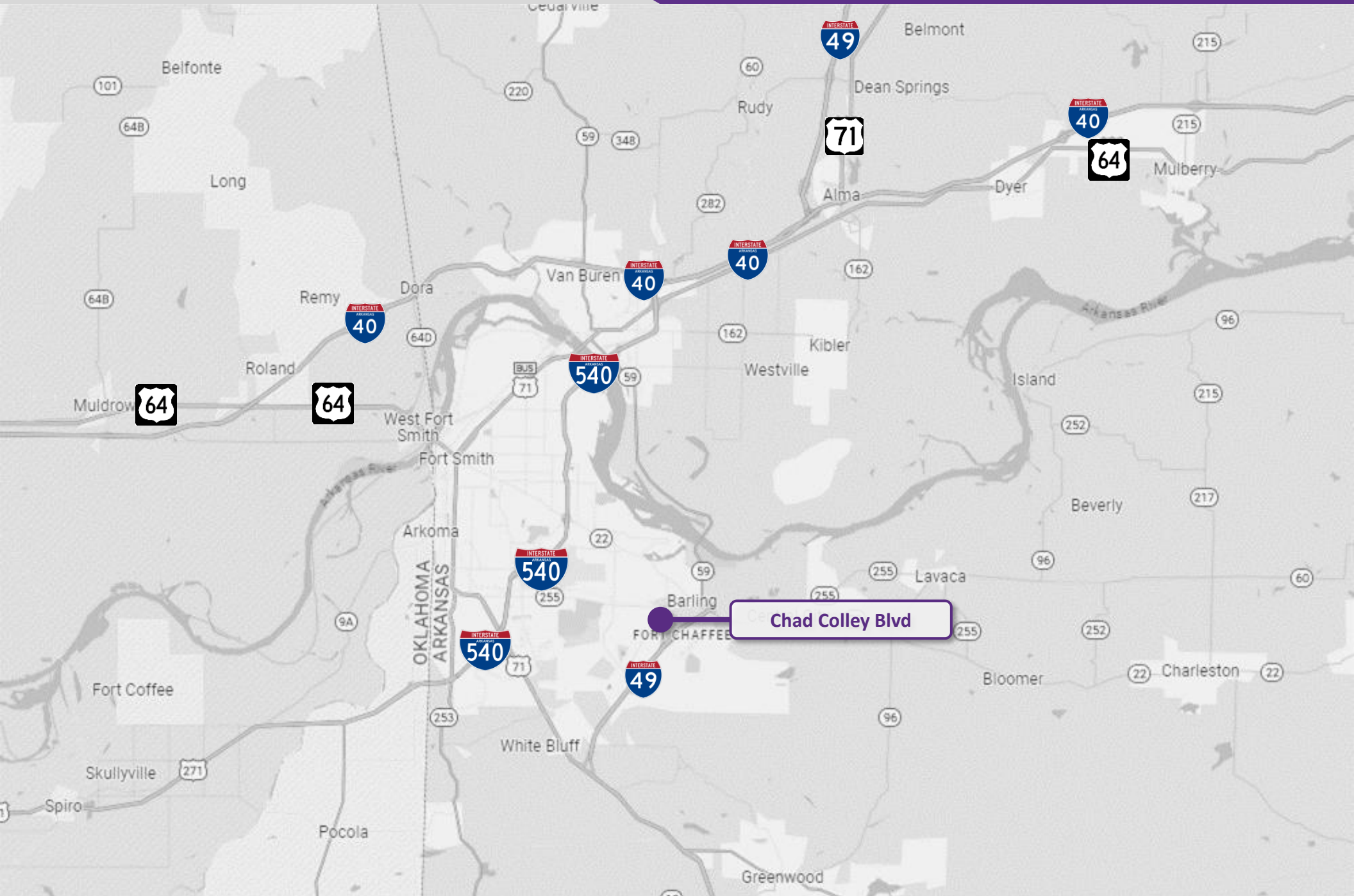
OFFERING SUMMARY

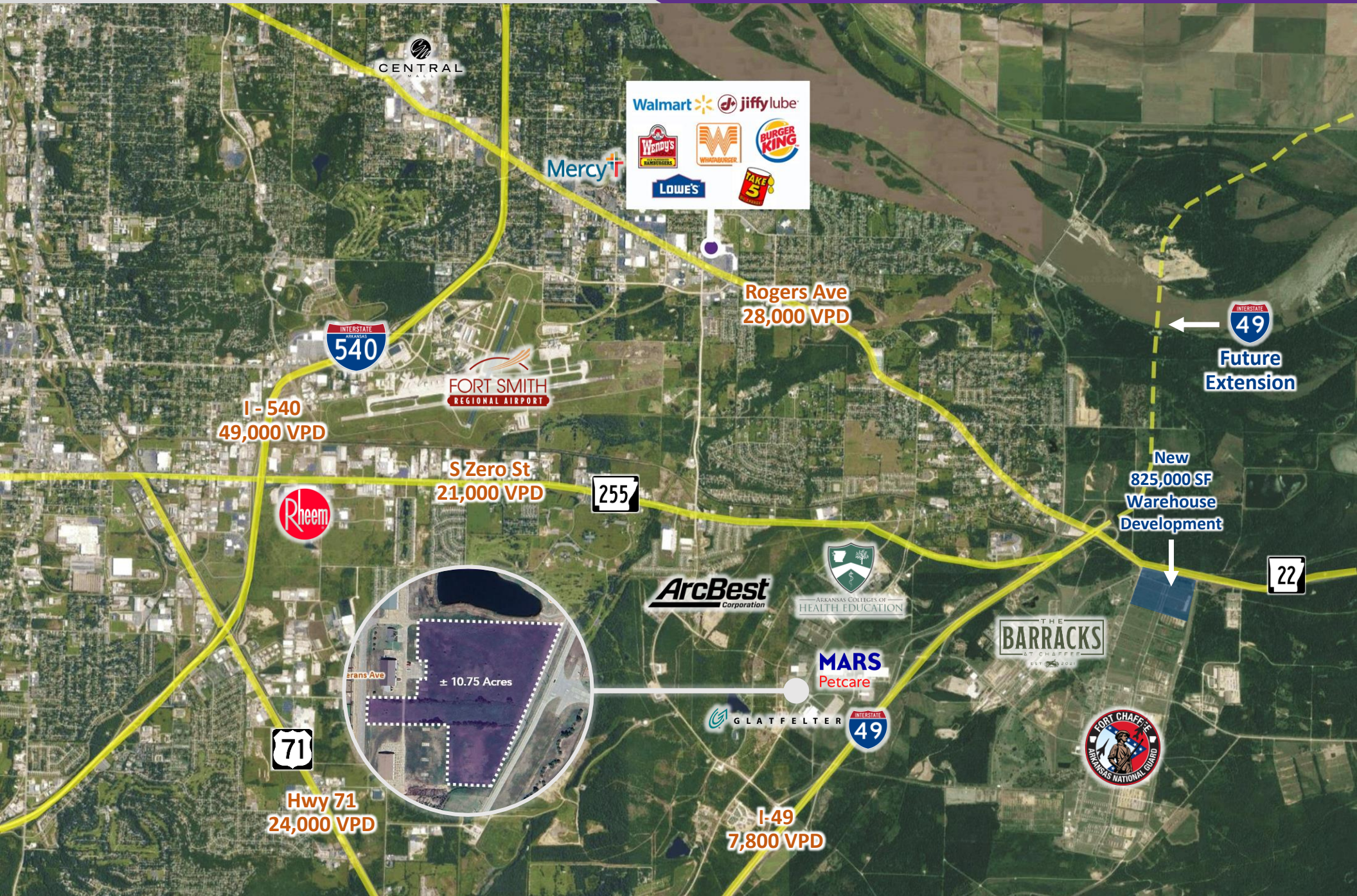
Offering	For Sale or Build-to-Suit
Address	Chad Colley Blvd, Fort Smith, AR 72917
Property Type	Unimproved Land
Price	\$645,000
Land Size	± 10.75 Acres
Zoning	Industrial

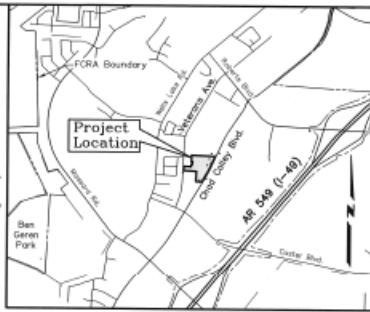
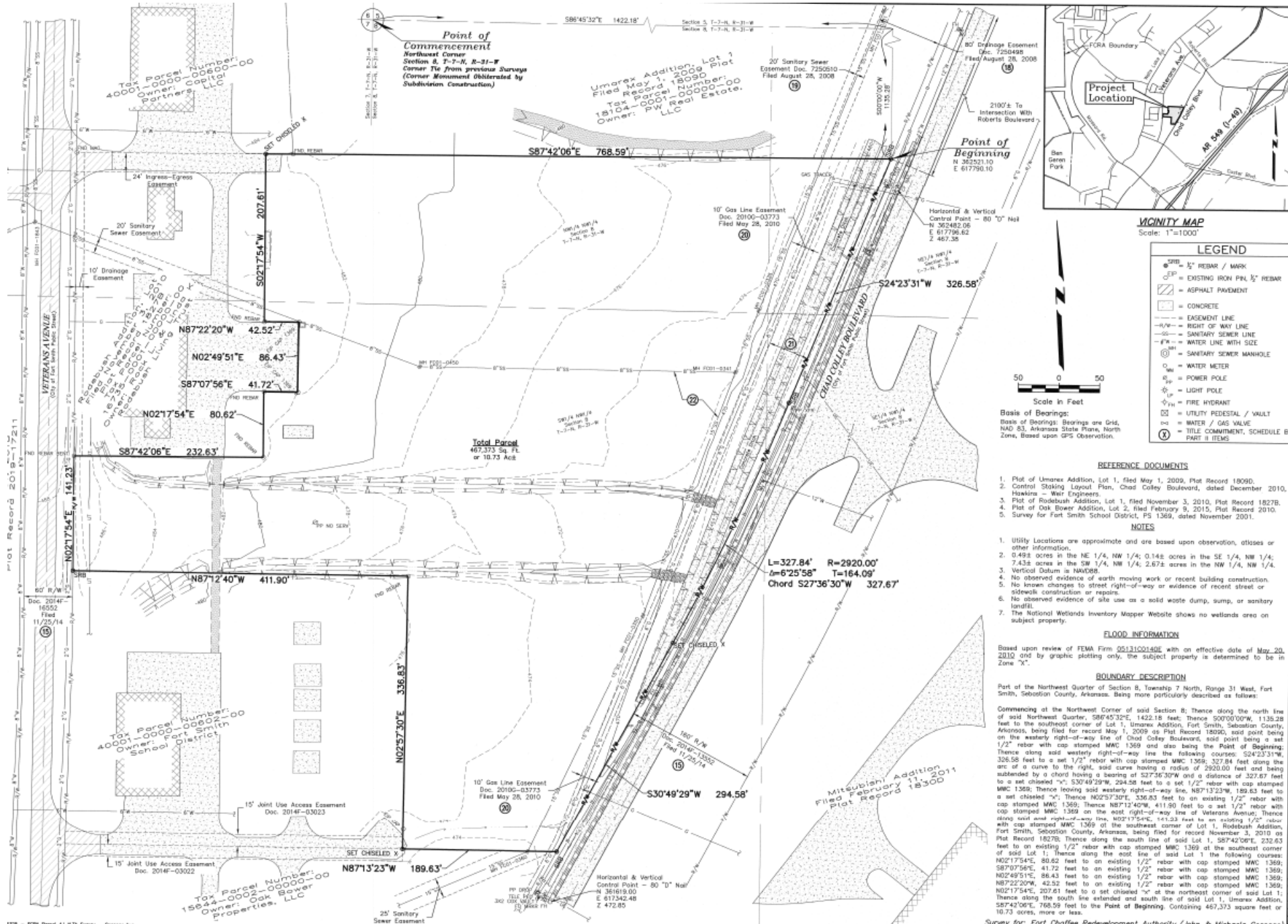
PROPERTY HIGHLIGHTS

- Located in the Chaffee Crossing area, which has experienced tremendous growth over the last 5 years
- All utilities are on-site
- Just 1 mile from the new I-49 (7,800 VPD)
- Favorable terrain
- Can be subdivided









LEGEND

- 1/2" REBAR / MARK
- EXISTING IRON PIN, 1/2" REBAR
- ▨ ASPHALT PAVEMENT
- ▭ CONCRETE
- - - EASEMENT LINE
- R/W- RIGHT OF WAY LINE
- SS- SANITARY SEWER LINE
- W- WATER LINE WITH SIZE
- ⊙ SANITARY SEWER MANHOLE
- ⊕ WATER METER
- ⊖ POWER POLE
- ⊙ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊖ UTILITY PEDESTAL / VAULT
- ⊖ WATER / GAS VALVE
- ⊖ TITLE COMMITMENT, SCHEDULE B PART II ITEM

Scale in Feet
 50 0 50

Notes:
 Basis of Bearings: Base of Bearings: Bearings are Grid, NAD 83, Arkansas State Plane, North Zone, Based upon GPS Observation.

- REFERENCE DOCUMENTS**
1. Plat of Umarex Addition, Lot 1, filed May 1, 2009, Plat Record 18090.
 2. Control Staking Layout Plan, Chad Colley Boulevard, dated December 2010, Hawkins - Weir Engineers.
 3. Plat of Roadbush Addition, Lot 1, filed November 3, 2010, Plat Record 18278.
 4. Plat of Oak Bower Addition, Lot 2, filed February 9, 2015, Plat Record 20101.
 5. Survey for Fort Smith School District, PS 1369, dated November 2001.

- NOTES**
1. Utility Locations are approximate and are based upon observation, atlases or other information.
 2. 0.494 acres in the NE 1/4, NW 1/4; 0.146 acres in the SE 1/4, NW 1/4; 7.436 acres in the SW 1/4, NW 1/4; 2.674 acres in the NW 1/4, NW 1/4.
 3. Vertical Datum is NAVD88.
 4. No observed evidence of earth moving work or recent building construction.
 5. No known changes to street right-of-way or evidence of recent street or sidewalk construction or repairs.
 6. No observed evidence of site use as a solid waste dump, sump, or sanitary landfill.
 7. The National Wetlands Inventory Mapper Website shows no wetlands area on subject property.

FLOOD INFORMATION
 Based upon review of FEMA Firm 0513100140E with an effective date of May 20, 2010 and by graphic plotting only, the subject property is determined to be in Zone "X".

BOUNDARY DESCRIPTION
 Part of the Northwest Quarter of Section 8, Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

Commencing at the Northwest Corner of said Section 8; Thence along the north line of said Northwest Quarter, S88°45'32"E, 1422.18 feet; Thence S00°00'00"W, 1135.28 feet to the southeast corner of Lot 1, Umarex Addition, Fort Smith, Sebastian County, Arkansas, being filed for record May 1, 2009 as Plat Record 18090, said point being on the westerly right-of-way line of Chad Colley Boulevard, said point being a set 1/2" rebar with cap stamped MMC 1369 and also being the Point of Beginning; Thence along said westerly right-of-way line the following courses: S24°23'31"W, 326.58 feet to a set 1/2" rebar with cap stamped MMC 1369; 327.84 feet along the arc of a curve to the right, said curve having a radius of 2920.00 feet and being subtended by a chord having a bearing of S27°36'30"W and a distance of 327.67 feet to a set chained "x"; S30°49'29"W, 294.58 feet to a set 1/2" rebar with cap stamped MMC 1369; Thence along said westerly right-of-way line, N87°13'23"W, 189.63 feet to a set chained "x"; Thence N02°57'30"E, 336.83 feet to an existing 1/2" rebar with cap stamped MMC 1369; Thence N87°12'40"W, 411.90 feet to a set 1/2" rebar with cap stamped MMC 1369 on the east right-of-way line of Veterans Avenue; Thence along said east right-of-way line, N02°17'54"E, 141.23 feet to an existing 1/2" rebar with cap stamped MMC 1369 of Lot 1, Rodebush Addition, Fort Smith, Sebastian County, Arkansas, being filed for record November 3, 2010 as Plat Record 18278; Thence along the south line of said Lot 1, S87°42'06"E, 232.63 feet to an existing 1/2" rebar with cap stamped MMC 1369 at the southeast corner of said Lot 1; Thence along the east line of said Lot 1 the following courses: N02°17'54"E, 80.62 feet to an existing 1/2" rebar with cap stamped MMC 1369; S87°07'56"E, 41.72 feet to an existing 1/2" rebar with cap stamped MMC 1369; N02°49'51"E, 86.43 feet to an existing 1/2" rebar with cap stamped MMC 1369; N87°22'20"W, 42.52 feet to an existing 1/2" rebar with cap stamped MMC 1369; N02°17'54"E, 207.61 feet to a set chained "x" at the northeast corner of said Lot 1; Thence along the south line extended and south line of said Lot 1, Umarex Addition, S87°42'06"E, 768.59 feet to the Point of Beginning. Containing 467,373 square feet or 10.73 acres, more or less.

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
Population	15,497	41,598	136,980
Households	6,746	18,987	56,968
Average Age	40.7	41.5	39.5
Average Household Income	\$123,349	\$107,847	\$80,057
Businesses	475	1,653	4,336

**Demographic details based on property location*

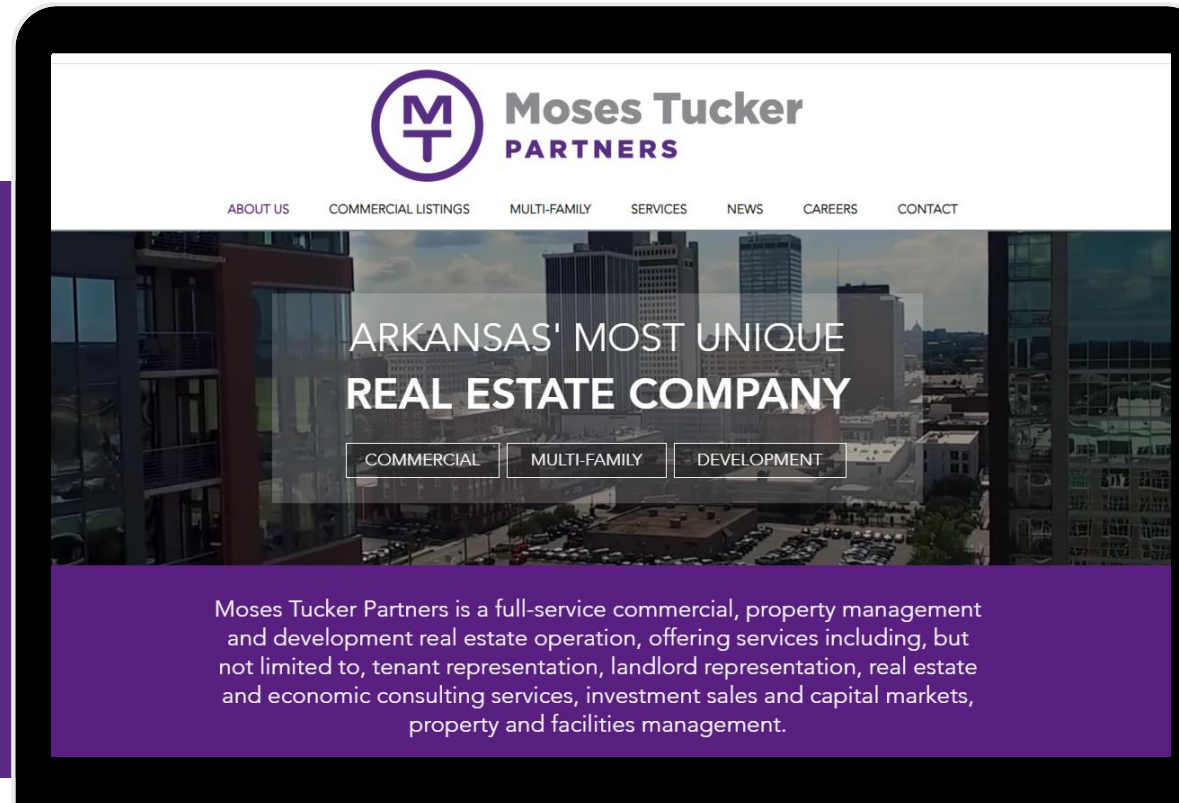
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