



Price Reduced!

22.60 Acres

6.61 Acres
Also Available
For Sale

Barling Police
Department

Fort Street

Strozier Lane

FOR SALE

Asking Price:

\$1,498,500
(\$66,305 Per Acre)

Contact us:

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Northwest Corner of Fort Street & Strozier Lane Barling, Arkansas

Property Amenities

- +/- 22.60 acres total (+/-6.61-acre tract also available for sale)
- Four minute drive to Fort Smith Regional Airport & Interstate 49
- Near major shopping and retail corridor of Fort Smith
- Zoned "C-1," General Commercial District
- All utilities are available to the property

Large tract of land for sale near the northwest corner of Fort Street and Strozier Lane in Barling, Arkansas near the Fort Smith Regional Airport, Interstate 49 and Interstate 540. Property is connected to the main business and shopping corridor of the city of Fort Smith. and nearby attractions include Parrot Island Waterpark, Ben Geren Regional Park, Arkansas River and Holis Lake campgrounds.

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Location



Fort Smith

As the largest city in western Arkansas and second largest city in the state, Fort Smith offers several events for its residents and tourists in its numerous theatres and venues. Some of the most well-known events include Old Fort Days Rodeo, Fort Smith Riverfront Blues Fest and Arkansas-Oklahoma State Fair. Other sites of interest include, Fort Smith National Historic Site, Fort Smith Trolley Museum, Fort Smith Air Museum and the National U.S. Marshals Museum. The city is home to the University of Arkansas at Fort Smith, the main public university in the area.

Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	557	28,295	77,963
Projected Population (2028)	556	28,548	78,274
Average HH Income (2023)	\$77,100	\$87,529	\$75,925
Proj. Average HH Income (2028)	\$89,797	\$100,503	\$87,236
Households (2023)	228	12,308	32,955

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