



**FOR LEASE OR
BUILD TO SUIT**

Lease Rate:

Negotiable

100,000 SF to
500,000 SF available

Acreage:

+/- 36.72 ac

Contact us:

Wade Smith, SIOR

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Accelerating success.

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7401 Zero Street

Fort Smith, Arkansas

Property Amenities

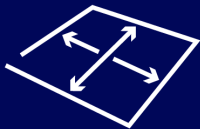
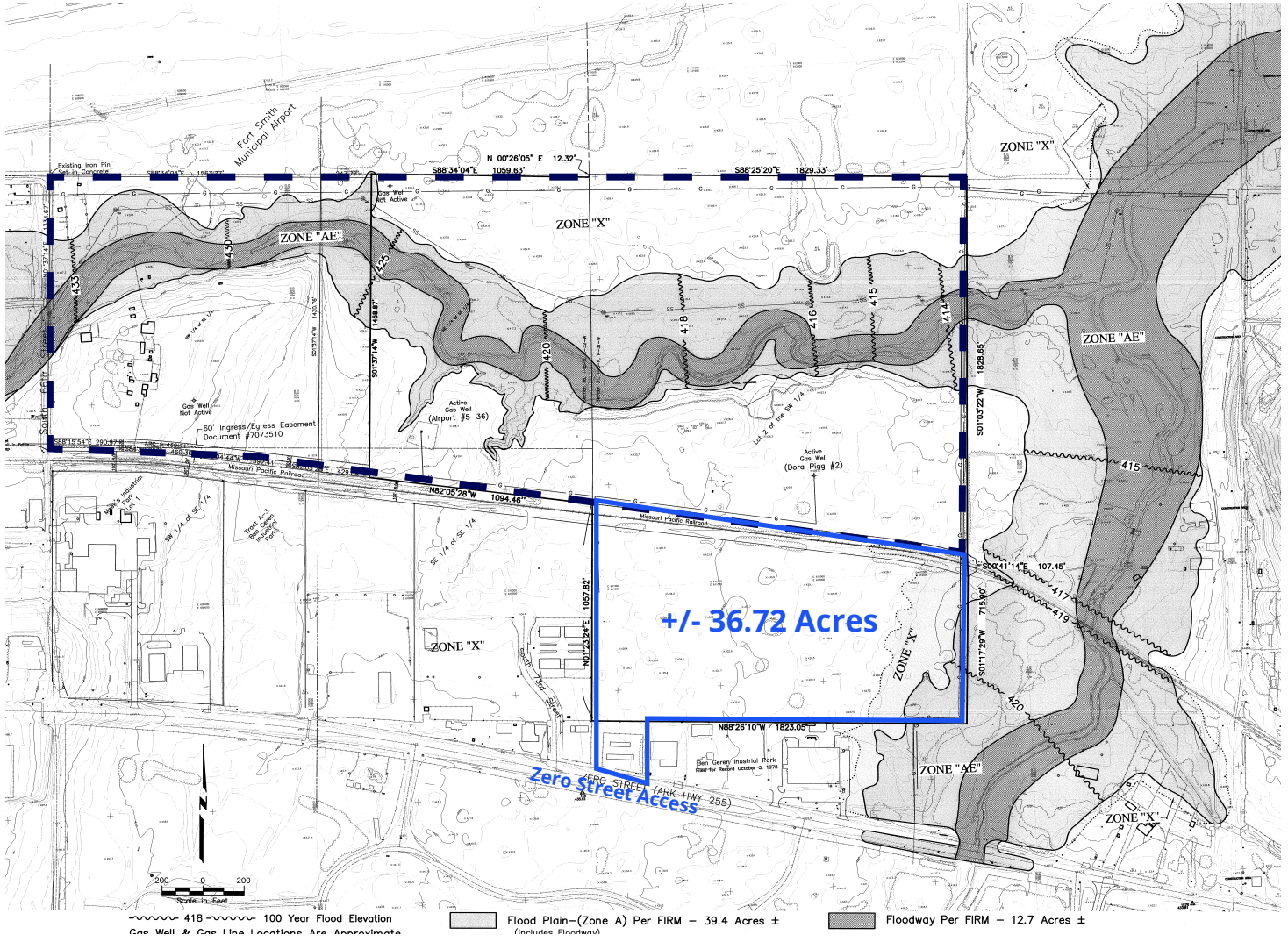
- Available for lease or build to suit
- +/- 36.72 acre site
- 100,000 SF to 500,000 SF available
- Adjacent to Fort Smith Regional Airport
- Direct access to Zero Street and Interstate 540

Lease or build-to-suit opportunity on a large tract of land on Zero Street in Fort Smith, Arkansas near the Fort Smith Regional Airport, Interstate 540 and the main business and shopping corridor of the city. Nearby attractions include Parrot Island Waterpark, Ben Geren Regional Park, Arkansas River and Holis Lake campgrounds, along with historic downtown Fort Smith.

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SURVEY



**+/- 149.87 acres total
Owner will subdivide**



**5-minute drive to Fort
Smith Regional Airport**

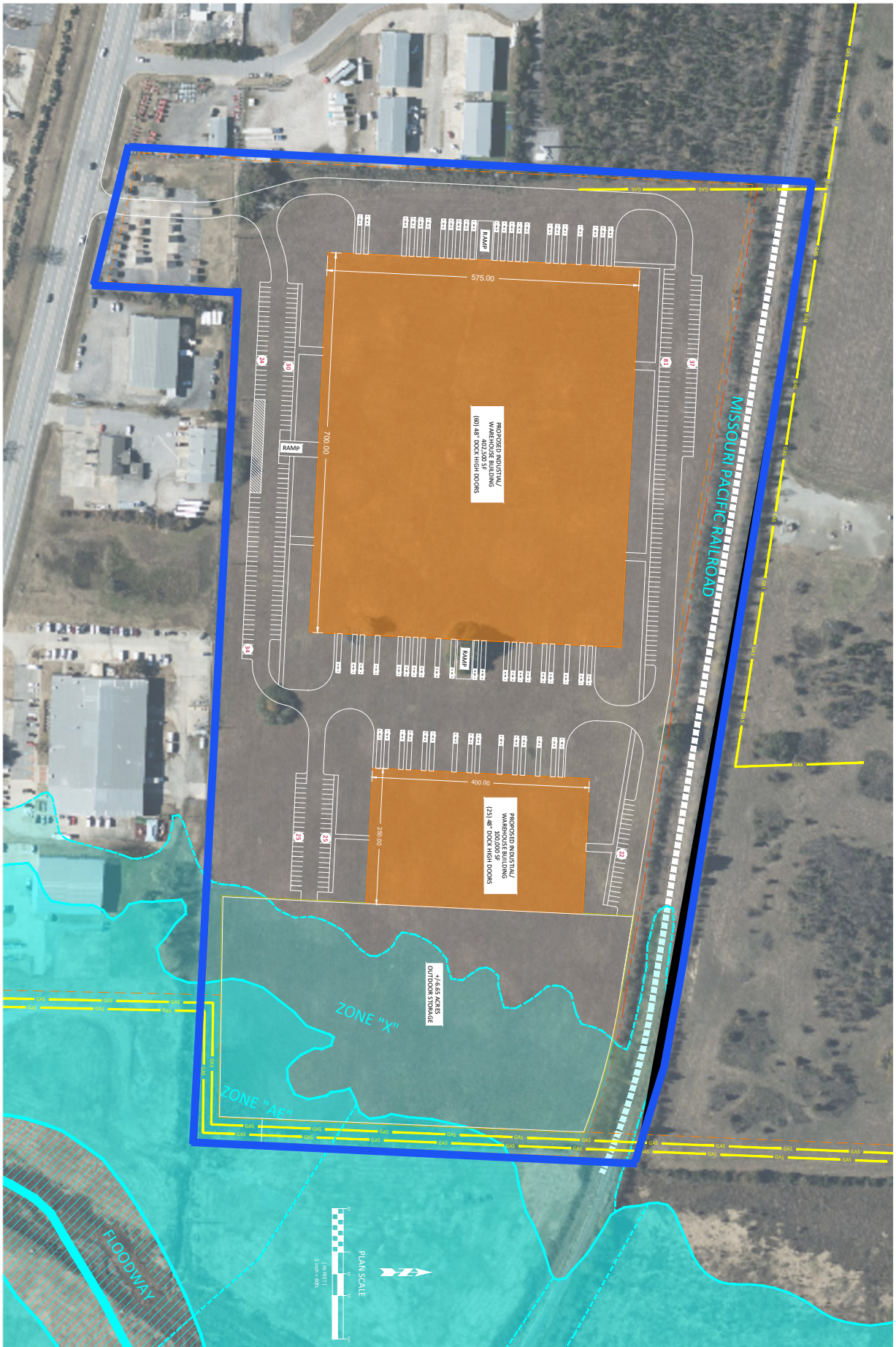
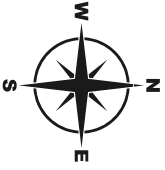


**Easy access to Interstate
540, shopping and retail**

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.





SITE PLAN Option 2

Zero Street

FT. SMITH, AR



LOCATION



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population (2025)	1,998	23,654	68,253
Projected Population (2030)	2,044	23,822	68,332
Average HH Income (2025)	\$113,817	\$99,232	\$97,143
Proj. Average HH Income (2030)	\$122,142	\$108,088	\$106,878
Households (2025)	878	10,428	29,891

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