

Rustic Woods Townhomes

2401 S 50th St, Fort Smith, AR 72903

MULTIFAMILY PROPERTY FOR SALE





VIDEO

Property Description

This prime multifamily property in Fort Smith, AR, holds significant potential for rental income, thanks to its central location and diverse resident base. With its strategic placement, the property taps into a broad tenant pool, offering convenient access to urban amenities, employment centers, and recreational facilities. The central location provides residents with easy connectivity to key destinations, enhancing the property's appeal and rental potential. The resident base benefits from the property's proximity to retail, dining, and entertainment options, making it an attractive choice for individuals and families seeking a vibrant and convenient living experience.

Property Highlights

- - 30,696 SF building with 24 units
- - Built in 1985, recently renovated in 2025
- - Zoned DM-3 for potential expansion

Offering Summary

Sale Price:	\$2,200,000
Number of Units:	24
Lot Size:	1.786 Acres
Building Size:	30,696 SF
NOI:	\$130,476.00
Cap Rate:	5.93%

Demographics	0.5 Miles	1 Mile	2 Miles
Total Households	793	2,732	11,056
Total Population	1,538	5,806	25,303
Average HH Income	\$84,738	\$97,359	\$88,436

Joshua Harmon Principal Broker 479.719.0344 joshua@harmonrealestatecompany.com



FOR SALE

RUSTIC WOODS TOWNHOMES FORT SMITH, AR 72903



Map data ©2026 Google Ave

Joshua Harmon Principal Broker 479.719.0344 joshua@harmonrealestatecompany.com



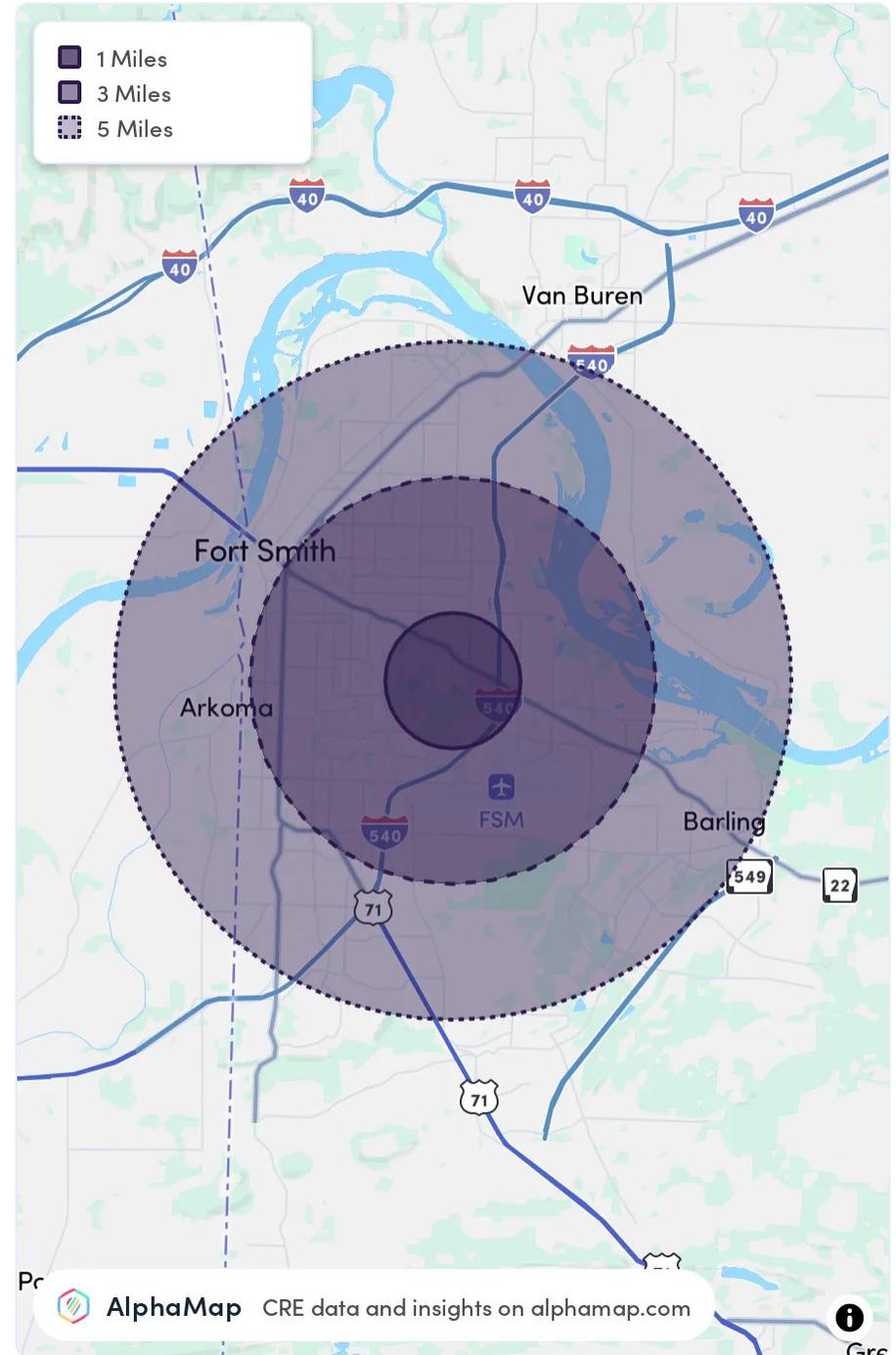
Unit Type	Beds	Baths	Count	% Of Total	Size SF	Rent	Rent/SF	Min Rent	Max Rent	Market Rent	Market Rent/SF
Apartments	2	1	12	50%	1,110 SF	\$873	\$0.79	\$765	\$950	\$1,000	\$0.90
Townhomes	2	1.5	12	50%	1,441 SF	\$1,027	\$0.71	\$975	\$1,100	\$1,200	\$0.83
Totals/Averages			24	100%	1,276 SF	\$950	\$0.75	\$870	\$1,025	\$1,100	\$0.86



Population	1 Mile	3 Miles	5 Miles
Total Population	5,806	51,356	88,369
Average Age	42	40	39
Average Age (Male)	40	39	38
Average Age (Female)	44	41	40

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	2,732	21,902	36,316
Persons per HH	2.1	2.3	2.4
Average HH Income	\$97,359	\$76,038	\$72,756
Average House Value	\$339,546	\$226,951	\$208,769
Per Capita Income	\$46,361	\$33,060	\$30,315

Map and demographics data derived from AlphaMap





Joshua Harmon

Principal Broker

joshua@harmonrealestatecompany.com

Direct: **479.719.0344**

Professional Background

Joshua Harmon, Sr. has built his career around one goal: helping clients create lasting wealth through multifamily real estate. As Principal Broker of Harmon Real Estate Company since 2019, he's closed over \$200 million in transactions and sold more than 2,000 units across Arkansas. Beyond brokerage, he's a hands-on multifamily investor and entrepreneur passionate about expanding affordable housing options. A former student athlete at the University of Arkansas Fort Smith, [Your Name] holds a BA (2014) and an Associate of Business from Olney University (2012). He and his wife Hannah are raising four children in Arkansas.

Education

Bachelor of Arts, University of Arkansas Fort Smith, 2014
 Associate of Business, Olney University, 2012

Harmon Real Estate Company

7501 Veterans Avenue Suite B
 Fort Smith, AR 72916
 479.275.3505