

# FOR SALE

3900 Cliff Drive  
Fort Smith, AR 72903

**\$6-7/SF**



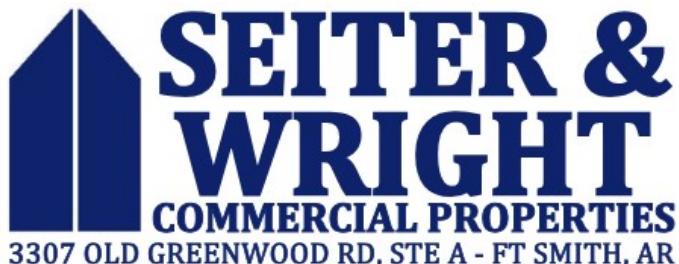
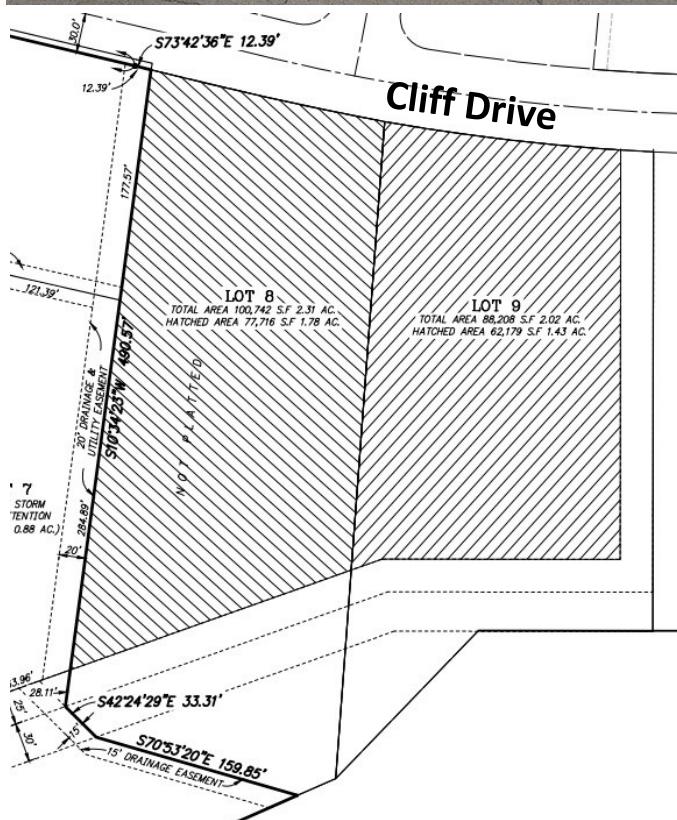
SW  
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Beautiful buildable vacant lots available on Cliff Drive. Lot 8 is 2.31 acres for \$7 per square foot. Lot 9 is 2.02 acres for \$7 per square foot. Both lots may be combined for 4.33 acres for \$6 per square foot. Utilities at street. Zoned PZD. Not yet platted with the city, developments are subject to city planning approval.

Property is located east of the new Mercy Clinic, across Cliff Drive from Arkansas Best headquarters, and just south of Southside High School. Interstate 540 is half a mile south along with the Pavilion Shopping Center anchored by Target, Old Navy, Dick's Sporting Goods, and Best Buy. Located in the heart of Fort Smith, Arkansas.



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***For more information please contact:***



Jackson Mendenhall, CCIM

## Associate Broker

479-785-4343

leiterwright.com

jackson@seiterwright.com

seiterwright.com