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# 1.5 ACRES OF LAND FOR SALE

## 6501 Rogers Avenue, Fort Smith, AR



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## Property Understanding

### OVERVIEW

Offering	For Sale
Price	\$675,000
Address	6501 Rogers Avenue
City/State	Fort Smith, AR 72903
Property Type	Land
Lot Size	±1.5 Acres
Zoning	C-5

**Traffic Counts**

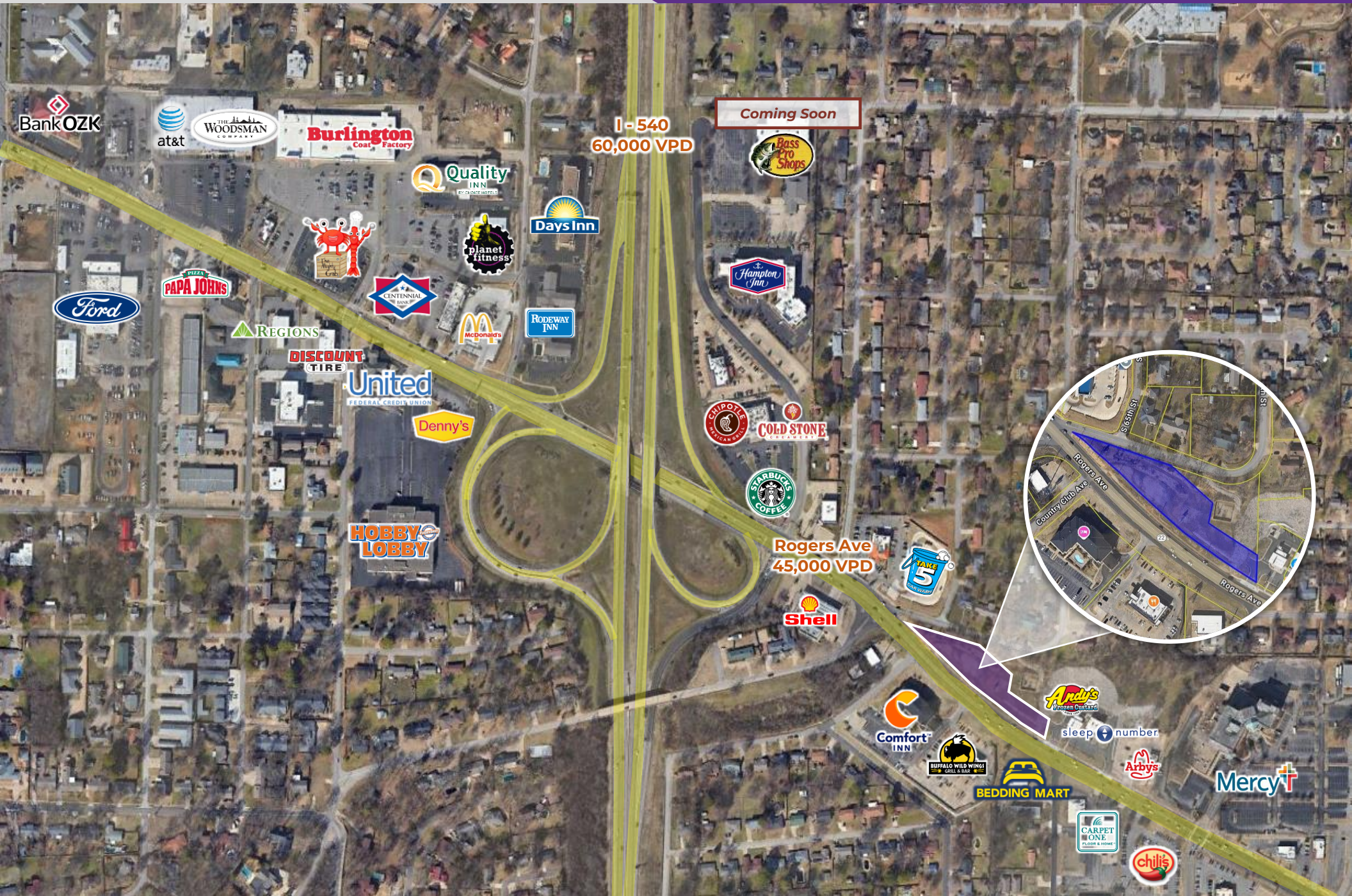
- Rogers Ave – 45,000 VPD
- I-540 – 60,000 VPD

### PROPERTY HIGHLIGHTS

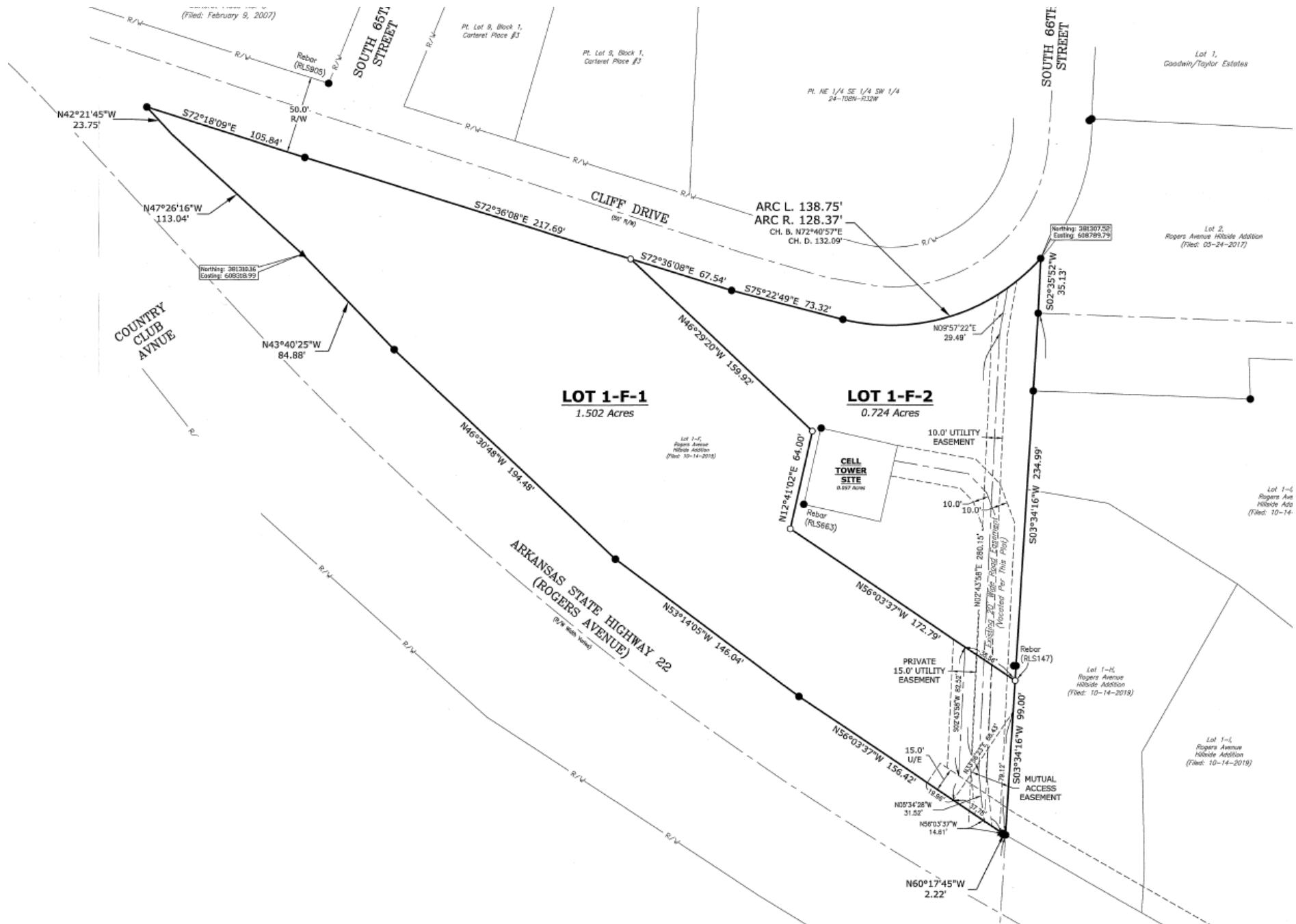
- **Frontage:** ±736 linear feet on Rogers Avenue (45,000 VPD)
- Premium location with great visibility
- The site is flat, cleared, and ready for immediate development
- Rare development opportunity in a prime growth corridor
- Utilities run to the boundary of the property
- The property is surrounded by national restaurants and retailers, such as Andy's Frozen Custard, Arby's, Buffalo Wild Wings, Starbucks, and Sleep Number, among others











## 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
<b>Population</b>	40,108	88,296	144,419
<b>Households</b>	17,257	36,176	57,751
<b>Average Age</b>	40.6	39.2	39.8
<b>Average Household Income</b>	\$84,809	\$73,225	\$81,552
<b>Businesses</b>	1,619	3,300	4,552

*\*Demographic details based on property location*

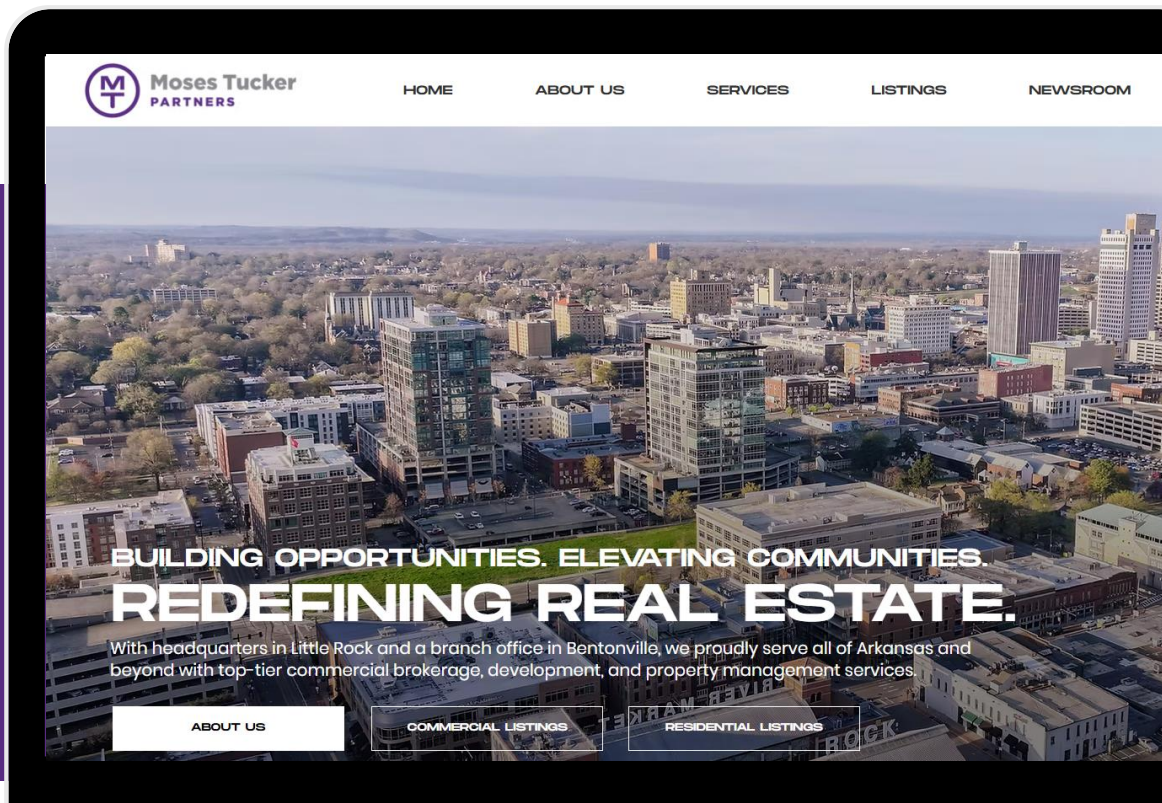
# CONNECT

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