FOR SALE

Sale price:

$950K

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Phoenix Landing

4410 Phoenix Avenue | Fort Smith, AR

Features

- Lot size: +/- 2.12 acres
- Sale price: $950,000
- Lot south of Phoenix Landing Phase 1 and 7Brew
- Located at the lighted intersection of Phoenix Avenue and S 46th Street
- Directly across from Phoenix Flyover, featuring Academy Sports and Home Depot, and near Fort Smith Pavilion, featuring Target, Best Buy, Books-A-Million, Petco, and Ulta
- Quick and easy access to I-540
- Approximately 18,500 vehicles per day on Phoenix Avenue and 47,000 vehicles per day on I-540

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SITE PLAN

21'-0"
6'-0"
20'-0"
24'-0"
5'-0"
26'-6"
68'-0"
26'-6"
Sissy's Log Cabin
AVAILABLE
5165 SF
1,300 SF Available For Lease
Sissy's Log Cabin
the greenery
SEVEN BREW
DRIVE THRU COFFEE
SECURED LOADING
DUMPSTER
N 03°08'56" E 339.40'
S 86°49'30" E 132.49'
2.12 Acres
$950,000
N 02°43'02" E 343.77'
FOUND 1" F
N 86°50'08" W 299.94'
S 02°36'37" W 164.23'
FOUND 5/8" REBAR
N:373629.24'
E:601453.87'
S 84°17'27" W 147.19'

NEIGHBORHOOD MAP

Phoenix Landing is located in a popular shopping destination of Fort Smith and near the Fort Smith Pavilion and Fort Smith Regional Airport. Property is surrounded by dense residential neighborhoods and ArcBest Technologies corporate headquarters. Nearby attractions include Parrot Island Waterpark, Hardscrabble Golf Course and Historic Downtown Fort Smith.

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