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# ±2.228 ACRES OF LAND FOR SALE

## 6613 Rogers Avenue, Fort Smith, Arkansas



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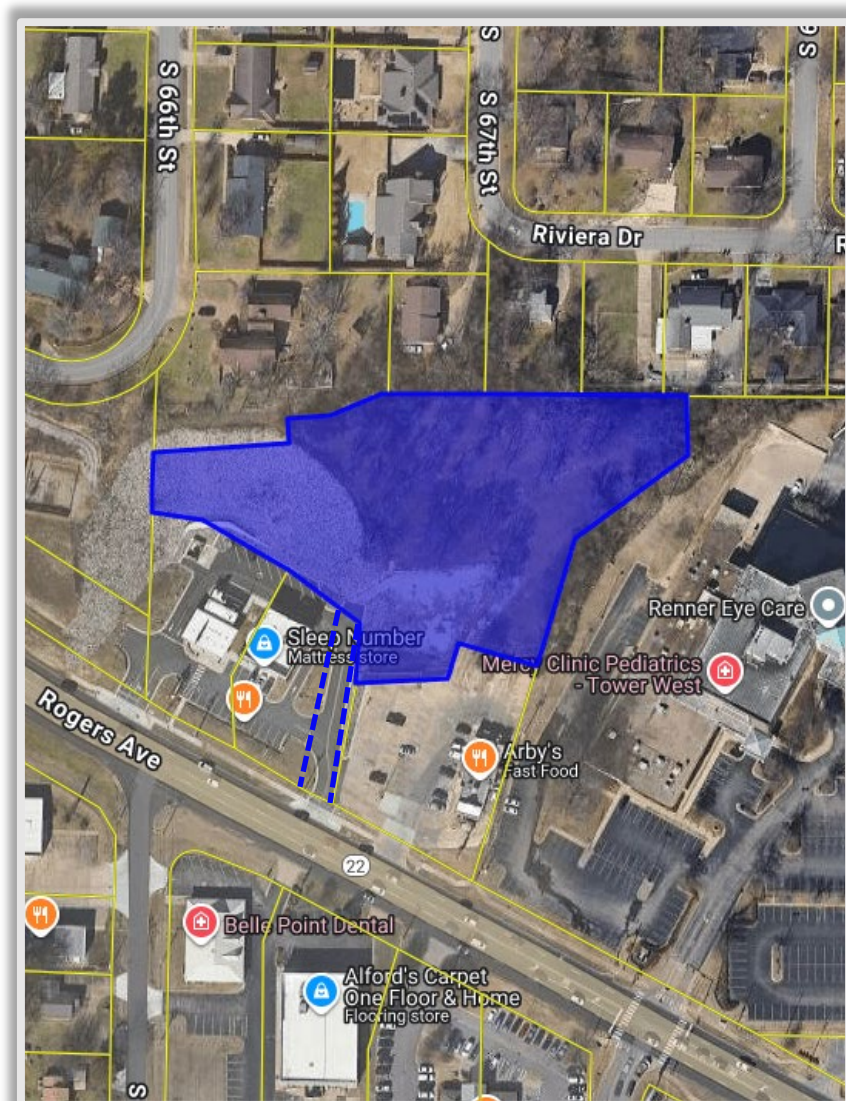
## Property Understanding

### OVERVIEW

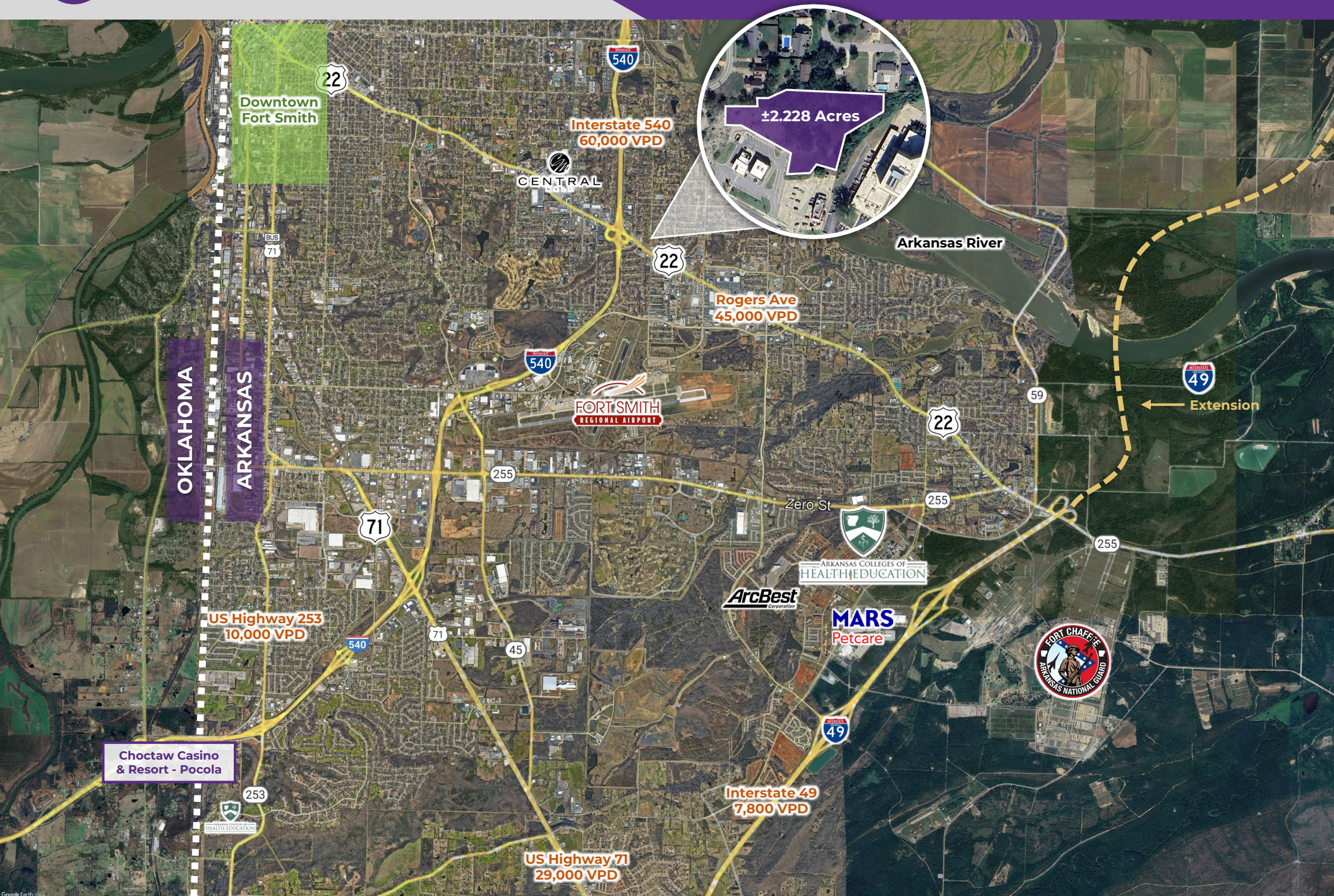
Offering	For Sale
Price	\$795,000
Address	6613 Rogers Avenue
City/State	Fort Smith, AR 72903
Property Type	Land
Lot Size	±2.228 Acres
Zoning	C5 (Commercial Heavy)
Traffic Counts	<ul style="list-style-type: none"> <li>○ Rogers Ave – 45,000 VPD</li> <li>○ I-540 – 60,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- Shared access easement provides convenient entry to the site from Rogers Avenue, which sees approximately 45,000 vehicles per day
- Located adjacent to the Mercy Hospital campus, making the property well-suited for medical, office, or supporting commercial development
- Versatile development site ideal for medical office, professional services, retail, mixed-use, or hospitality uses, benefiting from strategic location and zoning
- Surrounded by a vibrant mix of national and regional dining, retail, hospitality, and service businesses, creating a high-traffic commercial hub anchored by brands such as Starbucks, Chili's, Buffalo Wild Wings, Outback Steakhouse, and Andy's Frozen Custard









## 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>	39,039	87,349	144,421
<b>Households</b>	16,852	35,807	57,752
<b>Average Age</b>	40.6	39.2	39.8
<b>Average Household Income</b>	\$86,971	\$73,158	\$81,577
<b>Businesses</b>	1,582	3,288	4,552

*\*Demographic details based on property location*

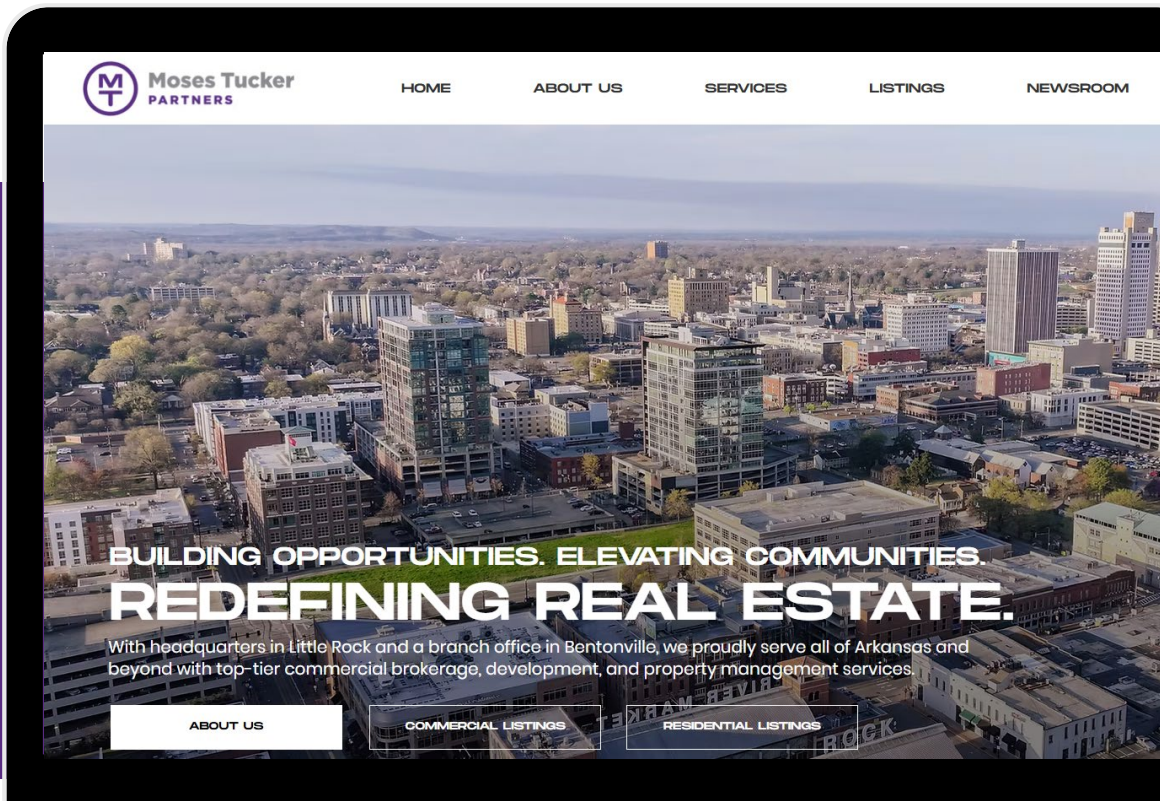
# CONNECT

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