

## Premier Master-Planned Community Opportunity

±152 Acres of Land Available in Fort Smith, Arkansas, conveniently situated off AR-Hwy 253 near the ACHE Research Institute and the Arkansas/Oklahoma state border.

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**Little Rock (HQ)**  
200 River Market Ave, Ste 300,  
Little Rock, AR 72201

**Bentonville (BRANCH)**  
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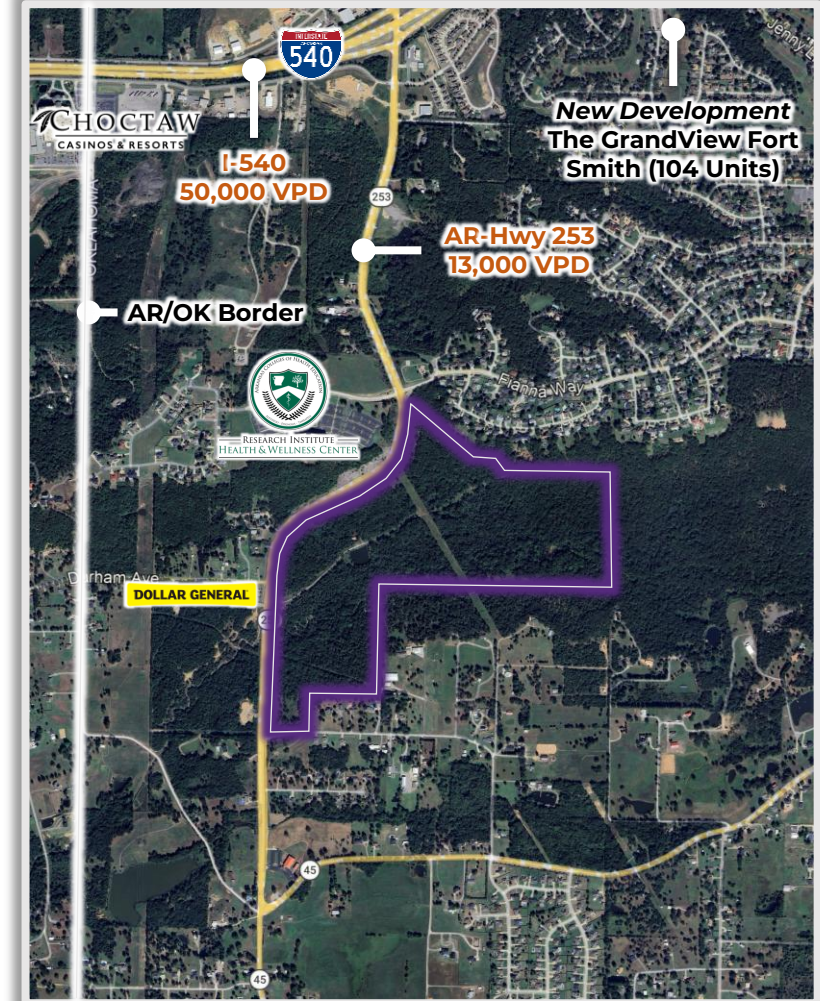
# Property Understanding

## OVERVIEW

<b>Offering</b>	For Sale
<b>Price</b>	Negotiable
<b>Address</b>	AR-Hwy 253, Fort Smith, AR 72919
<b>Property Type</b>	Land
<b>Lot Size</b>	±152 Acres
<b>Zoning</b>	ETJ O-1 (Extraterritorial Jurisdiction Open 1)
<b>Frontage</b>	AR-Hwy 253 – ±4,300 feet of frontage
<b>Traffic Count</b>	AR-Hwy 253 – 13,000 VPD

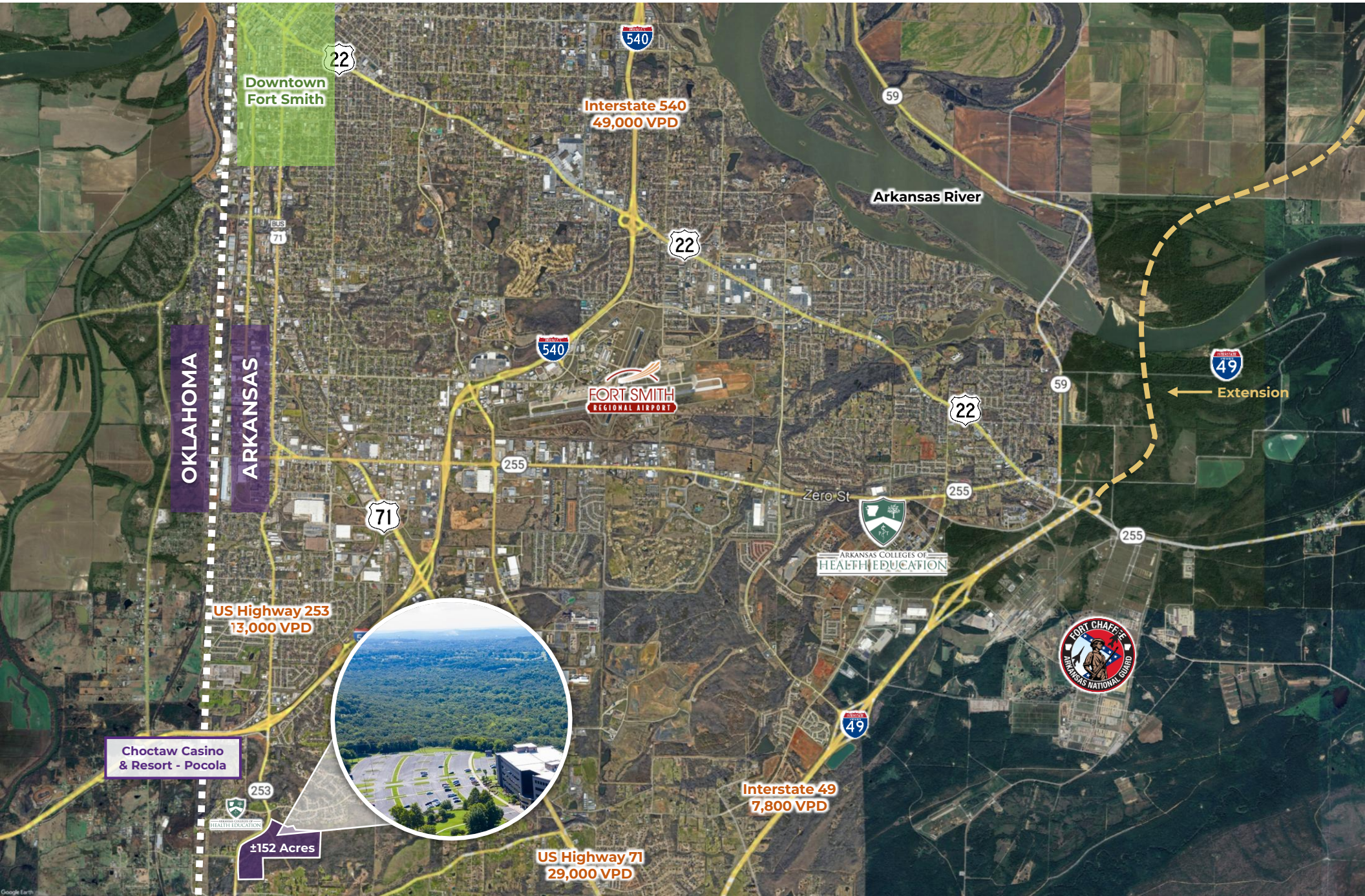
## PROPERTY HIGHLIGHTS

- ±152-acre large-scale development opportunity with ±4,300' of frontage on AR Hwy 253
- Nearby access to I-540 (±49,000 VPD), positioning the site for regional connectivity across Fort Smith and Northwest Arkansas
- Shovel-ready scale for master-planned residential or mixed-use development with the ability to subdivide and phase for maximum returns
- High-growth corridor near major employers and institutions, including ACHE Research Institute, Summit Utilities, and Haas Hall Academy
- Minutes from Choctaw Casino & Resort Pocola and ±0.6 miles from the Oklahoma border, capturing cross-state demand drivers
- Elevated topography with Ozark Mountain views, ideal for premium residential product and pricing upside
- Located in a supply-constrained market with strong workforce demand driven by regional manufacturing, healthcare, and logistics sectors
- The Fort Smith MSA is experiencing steady population growth and economic investment, supporting long-term absorption and value appreciation



[Click Here for Drone Images!](#)



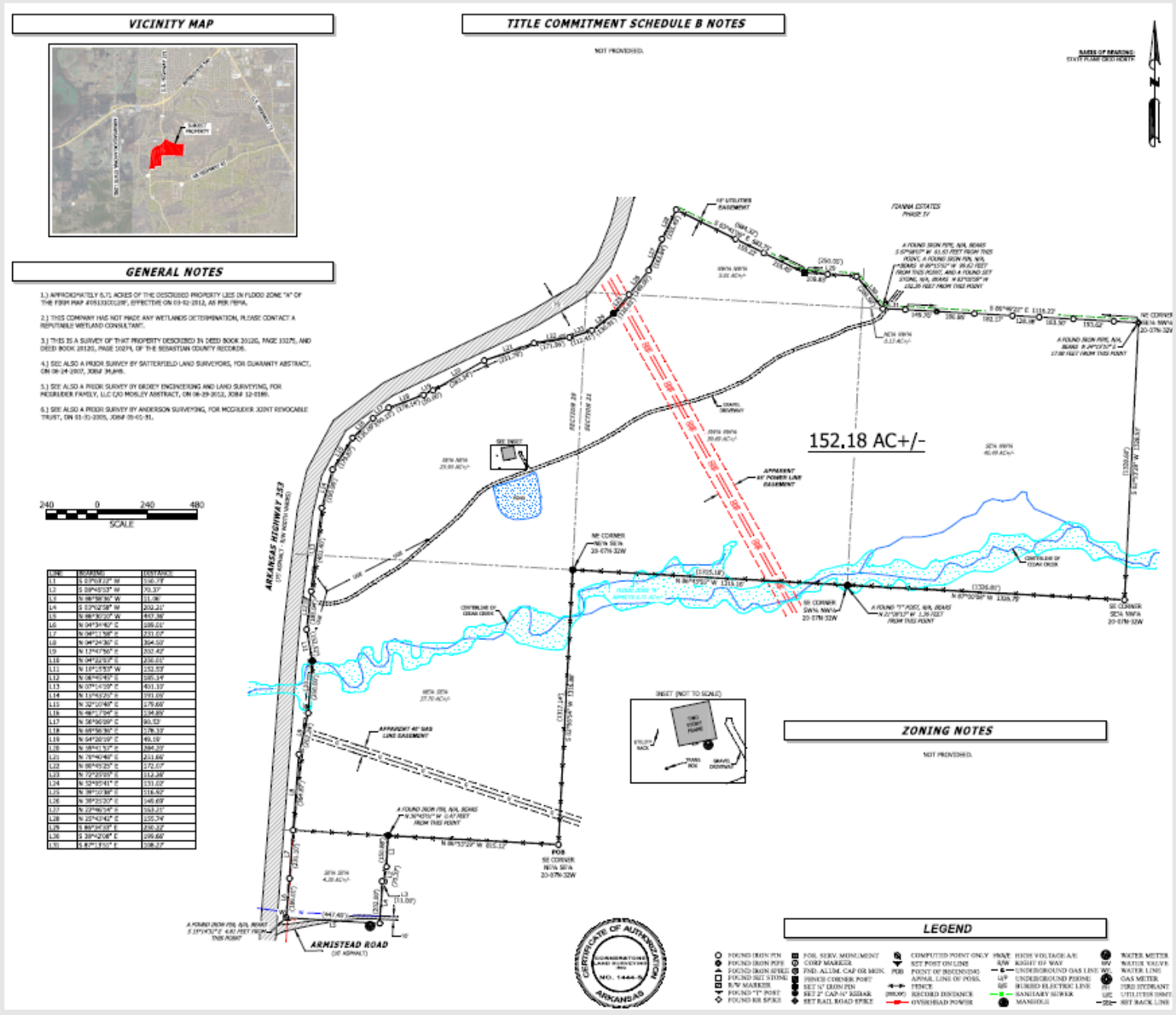




±152 Acres



RESEARCH INSTITUTE  
HEALTH & WELLNESS CENTER





## Fort Smith, Arkansas



Spanning more than 68 square miles of River Valley farmland, Fort Smith is the largest city in Western Arkansas and ranks as the state's third-largest populated city. Nearly 90,000 people proudly call Fort Smith home, and nearly 300,000 residents of the surrounding metropolitan region look to Fort Smith for shopping, entertainment, employment, education, healthcare, and more.

In Fort Smith, the quality of life is high, and the cost of doing business is low. In 2019, Forbes ranked Fort Smith 8th in the nation's "Best Places in America – Cost of Doing Business." Over 11,000 companies choose to do business in Fort Smith,

Fort Smith supports exceptional education and learning opportunities for all residents. The city is home to several colleges and universities, as well as one of the largest K-12 school districts in Arkansas. In Fort Smith, no resident is more than 2 ½ miles from a library where extensive technology offerings are available. Fort Smith is also home to many museums, performing art venues, and visual art experiences. In 2007, Fort Smith was selected as the site of the new United States Marshals Museum, which was brought to life through the private donations of community members.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	17,479	35,034	115,945
<b>Households</b>	7,120	14,452	47,168
<b>Average Age</b>	40.9	40.9	39.9
<b>Average Household Income</b>	\$87,695	\$102,824	\$80,679
<b>Businesses</b>	365	976	3,777

*\*Demographic details based on property location*

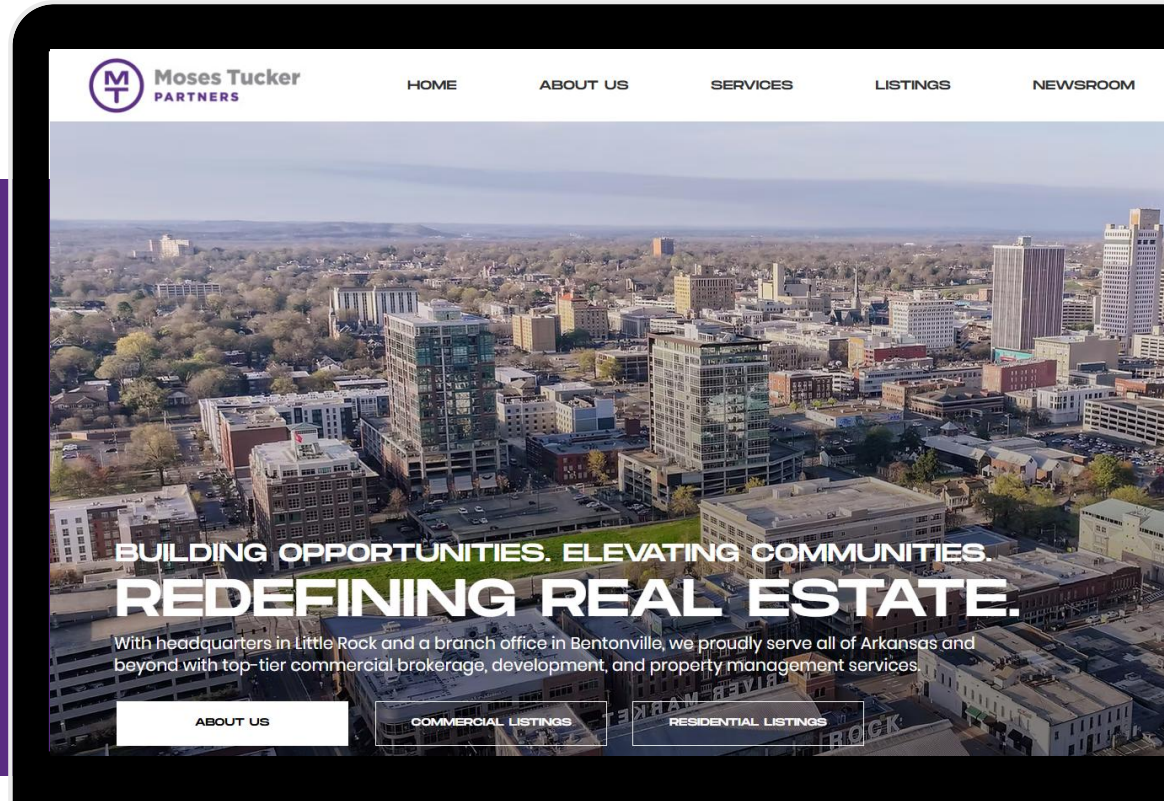
# CONNECT

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