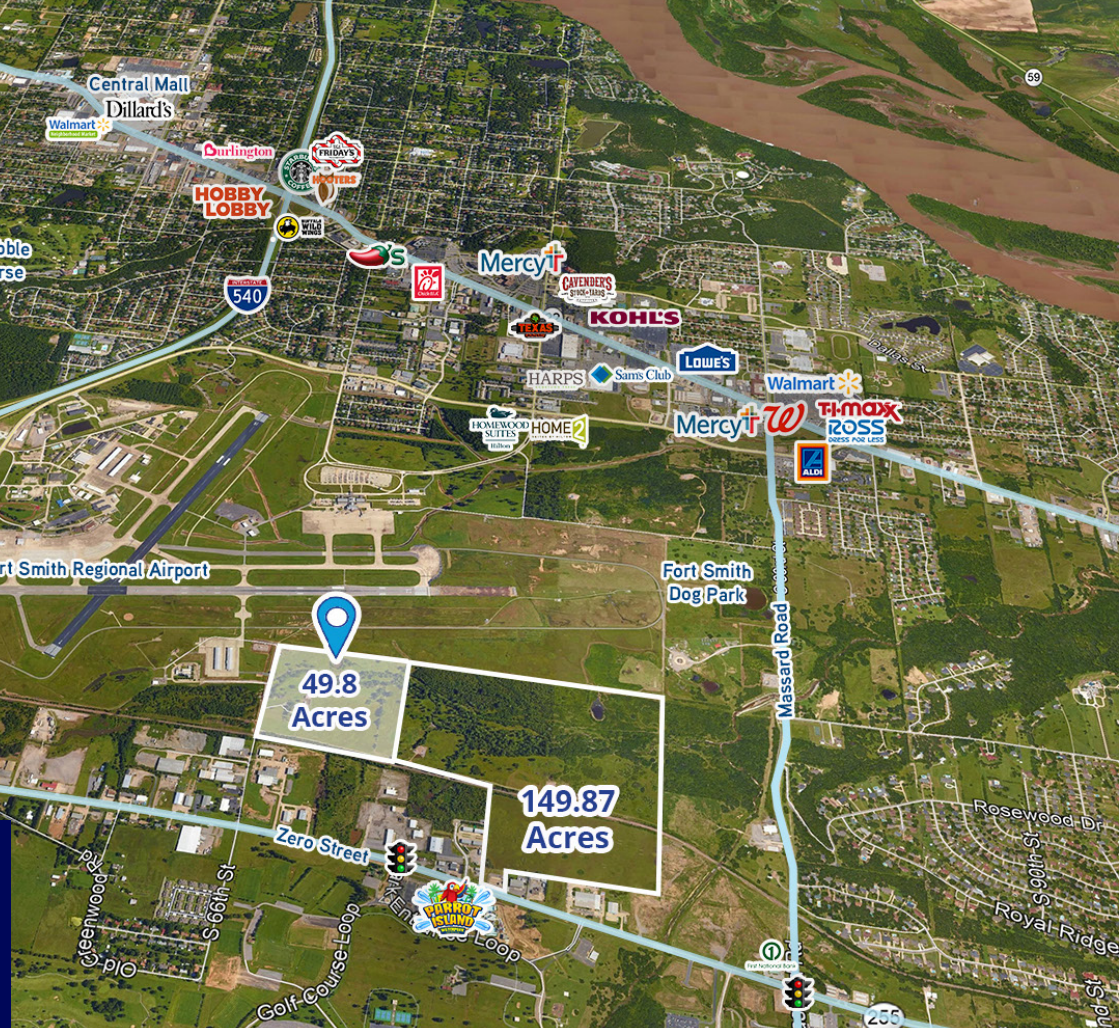




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FOR SALE

Asking Price:

\$1,950,000
(\$39,156 per acre)
(\$1.11 PSF)

Contact us:

Wade Smith, SIOR

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3503 S 55th Street, Suite 200
Rogers, AR 72758
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5201 S 66th Street

Fort Smith, Arkansas

Property Amenities

- +/- 49.80 acres
- Adjoining 149.87-acre lot also for sale
- Adjacent to Fort Smith Regional Airport
- Easy access to Interstate 540, shopping, and retail

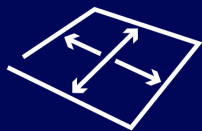
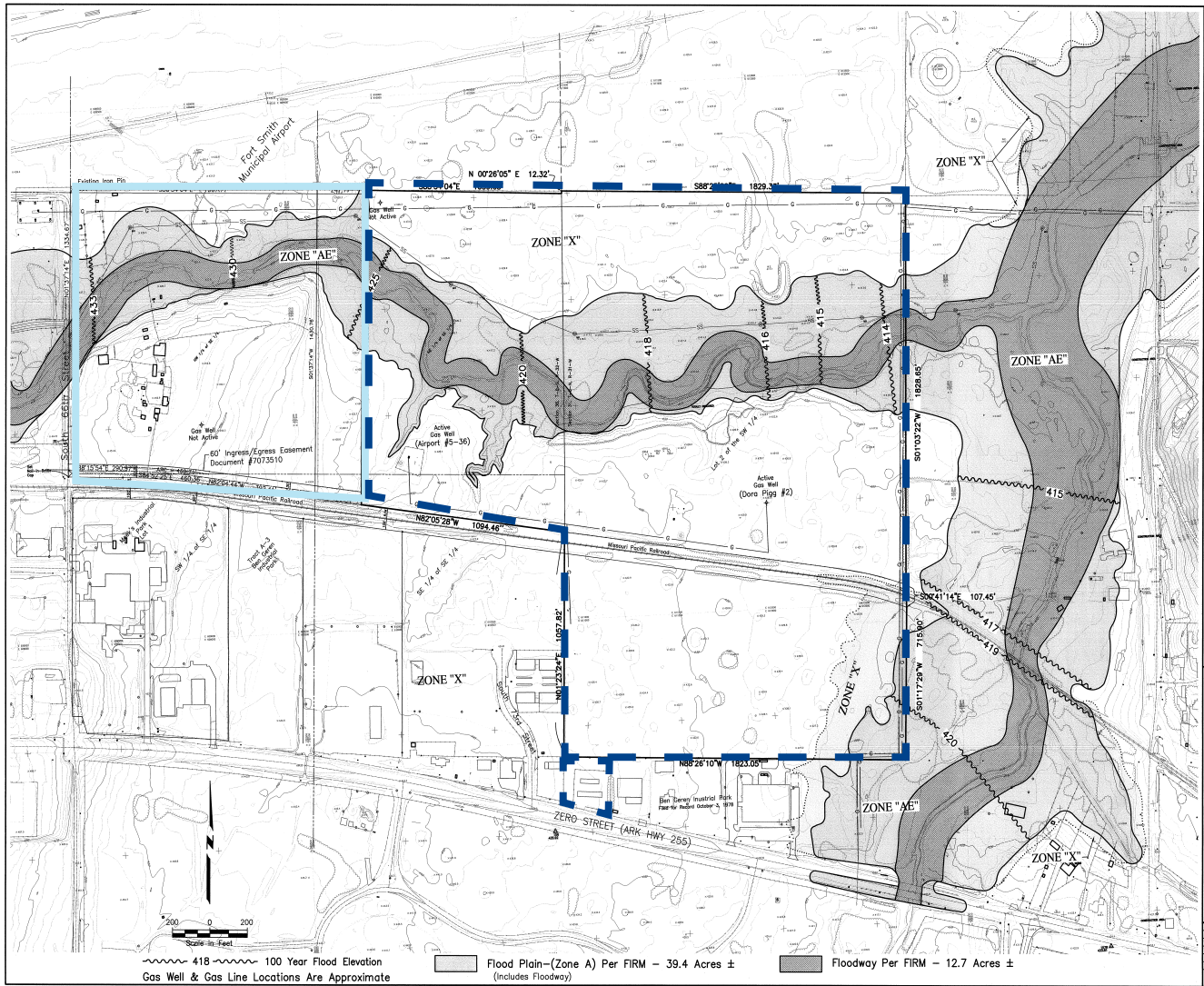
Large tract of land for sale on 66th Street in Fort Smith, Arkansas near the Fort Smith Regional Airport, Interstate 540 and the main business and shopping corridor of the city. Nearby attractions include Parrot Island Waterpark, Ben Geren Regional Park, Arkansas River and Holis Lake campgrounds, along with historic downtown Fort Smith.

Adjacent 149.87-acre lot can be purchased and combined with the property, totaling 199.67 acres.

The mineral rights do not convey

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+/- 49.80 acres



8-minute drive to Fort Smith Regional Airport



Easy access to Interstate 540, shopping and retail

Fort Smith

As the largest city in western Arkansas and second largest city in the state, Fort Smith offers several events for its residents and tourists in its numerous theatres and venues. Some of the most well-known events include Old Fort Days Rodeo, Fort Smith Riverfront Blues Fest and Arkansas-Oklahoma State Fair. Other sites of interest include, Fort Smith National Historic Site, Fort Smith Trolley Museum, Fort Smith Air Museum and the National U.S. Marshals Museum. The city is home to the University of Arkansas at Fort Smith, the main public university in the area.



LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	557	28,295	77,963
Projected Population (2029)	556	28,548	78,274
Average HH Income (2024)	\$77,100	\$87,529	\$75,925
Proj. Average HH Income (2029)	\$89,797	\$100,503	\$87,236
Households (2024)	228	12,308	32,955

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