



FOR SALE

Asking Price:

\$5,766,350

Lot 1:

+/- 113.15 Acres
\$2,828,750
(\$25,000/Acre)

Lot 2:

+/- 36.72 Acres
\$2,937,600
(\$80,000/Acre)

Contact us:

Wade Smith, SIOR

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Accelerating success.

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7401 Zero Street

Fort Smith, Arkansas

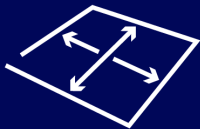
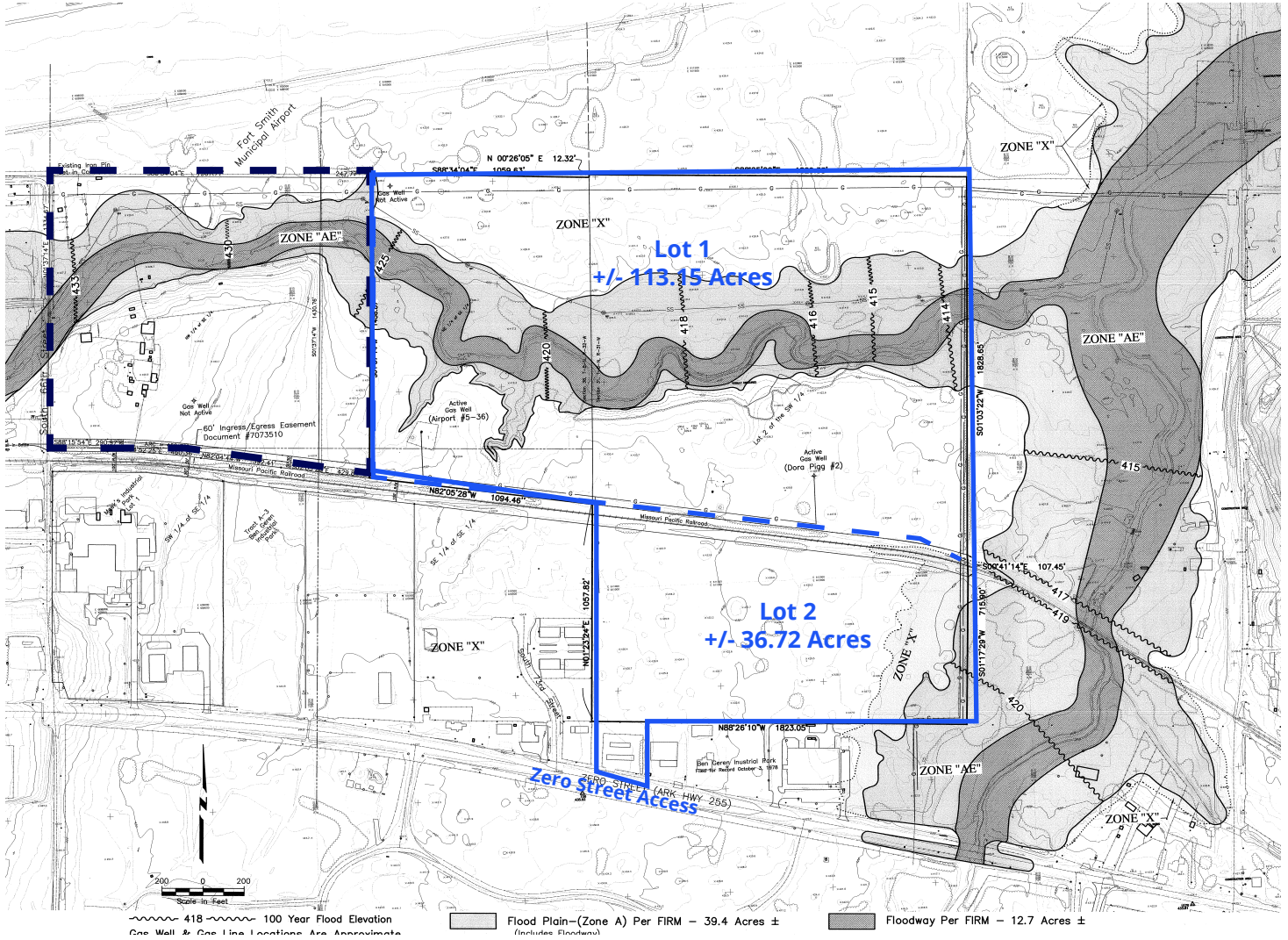
Property Amenities

- +/- 149.87 acres total (see page 3 for possible lot split)
- Adjacent to Fort Smith Regional Airport
- Easy access to Zero Street and Interstate 540
- Three parcels total with access from Zero Street & S 66th Street
- Adjacent lot with +/- 49.80 acres also available for sale

Large tract of land for sale on Zero 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. Total price is dependent on purchase of full property.

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SURVEY



**+/- 149.87 acres total
Owner will subdivide**



**5-minute drive to Fort
Smith Regional Airport**



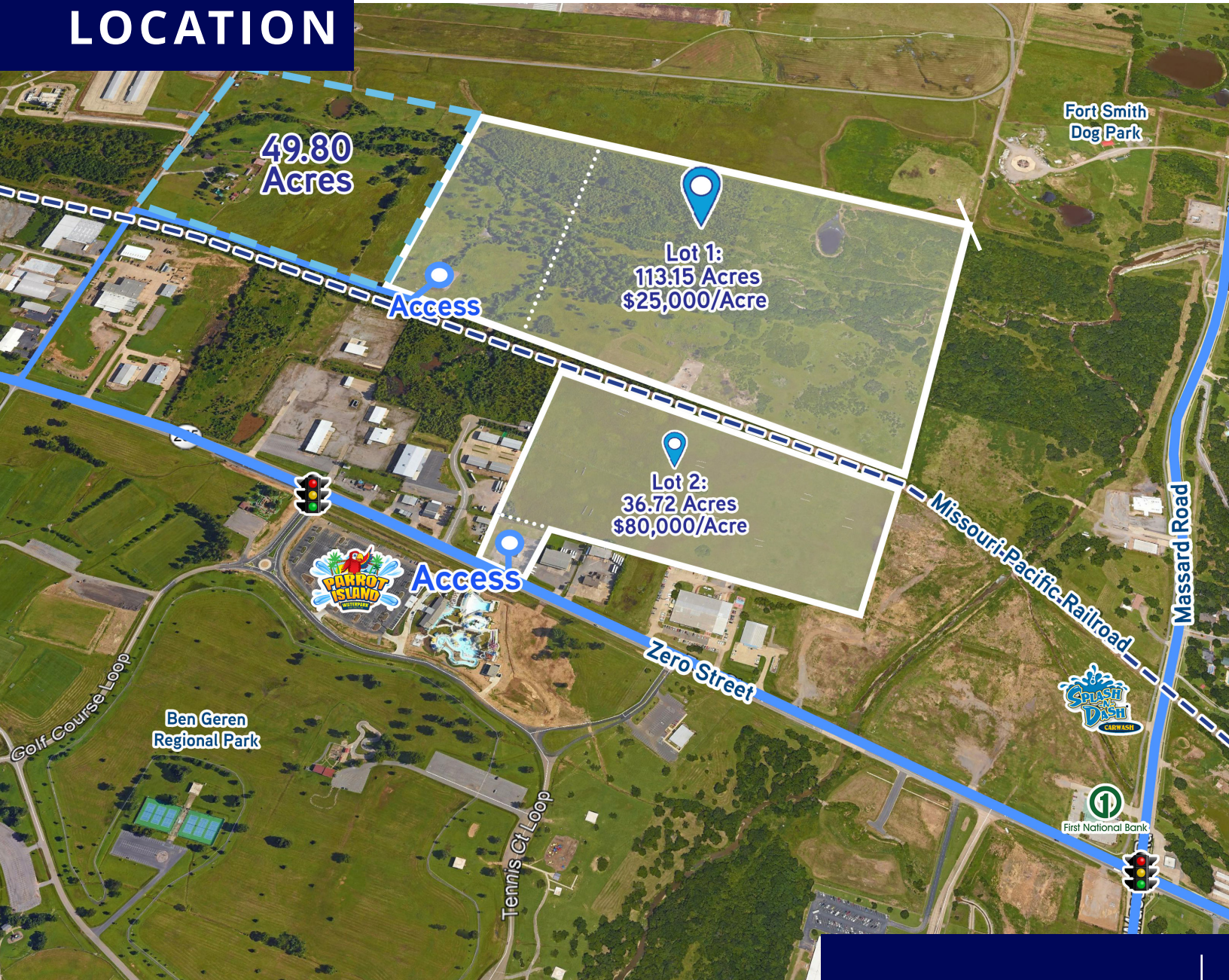
**Easy access to Interstate
540, shopping and retail**

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 (2023)	557	28,295	77,963
Projected Population (2028)	556	28,548	78,274
Average HH Income (2023)	\$77,100	\$87,529	\$75,925
Proj. Average HH Income (2028)	\$89,797	\$100,503	\$87,236
Households (2023)	228	12,308	32,955

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