

# Build-to-Suit

7821 Phoenix Avenue  
Fort Smith, AR 72903



Build-to-suit opportunity along Phoenix Avenue averaging 20,000 vehicles per day. Total of 4.88 acres with approximately 330 feet along Phoenix Avenue, one of Fort Smith's main thoroughfare. Front parcel measures 2.11 acres and back parcel measures 2.89 acres. Located near the entrance of Fort Smith Regional Airport and is Zoned C5. Owner may possibly demise.

Neighboring retail users include Slim Chickens, Dunkin' Donuts, Blue Ember Smokehouse, Whataburger, Burger King, and Hideaway Pizza. Neighboring hotels include Fairfield Inn, Home 2 Suites, Suburban Studios, and Homewood Suites.



**SEITER & WRIGHT**  
COMMERCIAL PROPERTIES  
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

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