

# Developable Land for Sale

NEW URBANISM-STYLE MIXED USE COMMUNITY

Chaffee Crossing, Fort Smith, Arkansas

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PROPERTY OVERVIEW

# Chaffee Crossing

FORT SMITH, ARKANSAS

|                                                            |                                                      |                                                                                    |
|------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------------------------------|
| <div>For Sale</div> <div>OFFERING</div>                    | <div>Contact Agent</div> <div>PRICE</div>            | <div>±400 Acres</div> <div>AVAILABLE ACREAGE</div>                                 |
| <div>Access Varies</div> <div>UTILITIES</div>              | <div>Developable Land</div> <div>PROPERTY TYPE</div> |                                                                                    |
| <div>Planned Zoning District (PZD)</div> <div>ZONING</div> |                                                      | <div>\$2.5 Billion</div> <div>TOTAL PROJECTED CAPITAL INVESTMENTS SINCE 1997</div> |

- ±400 acres of prime development land available in the heart of Chaffee Crossing, a 7,000+ acre master-planned community designed under new urbanist principles to create a walkable, sustainable regional destination; parcels can be subdivided and tailored to user specifications.
- Hard corner / signalized opportunities available for retail, fuel, hospitality, medical, or mixed-use users seeking premier ingress/egress locations.
- Strategic highway frontage with planned infrastructure enhancements and 5,500+ linear feet of commercial frontage on Highway 255, offering exceptional visibility and access.
- Regional connectivity with immediate access to I-49, Highway 255, and Highway 22, positioning users within a growing logistics and commerce corridor linking Arkansas, Texas, Oklahoma, Missouri, and beyond.
- Build-to-suit / flexible development potential with zoning that accommodates a broad range of commercial, office, medical, educational, retail, residential, hospitality, and industrial uses.
- Established corporate & industrial presence with major employers and users, including Mars Petcare, Graphic Packaging, ArcBest, Walther Arms, and Umarex USA, helping anchor regional employment growth.
- Rapid residential expansion with thousands of planned or completed housing units supporting sustained population growth and workforce demand in the immediate area.



Proposed Development Rendering – Lots 11 & 12

# Site Plan - Hwy 255 Frontage

|              |                                               |
|--------------|-----------------------------------------------|
| LOT 1        | 0.95 AC                                       |
| LOT 2        | 0.95 AC                                       |
| LOT 3        | 0.98 AC                                       |
| LOT 4        | 0.59 AC                                       |
| LOT 5        | 2.06 AC                                       |
| LOT 9        | Under Contract                                |
| LOT 10       | 2.11 AC                                       |
| LOTS 11 & 12 | 2.18 AC<br>Lot 11 – 1.07 AC; Lot 12 – 0.89 AC |
| LOT 15       | 1.21 AC                                       |
| LOT 16       | 1.13 AC                                       |
| LOT 17       | 1.06 AC                                       |
| LOT 18       | 1.01 AC                                       |
| LOT 19       | 2.10 AC                                       |

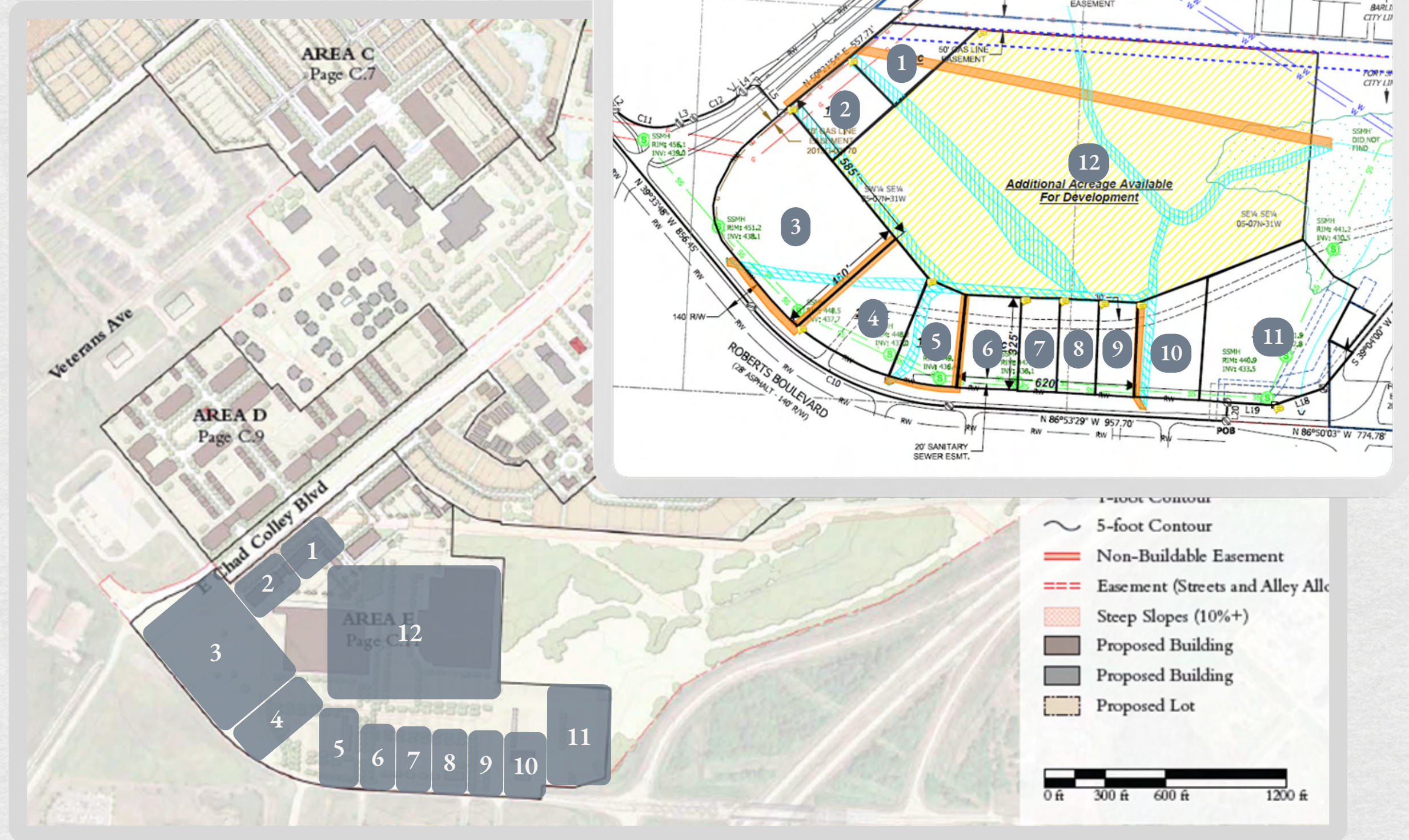
Lots can be combined and subdivided as needed



# Site Plan - Roberts Blvd/Chad Colley Frontage

|        |         |
|--------|---------|
| LOT 1  | 1.5 AC  |
| LOT 2  | 1.5 AC  |
| LOT 3  | 6.0 AC  |
| LOT 4  | 2.5 AC  |
| LOT 5  | 1.5 AC  |
| LOT 6  | 1.5 AC  |
| LOT 7  | 1.0 AC  |
| LOT 8  | 1.0 AC  |
| LOT 9  | 1.0 AC  |
| LOT 10 | 2.0 AC  |
| LOT 11 | 5.25 AC |
| LOT 12 | 28.0 AC |

*Lots can be combined and subdivided as needed*



## MARKET OVERVIEW

# Fort Smith, Arkansas

Fort Smith is the economic hub of western Arkansas and one of the state's largest cities, strategically positioned on the Arkansas-Oklahoma border along the Arkansas River. Located at the crossroads of Interstate 40 and Interstate 49, Fort Smith offers direct access to major regional markets, making it a valuable logistics, manufacturing, and distribution center for the Mid-South. The broader Fort Smith metro serves roughly 250,000 residents across western Arkansas and eastern Oklahoma.

The city has shown renewed momentum in recent years, with population gains returning after a period of stagnation. Recent estimates place Fort Smith's population above 90,000, supported by affordable living costs, expanding educational opportunities, and continued private investment.

Fort Smith has long been recognized as one of Arkansas' premier industrial markets. Major employers include ArcBest, ABB Motors & Mechanical, Rheem, OK Foods, Mercy Hospital Fort Smith, Baptist Health, and the University of Arkansas–Fort Smith. Manufacturing remains a cornerstone of the local economy, while healthcare and logistics continue to expand.

A major catalyst for the city's next chapter is Chaffee Crossing, a transformative master-planned mixed-use district redeveloped from the former Fort Chaffee military base. Since its inception, the area has generated more than \$2.5 billion in investment and continues to attract residential, retail, office, industrial, and institutional growth. Chaffee Crossing is home to Arkansas College of Health Education, one of the state's most significant higher-education investments, as well as new housing communities, healthcare uses, entertainment concepts, and business parks. The development is widely considered one of Arkansas' most impactful long-term growth corridors.



MARKET OVERVIEW

# Area Demographics

Discover the dynamic blend of history, innovation, and natural beauty at Chaffee Crossing.

| DEMOGRAPHICS             | 3 MILES   | 5 MILES   | 10 MILES |
|--------------------------|-----------|-----------|----------|
| POPULATION               | 15,984    | 37,343    | 142,140  |
| HOUSEHOLDS               | 6,915     | 16,027    | 56,757   |
| AVERAGE AGE              | 41.1      | 41.6      | 39.9     |
| AVERAGE HOUSEHOLD INCOME | \$104,432 | \$124,183 | \$91,358 |
| BUSINESSES               | 484       | 1,612     | 4,463    |

3 minutes

to Interstate 49 (30,000 VPD)

10 minutes

to Fort Smith Regional Airport

10 miles

to Downtown Fort Smith

Access to

20+ miles of trails



# The Village at Heritage





DEVELOPABLE LAND FOR SALE

CHAFFEE CROSSING  
FORT SMITH, AR

*Talk Soon!*

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