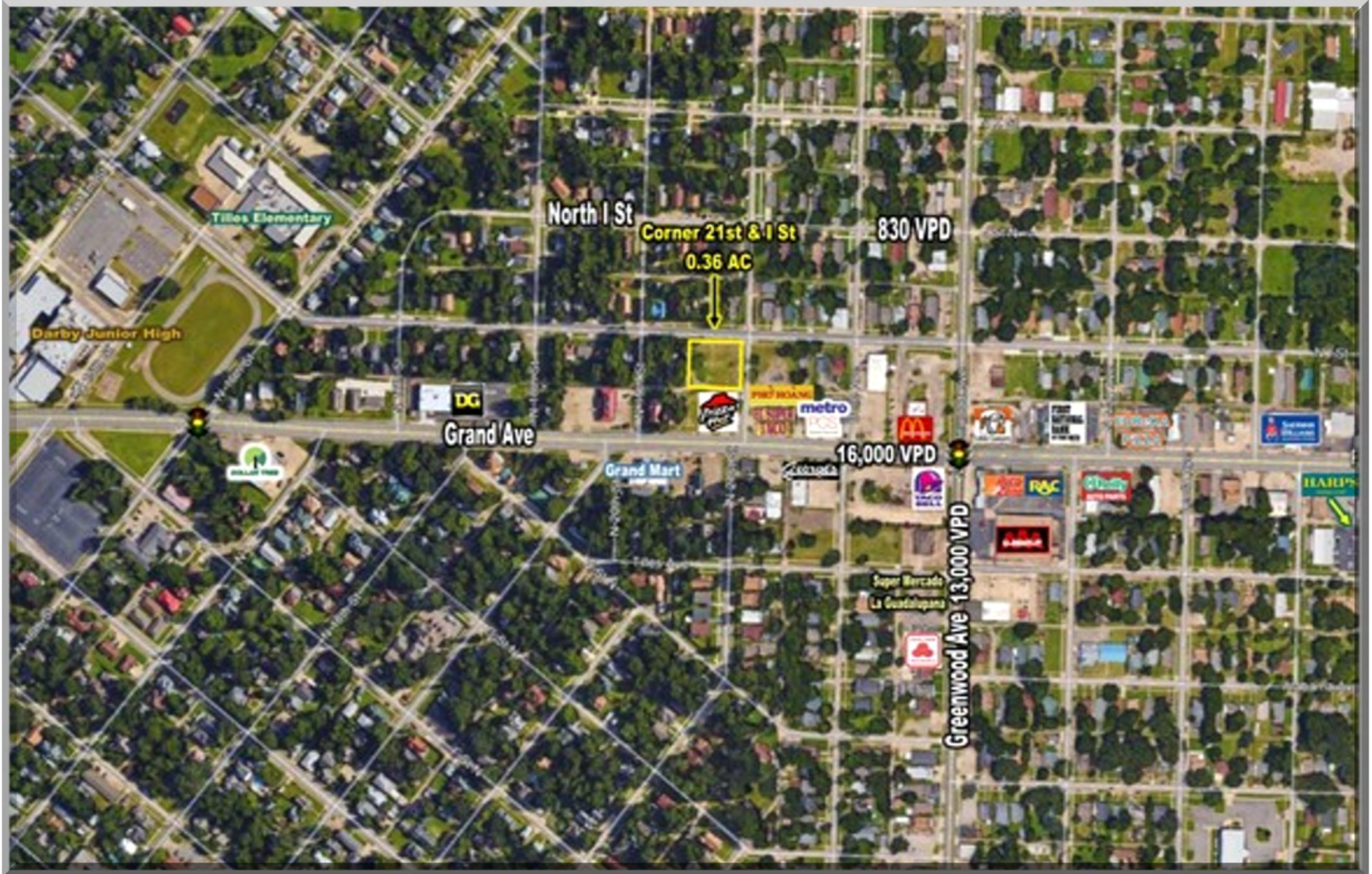


# FOR SALE

**\$45,000**

**North I & North 21st Street  
Fort Smith, AR**



**Purchase Price: \$45,000**

**Lot Size: 0.36 AC**

**Zoning Description: T-1**

Property has been leveled and grass has been sown. 0.36 AC. Zoned Transitional 1.

On the corner of North I Street & North 21st Street. Close to Pizza Hut, First National Bank, Little Caesars, Auto Zone, Rent A Center, McDonald's, Taco Bell, El Super Taco, Pizza Hut, Grand Mart Convenience Store & Gas Station, Dollar General, Dollar Tree, Darby JR. High and Tilles Elementary.

**Rodney H. Ghan**

**Executive Broker**

**Office: 479-478-6161**

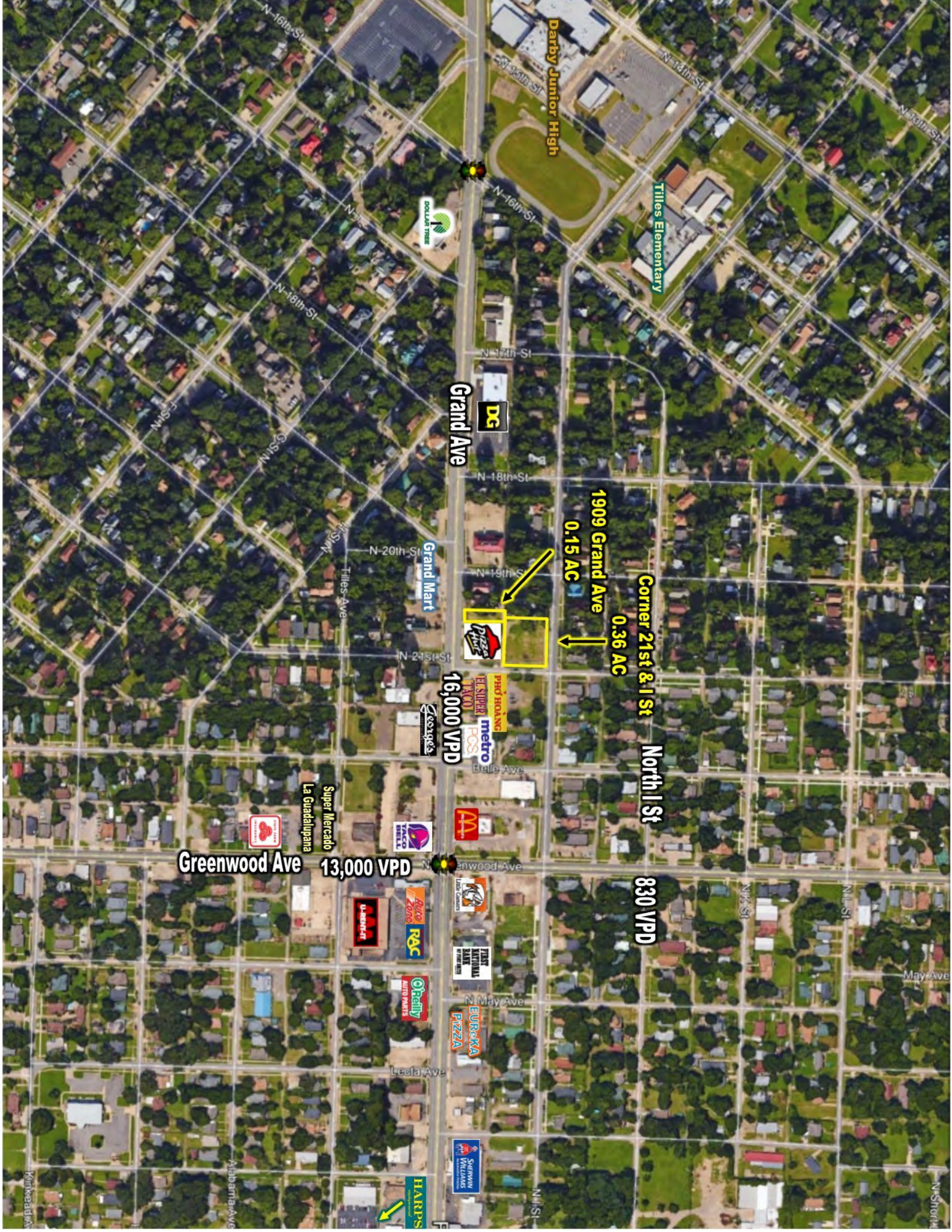
**[rhghan@rhghan.com](mailto:rhghan@rhghan.com)**



**4611 Rogers Avenue, Suite 200**

**Fort Smith, AR 72903**

**[rhghan.com](http://rhghan.com)**



Darby Junior High

Tilles Elementary

Grand Ave

DG

Grand Mart

16,000 VPD

1909 Grand Ave  
0.15 AC  
0.36 AC

Corner 21st & I St

North I St

Greenwood Ave  
13,000 VPD

830 VPD

PHO HOANG  
EL SUPER MEXICO  
metro POS

Super Mercado  
La Guadalupeana

TACO BELL

McDonald's

Auto Zone  
RAC

O'Reilly  
AUTO PARTS

EUREKA  
PIZZA

Leola Ave

SUNWAY  
WILLIAMS

H&R Pumps