South Zero Street
Fort Smith, Arkansas

Property Information

- ♦ Sale Price $495,000
- ♦ 3.26 AC
- ♦ 300'+/- Road Frontage
- ♦ Zoning: I-1
- ♦ Located ½ mile from I-540 Exit 11

Demographics

2015 Total Population

1 mile…………………..…………608
3 mile…………………………….37,255
5 mile……………………………..80,897

2015 Households

1 mile…………………..……....453
3 mile………………………….15,132
5 mile……………………………33,794

Traffic Counts

I-540	41,000—47,000 V.P.D.
South Zero St	20,000—22,000 V.P.D.
Old Greenwood Rd	13,000—16,000 V.P.D.

Major Employers

Company	Local Employees
Sparks Health System	2,400
Baldor Electric Company	2,393
OK Foods	1,800
Fort Smith Public Schools	1,783
Mercy Hospital Fort Smith	1,487
188th Fighter Wing	1,100
University of Arkansas—Fort Smith	951
Arkansas Best	936
City of Fort Smith	914
Rheem-Ruud	900

Area Highlights

Fort Smith is the second largest city in the state. Fort Smith is also known as the River Valley in that the Arkansas River flowing around the East, South and West sides of this great city; as well as being nestled between the Ozark and Ouachita Mountains. As the largest city in Western Arkansas, 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 held in May, Fort Smith Riverfront Blues Fest held each October and the Arkansas-Oklahoma State Fair in September at the Kay Rodgers Park. 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.

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COMMERCIAL PROPERTIES

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Aerial map (top). Labels visible: 47,000 VPD; 6,600 VPD; 4,600 VPD; Old Greenwood Rd; FleetPride TRUCK & TRAILER PARTS; PENSKE; GNB INDUSTRIAL POWER; AVERITT; PEPSI; 16,000 VPD; Subject Property; Interstate 540; S Zero St; 22,000 VPD; S Zero St; 20,000 VPD; 3,400 VPD; 3,700 VPD; HYUNDAI; Rheem; VALERO; G C·E·L·C·O CLOTHING & SHOES; TOTAL SELF-STORAGE; KELLY SERVICES Fort Smith; Old Greenwood Rd

Aerial map (bottom). Labels visible: Independence St; S-Ionia St; Jackson St; S 23rd; carter's babies and kids; lane BRYANT; TARGET; SHOE CARNIVAL; BOOKS-A-MILLION; Michaels; LiteWay; dressbarn; OLD NAVY; Mattress King; Kirkland's; Sport Clips; EYE-MART; DICK'S SPORTING GOODS; PETCO; BED BATH & BEYOND; ULTA; Verizon; at&t; GameStop; BEST BUY; SODIE'S WINE & SPIRITS; 540; FOR REGION; STARBUCKS COFFEE; DENTISTRY & BRACES; Academy; THE HOME DEPOT; S Memphis St; Osage St; S 35 Dr; S 35th St; Phoenix Ave; 540; AIR NATIONAL GUARD; Airport Blvd; DOLLAR TREE; SALLY BEAUTY SUPPLY; RAC; S 27th St; GameStop; S 32nd St; S 33rd St; S 34th St; Century Dr; Savannah St; 16,000 VPD; Dentures Today; SleepShop; JACKSON HEWITT; Utica St; Papa Murphy's; G; FIREHOUSE SUBS; CATO; 47,000 VPD; FleetPride TRUCK & TRAILER PARTS; AVERITT; PENSKE; Subject Property; KLEIN TOOLS; Riggs CAT; WAL-MART ALWAYS LOW PRICES; 540; S 24th S; 255; Yuma St; RYERSON; Hammons Auto Parts; at&t; PEPSI; 45; Zero St; 20,000 VPD; SPIRIT 106.3 Local Christian Radio; HONDA; VW Volkswagen; G; 22,000 VPD; VALERO; G C·E·L·C·O CLOTHING & SHOES; TOTAL SELF-STORAGE; Wanna Be Raced; BUICK; Rheem; Industrial Dr; Chadin Dr; Ben Ger; 71; S 29th St; S 31st St; S 36th St; McKinley Ave; 41,000 VPD; 13,000 VPD; 17,000 VPD; iverside; Riverside Furniture; Stone Rd; 8th St