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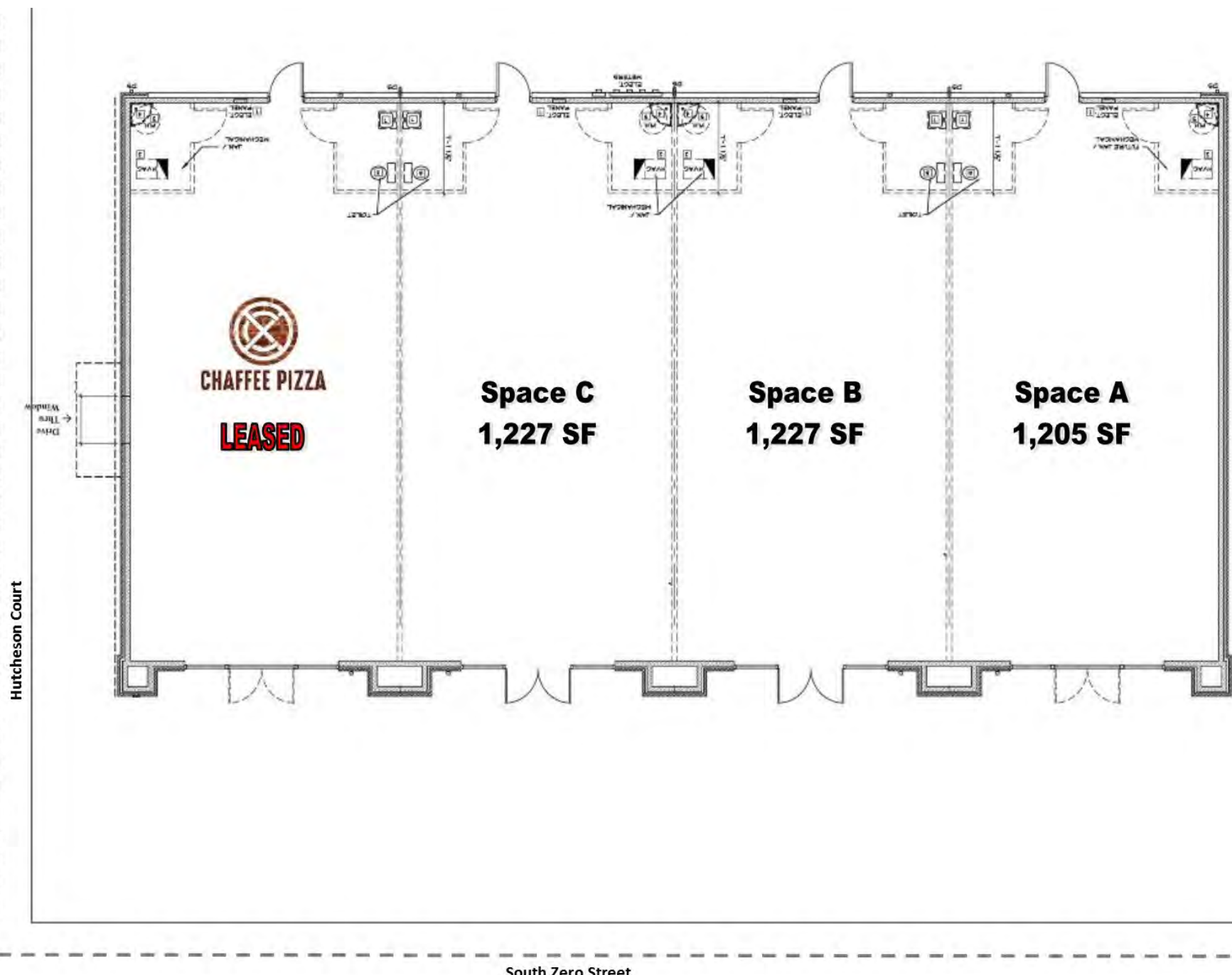
OFFERING SUMMARY

Lease Rate **\$18.00 SF NNN**
Nets: **\$3.00 SF**
Landlord Turnover: **Shell Space**

Suite A **1,205 SF**
Suite B **1,227 SF**
Suite C **1,227 SF**
Suite D **1,205 SF **LEASED****



FLOOR PLAN



South Zero Street

LOCATION AERIAL





Chaffee Crossing is the economic development engine of western Arkansas and also the center point of the nation's crossroads for business. Over \$1 BILLION in capital investments have been made since 2000 when the Fort Chaffee Redevelopment Authority trust was formed. Today, a number of industrial and commercial businesses have established here helping to create more than 1,400 jobs, there are 19 residential developments and a number of recreational amenities. People live, work and play here every day. This is Arkansas' premier community where Smart Growth planning is key. Get on board now--Chaffee Crossing is a community on the rise!

The year 2015 is off to a promising beginning at Chaffee Crossing. With the groundbreakings for Arkansas College of Osteopathic Medicine in March and ArcBest Corporation's new headquarters in April, the face of Chaffee Crossing is changing daily. Our traditional manufacturing neighborhood and surrounding area is now complemented by a walkable, sustainable, mixed-use community as it is intended to be. Very soon, higher paying jobs will be created—many related to the medical profession, retail, commercial and other related businesses.

Our manufacturing community continues to grow as evidenced by the 2014 opening of Phoenix Metals and Affinity Chemical; Umarex USA/Walther Arms' \$7 million expansion; and Mars PetCare's expansions of \$40 million in 2014 and \$81.7 million in 2015. We will continue to facilitate the creation of jobs suited for our well-trained regional workforce.





- Global paper goods manufacturer
- New state-of-the-art airlaid materials production facility
- \$80 million capital investment
- 22,000 short tons annual capacity
- Creating up to 83 new highly-skilled manufacturing jobs
- Starting pay approximately \$25/hour
- Opening late 2017/early 2018

ArcBest Corporation



- \$42 million capital investment
- 1,085 new jobs
- 200,000 SF facility

ARKANSAS COLLEGE OF OSTEOPATHIC MEDICINE



Development at Chaffee Crossing

Medical

- AR College of Osteopathic Medicine
- Mercy Clinic
- Chaffee Crossing Clinic
- Center for Psychiatric Wellness
- Sparkman Dental Clinic
- River Valley 24-Hour Veterinary Clinic

Recreation

- Chaffee Barbershop Museum
- Museum of Chaffee History
- Enchanted Wedding Chapel
- Janet Huckabee Nature Center
- Vietnam Veterans Museum
- Cre8ive Arts Network
- McClure Amphitheater
- River Valley Sports Complex
- Deer Trails Country Club
- William O Darby RV Park
- Learning Fields

Commercial & Retail

- Frontier Point Shopping Center
- Chaffee Commercial Properties
- Artifex 323
- Fort Smith Brewing Company
- Body Masters Fitness & Training
- Rodebush Construction
- CrossFit Fort Smith
- Health Pointe Insurance Services
- Greenview
- Stone House Restaurant

Religious

- Fort Smith First Baptist Church
- River Valley Community Church
- The House of Restoration
- Southpointe Church
- Orthodox Christian Church
- Calvary Chapel

Residential

- Brownwood Life Care Center
- Cisterna Villa
- Dguyen/Do Assisted Living Community
- FWB Family Ministries Cottages
- Highland Crossing
- Kindrick-Norris Townhomes
- Providence
- Reata
- Stoneshire
- Stone Brook
- Solomon's Gate
- Springhill Estates
- The Havens
- The Hub
- The Prairie
- The Reserve
- The Woods
- Bost
- William O Darby RV Community