



OFFERING MEMORANDUM
VACANT WAREHOUSE

3820 TOWSON AVENUE | FORT SMITH, AR 72901

Exclusively Listed By:

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Listed In Conjunction with a Licensed AR Broker

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Property Address	3820 Towson Avenue Fort Smith, AR 72901
Property Type	Vacant Warehouse
Price	\$225,000
Price/SF/Bldg	\$29.02
Building Size	7,752 SF
Land Size	127,631 SF
APN	18883-0000-01693-00

INVESTMENT HIGHLIGHTS

- Low price point, below replacement cost
- Good visibility along Towson with strong traffic counts
- Redevelopment potential with adjacent Family Dollar also for sale (Contact Listing Broker for Details)

TRAFFIC COUNTS

CARS PER DAY

Towson Avenue

21,020

AREA OVERVIEW

Fort Smith is the second-largest city in Arkansas and one of the two county seats of Sebastian County. It is the principal city of the Fort Smith, Arkansas-Oklahoma Metropolitan Statistical Area, a region which encompasses the Arkansas counties of Crawford, Franklin, and Sebastian, and the Oklahoma counties Le Flore and Sequoyah.

Fort Smith has long been a regional manufacturing center, with major plants located in the city operated by Rheem, Trane, Georgia-Pacific, Gerber, Planters Peanuts, Mitsubishi Power Systems Americas, Mars Petcare, Umarex USA, Graphic Packaging, and many others.

The 2010 United State Census reported there were 86,209 people, 34,352 households, and 21,367 families residing in the city. The population density was 1,391.2 people per square mile. There were 37,899 housing units at an average density of 612.3 per square mile. The racial makeup of the city was 69.3% White, 9.0% Black or African American, 1.8% Native American, 5.3% Asian, 0.1% Pacific Islander, 10.3% from other races, and 4.2% from two or more races. 16.5% of the population were Hispanic or Latino of any race.

In the city the population was spread out with 25.4% under the age of 18, 9.8% from 18 to 24, 29.3% from 25 to 44, 21.8% from 45 to 64, and 13.7% who were 65 years of age or older. The median age was 35 years. For every 100 females there were 94.1 males. For every 100 females age 18 and over, there were 91.0 males.

The median income for a household in the city was \$32,157, and the median income for a family was \$41,012. Males had a median income of \$29,799 versus \$22,276 for females. The per capita income for the city was \$18,994. About 12.1% of families and 15.8% of the population were below the poverty line, including 22.2% of those under age 18 and 9.6% of those age 65 or over.

Fort Smith, AR

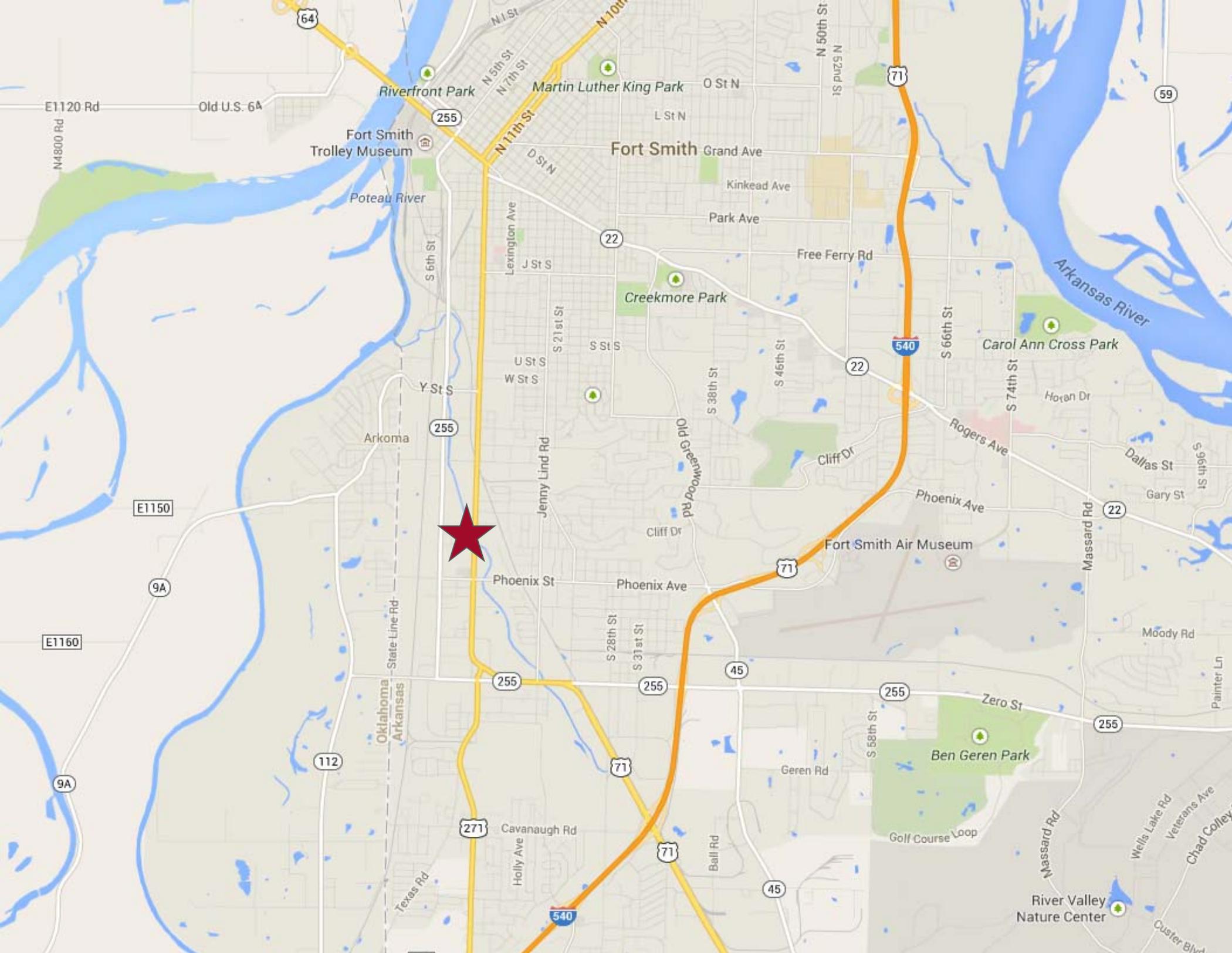
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	1 mile	3 miles	5 miles
Population			
2000 Population	6,055	33,655	71,911
2010 Population	6,027	34,574	75,420
2013 Population	6,123	34,989	77,338
2018 Population	6,266	35,824	79,886
2000-2010 Annual Rate	-0.05%	0.27%	0.48%
2010-2013 Annual Rate	0.49%	0.37%	0.78%
2013-2018 Annual Rate	0.46%	0.47%	0.65%
2013 Male Population	49.1%	49.6%	48.8%
2013 Female Population	50.9%	50.4%	51.2%
2013 Median Age	38.5	36.6	35.9

In the identified area, the current year population is 77,338. In 2010, the Census count in the area was 75,420. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 79,886 representing a change of 0.65% annually from 2013 to 2018. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	79.3%	76.4%	69.7%
2013 Black Alone	5.9%	7.0%	8.8%
2013 American Indian/Alaska Native Alone	2.6%	2.4%	2.0%
2013 Asian Alone	2.4%	2.8%	4.3%
2013 Pacific Islander Alone	0.0%	0.1%	0.1%
2013 Other Race	5.1%	6.8%	10.7%
2013 Two or More Races	4.6%	4.6%	4.3%
2013 Hispanic Origin (Any Race)	8.9%	12.0%	17.1%

Median Household Income

2013 Median Household Income	\$27,960	\$31,786	\$34,267
2018 Median Household Income	\$34,000	\$37,705	\$40,382
2013-2018 Annual Rate	3.99%	3.47%	3.34%

Average Household Income

2013 Average Household Income	\$39,014	\$43,409	\$49,760
2018 Average Household Income	\$44,227	\$49,301	\$57,649
2013-2018 Annual Rate	2.54%	2.58%	2.99%

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. Matysek Investment Group is a strategic partner of KW Commercial. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material,

which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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