

3600 Kinkead Avenue, Fort Smith | AR

THE VILLAGE APARTMENTS

FOR SALE

Wade Smith
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FEATURES

The Village Apartments is a 145 unit value-add opportunity that is 100% vacant. Current ownership started on renovations but has since decided to sell the property "As-Is". Located on Kinkead Avenue the property is situated 1.0 mile from the University of Arkansas Fort Smith Campus.



Price is negotiable



120,384 square feet total (24 buildings, 145 units)



+/- 4.79 acres



Zoned Residential Multifamily Medium Density



Quick access to Rogers Avenue, I-540 and 1.0 mile to the University of Arkansas Fort Smith campus



Near schools, major retailers and Mercy Hospital

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4204 S Pinnacle Hills Parkway
Suite 102
Rogers, AR 72758
479 636 9000

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Property Highlights

- 145 units
- 2 swimming pools
- 2 outdoor common areas



Interior renovation & remodeling



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Market Info

Fort Smith is a larger medium-sized city located in the state of Arkansas. With a population of 88,133 people and 20 constituent neighborhoods, Fort Smith is the second largest community in Arkansas. Fort Smith is the principal city in Sebastian County, which is surrounded by many sister counties, making the Arkansas-Oklahoma MSA a region of 298,592 residents.

Attractions:

Riverfront Amphitheater
Fort Smith Convention Center
Central Mall
Downtown Fort Smith
Fort Smith Symphony
Fort Smith Museum of History

Healthcare:

Mercy Hospital Fort Smith
Sparks Regional Medical Center
Sparks Medical Center Van Buren
HealthSouth Rehabilitation Hospital
Valley Behavioral Health System
Mercy Orthopedic Hospital

Education:

University of Arkansas Fort Smith
Westark Junior & Community Colleges
Arkansas College of Osteopathic Medicine

Fort Smith is named by Forbes as having the lowest cost of living in the United States and is also ranked sixth on its list of "Cities in America for Cost of Doing Business." Fort Smith holds traces of historical origins and attracts people daily from around the world. Visitors come to explore the many museums, the charming downtown area and Riverfront Park where the city is full of creativity, volunteerism and revitalization.

VALUE-ADD OPPORTUNITY



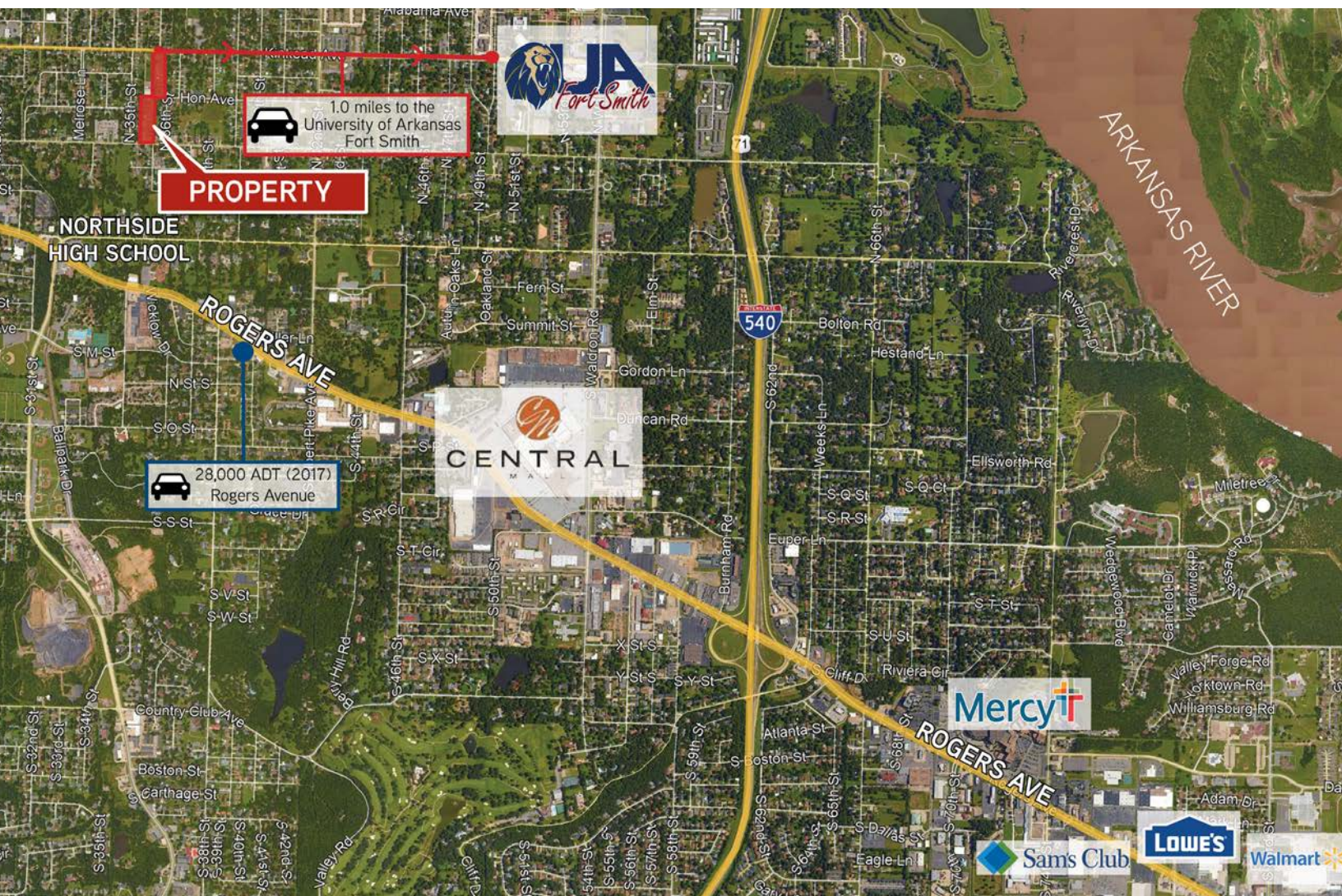
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Macro Aerial >



DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---|----------|----------|----------|
|  Population (2018) | 13,753 | 58,799 | 82,091 |
|  Projected Population (2023) | 13,836 | 59,572 | 83,433 |
|  Average Household Income (2018) | \$44,658 | \$51,383 | \$55,512 |
|  Proj. Average Household Income (2023) | \$49,709 | \$57,776 | \$62,526 |
|  Households (2018) | 5,271 | 22,973 | 32,486 |

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