

# CHURCH PROPERTY FOR SALE

**38,700± TOTAL SF | 3.47± ACRES**



**2901 ROGERS AVE, FORT SMITH, AR 72901**

**ASKING PRICE: \$2,250,000**

## PROPERTY DESCRIPTION

- 4 buildings totaling 38,700± square feet on 3.47± acres
- Zoned RM-3 (Residential Multifamily Medium Density)
- Property includes:
  - Main building with a sanctuary, classrooms, offices, fellowship hall, and kitchen
  - Administrative building with office spaces
  - "Sweet House" which contains multiple meeting rooms
  - "Lecta House" which functions as a residential property
- Located just over 2 miles from I-540 and 3.5± miles northwest of the Fort Smith Regional Airport

<b>PARCEL ID</b>	10231-0009-00011-01
<b>COUNTY</b>	Sebastian
<b>CURRENT USE</b>	Religious
<b>ZONING</b>	RM-3
<b># OF BUILDINGS</b>	4
<b>TOTAL BUILDING SF</b>	38,700± SF
<b>ACREAGE</b>	3.47± AC
<b>PARKING</b>	53± paved spots
<b>SEATING CAPACITY</b>	415±

### FOR MORE INFORMATION, PLEASE CONTACT:

**BOB COOPER JR.**  
Executive Broker  
**479.478.6161**  
bob@ghancooper.com

**JOSH KARSTEN**  
Principal Broker  
**479.478.6161**  
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### IN COOPERATION WITH:

**CARLIN BEEKMAN**  
Broker Associate  
**407.540.7789**  
carlin.beekman@foundrycommercial.com



Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

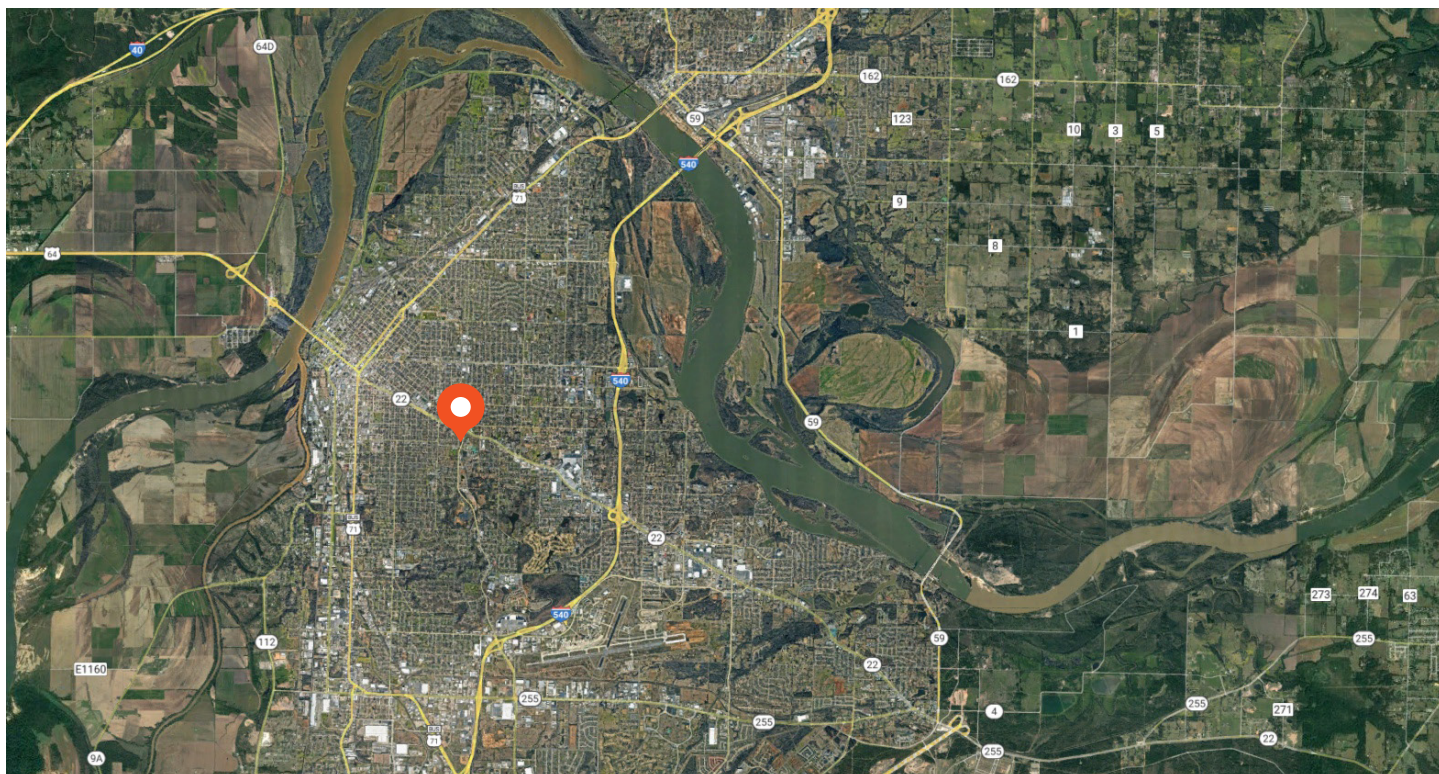


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## AERIAL & PROPERTY OUTLINE



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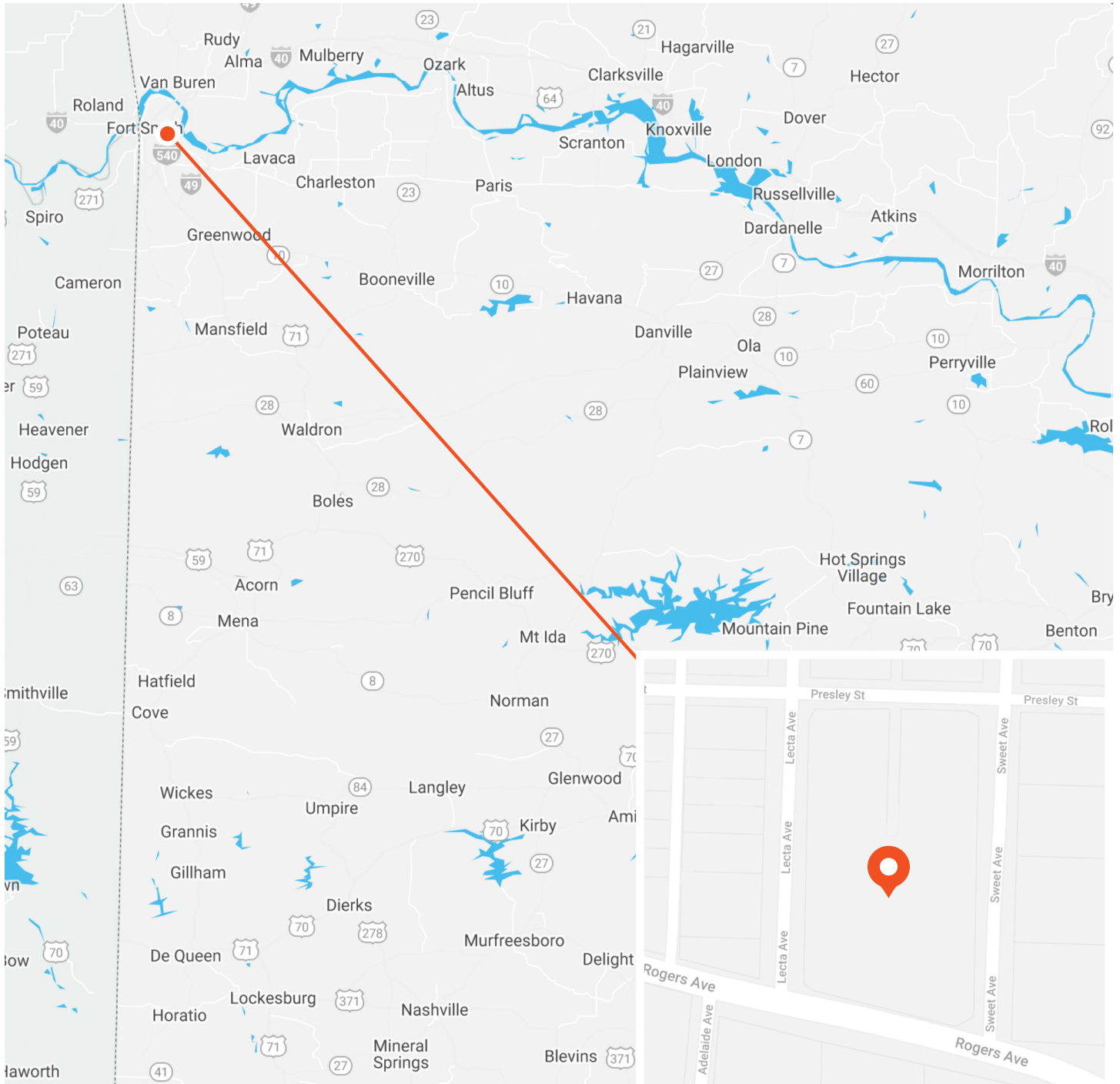


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## PROPERTY PHOTOS



SANCTUARY BUILDING



SIDE EXTERIOR



SANCTUARY



FELLOWSHIP HALL



KITCHEN



MEETING ROOM

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## PROPERTY PHOTOS



CHAPEL



MEETING ROOM



CLASSROOM



OFFICE



CLASSROOM



KITCHEN

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## PROPERTY PHOTOS



ADMIN BUILDING EXTERIOR



PLAYGROUND



LECTA HOUSE



LECTA HOUSE - LIVING SPACE



SWEET HOUSE



SWEET HOUSE - GATHERING SPACE

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## PROPERTY PHOTOS



SWEET HOUSE - LIVING SPACE



SWEET HOUSE - KITCHEN



SWEET HOUSE - BASEMENT



SWEET HOUSE - GATHERING SPACE

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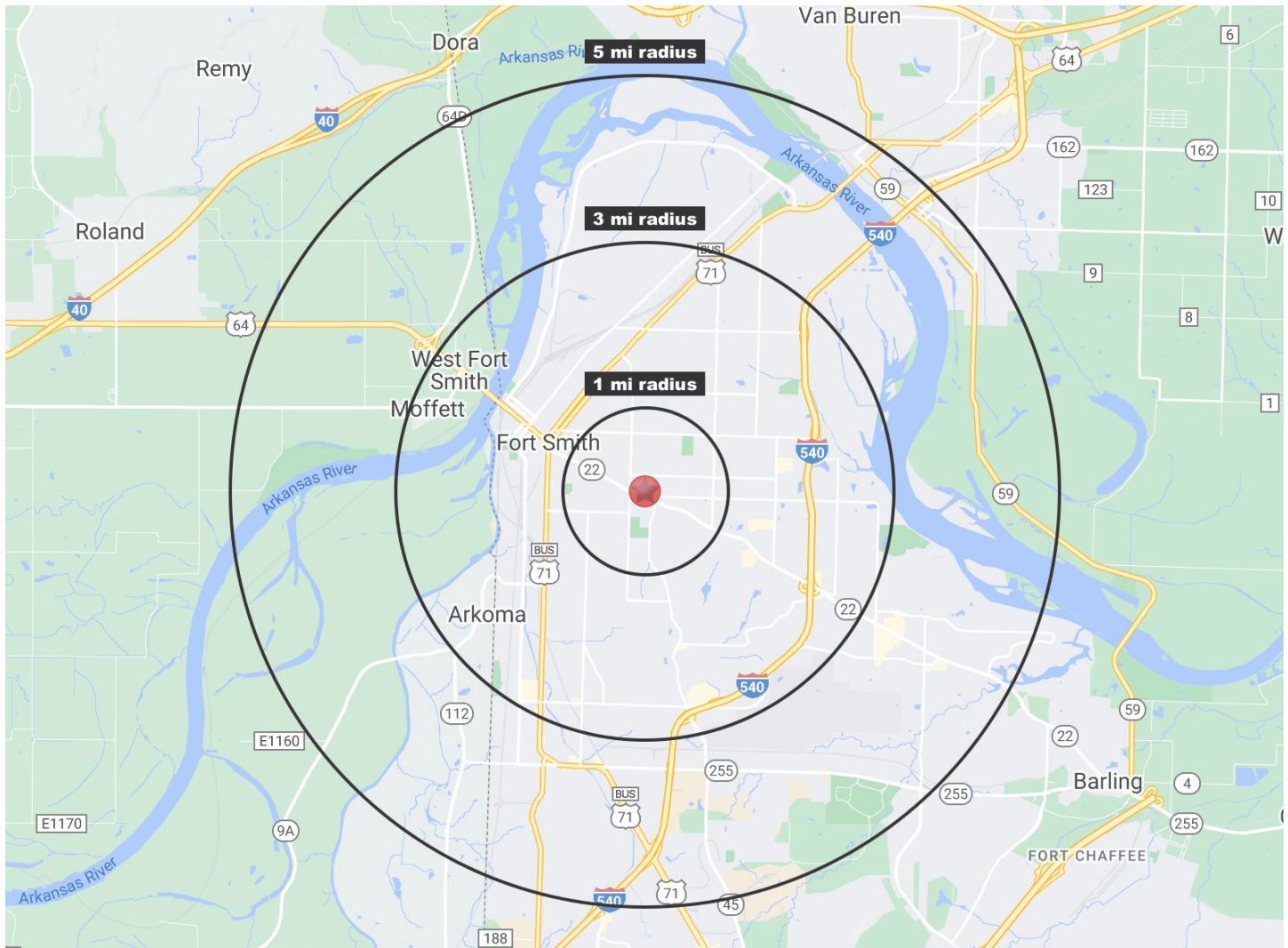


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## SITE DEMOGRAPHICS



### 1 MILE RADIUS



11,212

ESTIMATED POPULATION 2023



3,257

TOTAL EMPLOYEES



\$132,802

MEDIAN HOME VALUE 2023



\$82,464

AVG HOUSEHOLD INCOME

### 3 MILE RADIUS



55,171

ESTIMATED POPULATION 2023



28,443

TOTAL EMPLOYEES



\$139,312

MEDIAN HOME VALUE 2023



\$71,432

AVG HOUSEHOLD INCOME

### 5 MILE RADIUS



76,701

ESTIMATED POPULATION 2023



50,878

TOTAL EMPLOYEES



\$141,692

MEDIAN HOME VALUE 2023



\$72,881

AVG HOUSEHOLD INCOME

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