

CHURCH PROPERTY FOR SALE

38,700± TOTAL SF | 3.47± ACRES



FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP



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

PARCEL ID	10231-0009-00011-01
COUNTY	Sebastian
CURRENT USE	Religious
ZONING	RM-3
# OF BUILDINGS	4
TOTAL BUILDING SF	38,700± SF
ACREAGE	3.47± AC
PARKING	93± paved spots
SEATING CAPACITY	415±

FOR MORE INFORMATION, PLEASE CONTACT:

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

JOSH KARSTEN
Principal Broker
479.478.6161
josh@ghancooper.com



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.

CHURCH PROPERTY FOR SALE

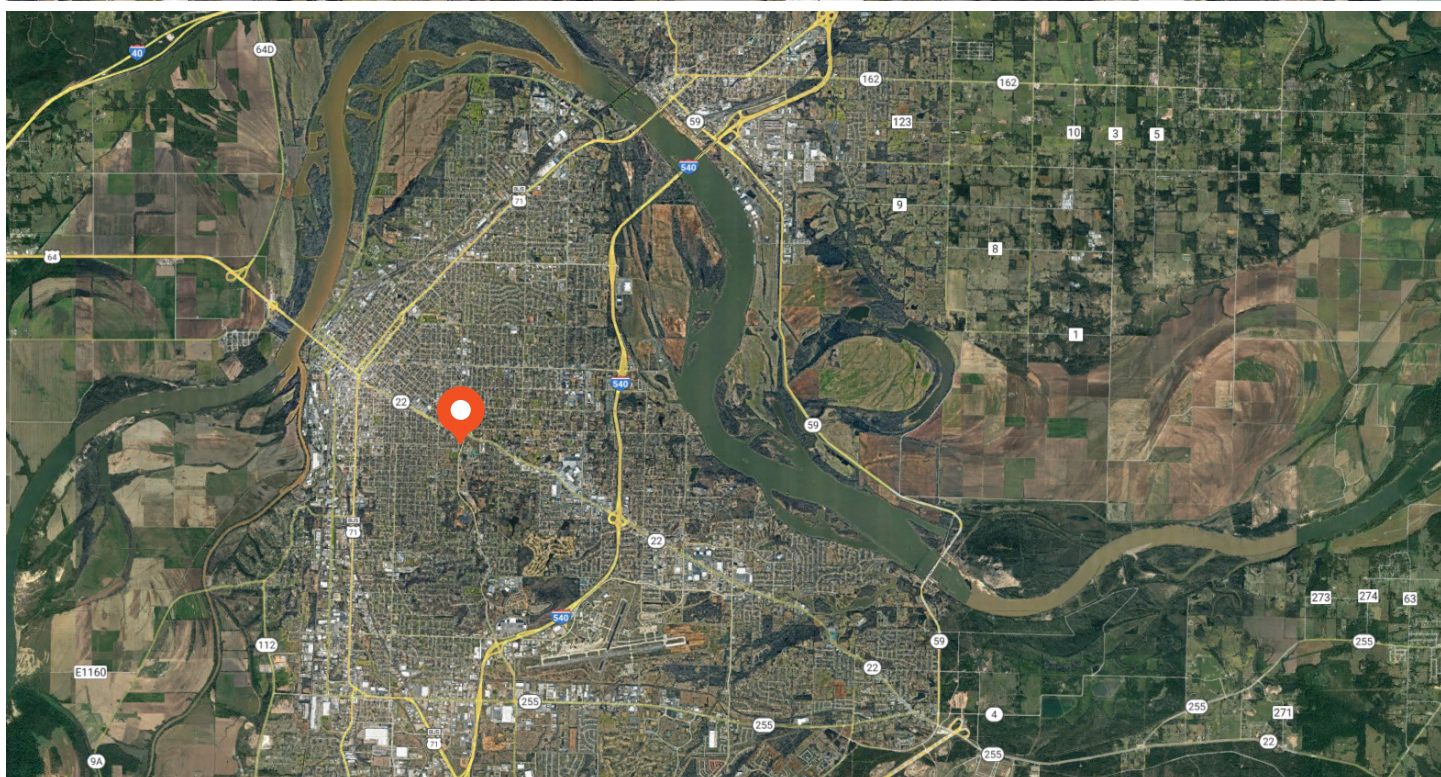
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AERIAL & PROPERTY OUTLINE



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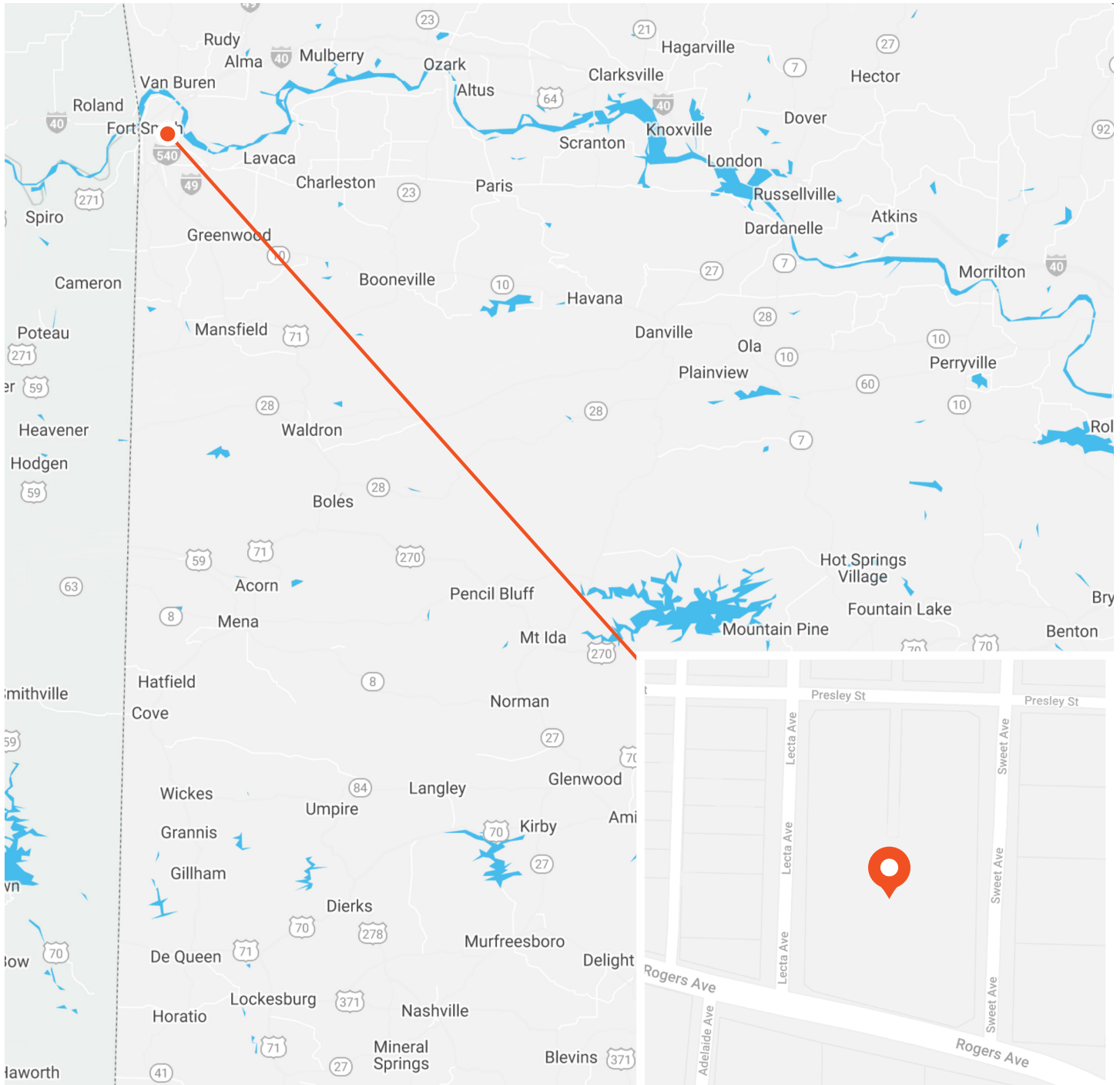
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PROPERTY PHOTOS



SANCTUARY BUILDING



SIDE EXTERIOR



SANCTUARY



FELLOWSHIP HALL



KITCHEN



MEETING ROOM

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CHAPEL



MEETING ROOM



CLASSROOM



OFFICE



CLASSROOM



KITCHEN

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ADMIN BUILDING EXTERIOR



PLAYGROUND



LECTA HOUSE



LECTA HOUSE - LIVING SPACE



SWEET HOUSE



SWEET HOUSE - GATHERING SPACE

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SWEET HOUSE - LIVING SPACE



SWEET HOUSE - KITCHEN



SWEET HOUSE - BASEMENT



SWEET HOUSE - GATHERING SPACE

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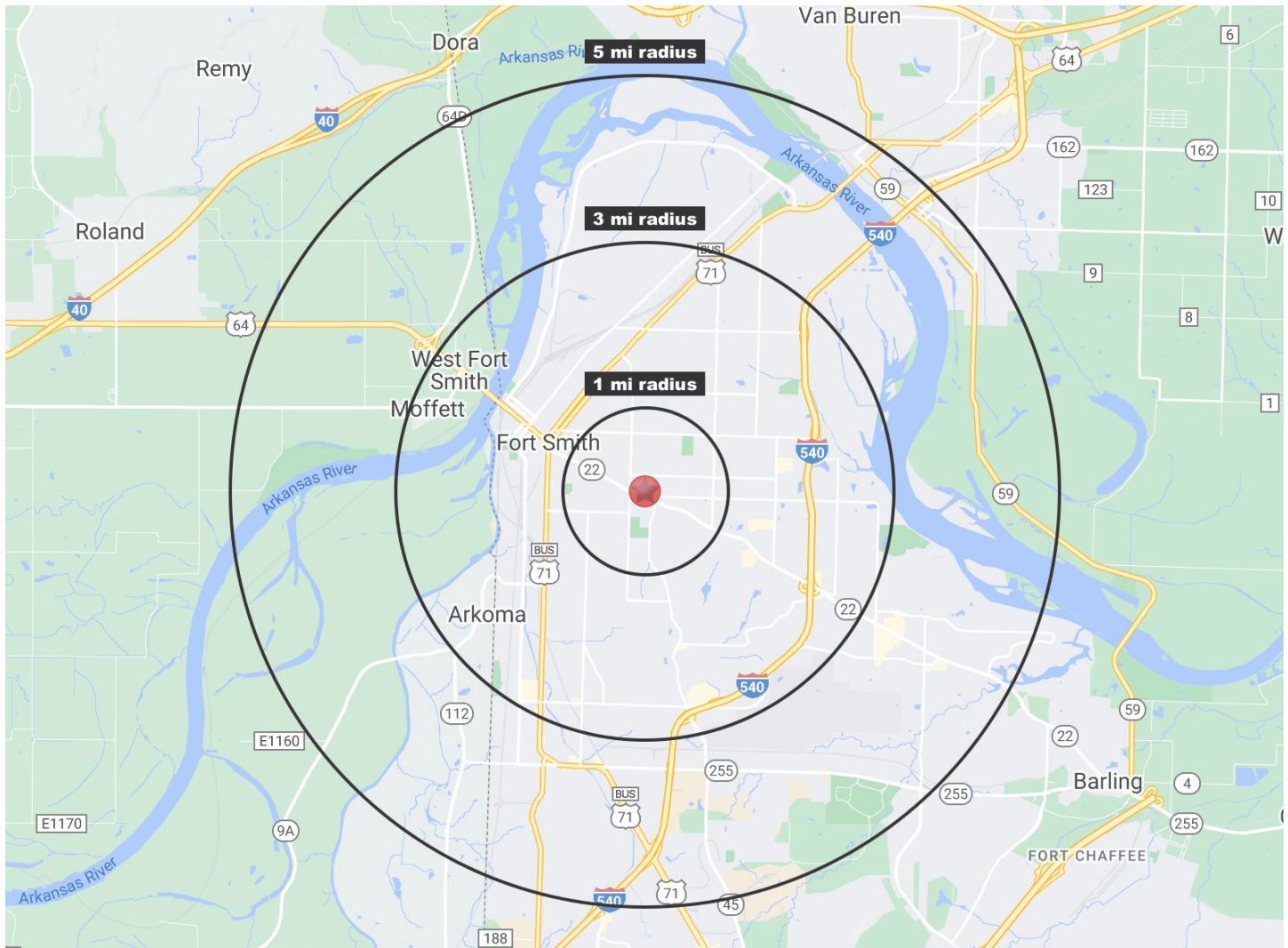
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SITE DEMOGRAPHICS



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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