



# Mason Capital Group

Real Estate Investment & Trust

## Property Overview

---

- Class A new construction completed in 2025
- 14,000 SF operational building with 5 office units and 10 flex storage units
- 17.72 total acres with approved expansion to 168,000 SF (12 buildings)
- Adjacent to Fort Smith Airport & Lockheed Martin
- Multiple revenue: leasing, land sales, billboard
- 3 subdivided land parcels ready for immediate sale (approx. 1.1 acre each)
- Strategic location near \$500M-\$1B Lockheed Martin economic impact
- High visibility from major thoroughfares with direct interstate access

5300 S. Zero Street | Fort Smith, AR

# GRAND SLAM BUSINESS PARK

FOR SALE | \$6,000,000

Premier Mixed-Use Development Opportunity



Mason Capital Group

Real Estate Investment • Trust



## Property Features

---

### Building Features:

- Timber frame covered entrances with modern aesthetic
- Stone and stucco exteriors with metal roofing
- 22' clear height with 14' garage doors
- Climate-controlled flex storage units (840 SF each)
- Professional office units(1,120 SF each)
- ADA compliant with fire suppression system
- LED lighting throughout
- Digital LED billboard for additional revenue Development Ready:
- Complete utility easements and access rights
- 15 individual lots platted and approved
- Filed with Sebastian County, Arkansas
- Ready for immediate construction







## Available Opportunities

### Complete Development

- 17.72 acres - all buildings and land
- Immediate income from Building 1
- Significant development upside

### Building 1 Only

- 14,000 SF operational with cash flow

### Fully leased and generating revenue Individual Land Parcels

- Land Parcel 1:  
1.1 acres - Build-to-suit ready
- Land Parcel 2:  
1.1 acres - Build-to-suit ready
- Land Parcel 3:  
1.1 acres - Build-to-suit ready

### Development Partnership

- Partner on future phases
- Flexible structure available



# Demographics

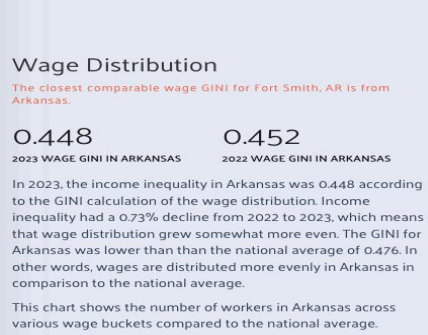
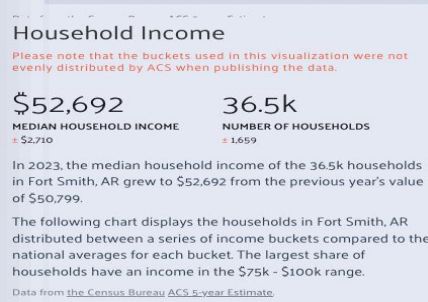
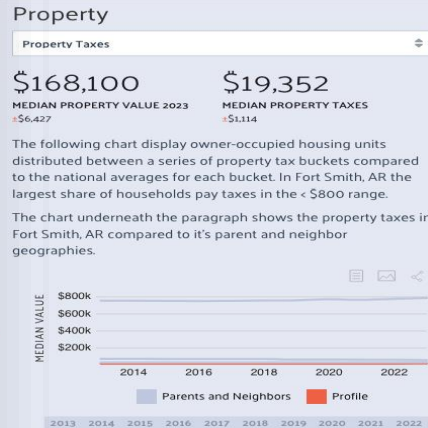
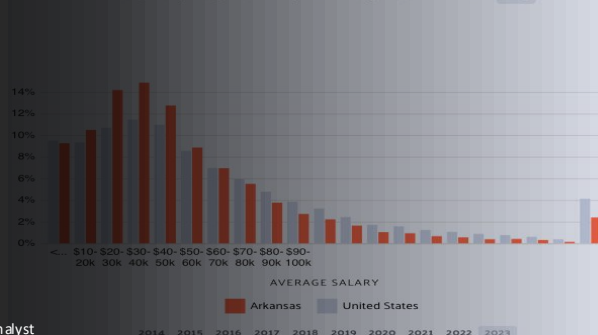
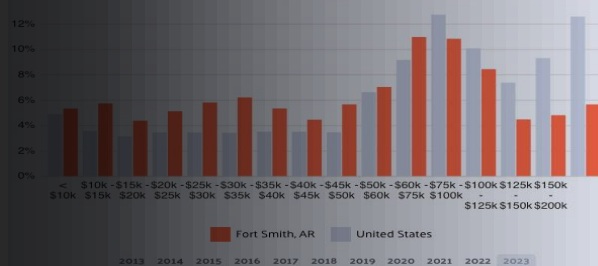
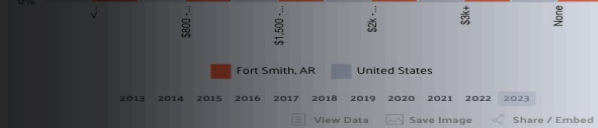
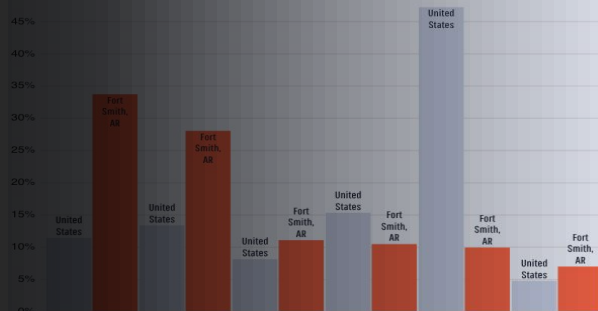
## 1 Mile Radius:

- Population: 4,850
- Median Age: 38.2
- Median Household Income: \$48,500
- Average Household Size: 2.4
- Total Businesses: 215
- Total Employees: 3,200

## 3 Mile Radius:

- Population: 32,400
- Median Age: 36.6
- Median Household Income: \$52,692
- Average Household Size: 2.5
- Total Businesses: 1,840
- Total Employees: 28,500

Source: ESRI Business Analyst



The background of the slide features two F-35 fighter jets flying in formation over a mountainous landscape. The jets are dark grey and sleek, with the lead jet in the foreground and the second jet slightly behind and to the right. The sky is blue with some light clouds, and the ground below shows rolling hills and valleys.

# Fort Smith Market Overview

## Strategic Defense Hub

\$1.2B+ Lockheed Martin F-35 Investment

30-40 year Federal Mission Timeline

## Market Stats

- MSA Population: 91,160
- Median Income: \$52,692
- Unemployment: 3.2%
- Annual Growth Rate: 0.37%
- Average Household Income: \$84,383

## Regional Hub Benefits:

- Second-largest metro area in Arkansas
- Major economic hub for the region
- \$500M-\$1B Lockheed Martin impact
- Cost of doing business 8% below national average
- Skilled workforce with logistics expertise
- 1,700+ new jobs created recently
- Growing healthcare and education facilities





# Strategic Location

Adjacent to Fort Smith Regional Airport





# Location Highlights

Adjacent to Fort Smith Regional Airport

Near Lockheed Martin F-35 Training Center

Direct I-49/540 interstate access

High visibility: 20,000 vehicles/day

Downtown Fort Smith: 3 miles

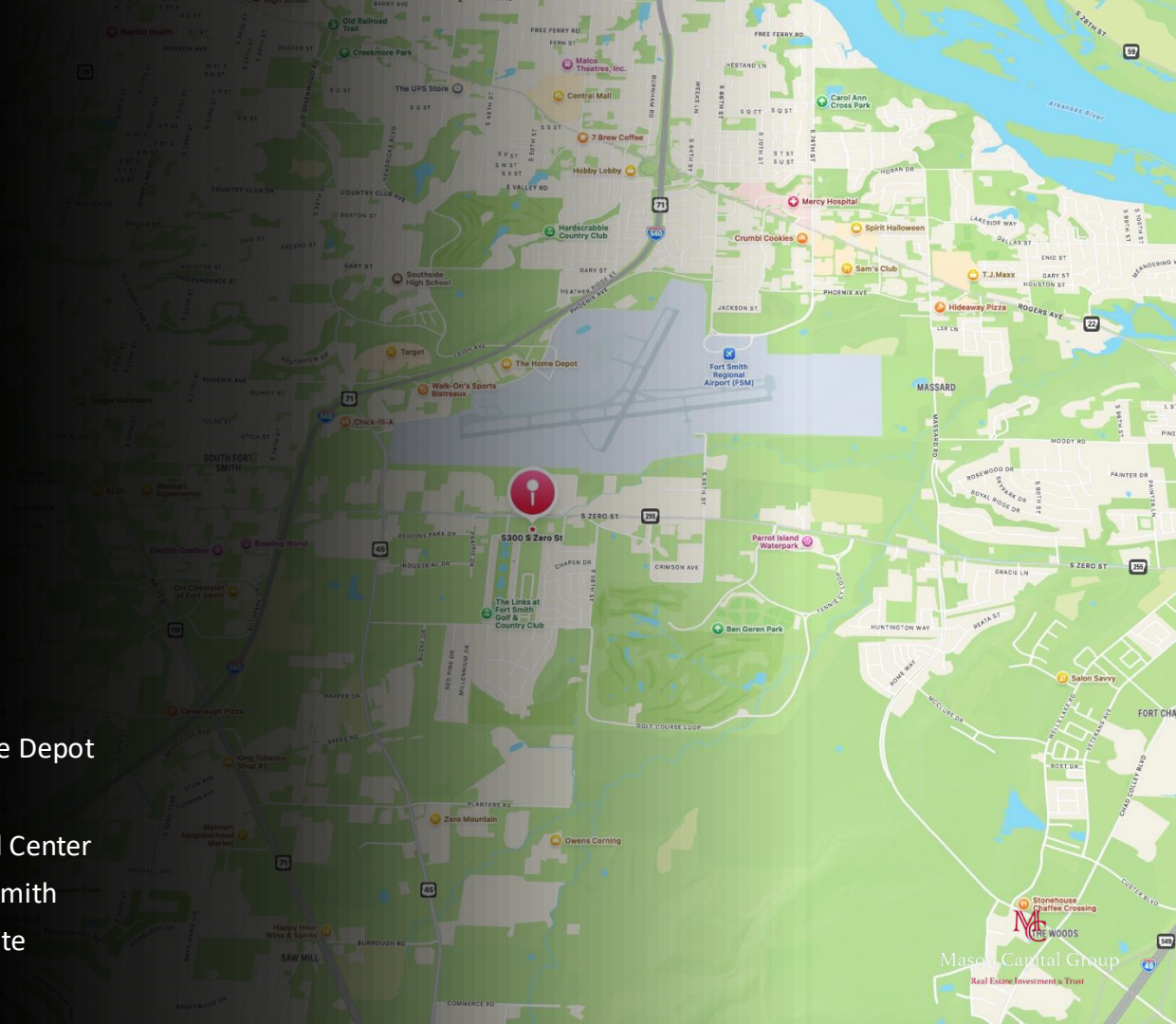
Retail: 180 locations within 3 miles

Restaurants: 120 dining options nearby

Hotels: 15 hotels in area

Nearby Amenities:

- Fort Smith Convention Center
- Walmart, Target, Lowes, Home Depot
- Mercy Hospital Fort Smith
- CHI St. Edward Mercy Medical Center
- University of Arkansas - Fort Smith
- Fort Smith National Historic Site
- Arkansas River Trail





## Financial Summary

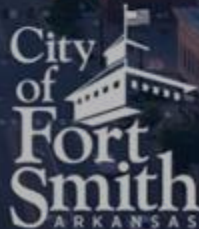
Offering Price:	\$6,000,000
Total Site Area:	17.72 acres
Development Potential:	168,000 SF

### Current

Existing Building:	14,000 SF
Current Occupancy:	7.1% (1 tenant)
Projected Annual Income (Bldg 1):	\$240,000

### Full Buildout

Project Value:	\$33,600,000
NOI:	\$1,487,000



# Building 1 Features

---

## Office Leasing

- 5 Office Units Operational
- Permitted for 6 Total Office Buildings

## Flex Storage

- 10 Climate-Controlled Units

## Land Sales

- 3 Parcels ready for sale
- Valued \$1,050,000





## Multiple Revenue Streams

---

- Office units: 1,120 SF each (5 total)
- Flex storage: 840 SF each (10 total)
- 22' clear height, 14' overhead doors
- Stone/stucco exterior, timber frame entries
- ADA compliant, fire suppression system



Mason Capital Group  
Real Estate Investment & Trust



# Mason Capital Group

Real Estate Investment & Trust

609 SW 8th Street, 6th Floor  
Bentonville, Arkansas 72712

(479) 925-3333

[www.MasonCapitalGroup.com](http://www.MasonCapitalGroup.com)

Cameron Torabi, Principal Broker

[Torabi@MasoncapitalGroup.com](mailto:Torabi@MasoncapitalGroup.com)

[MLS 1328656](#)