

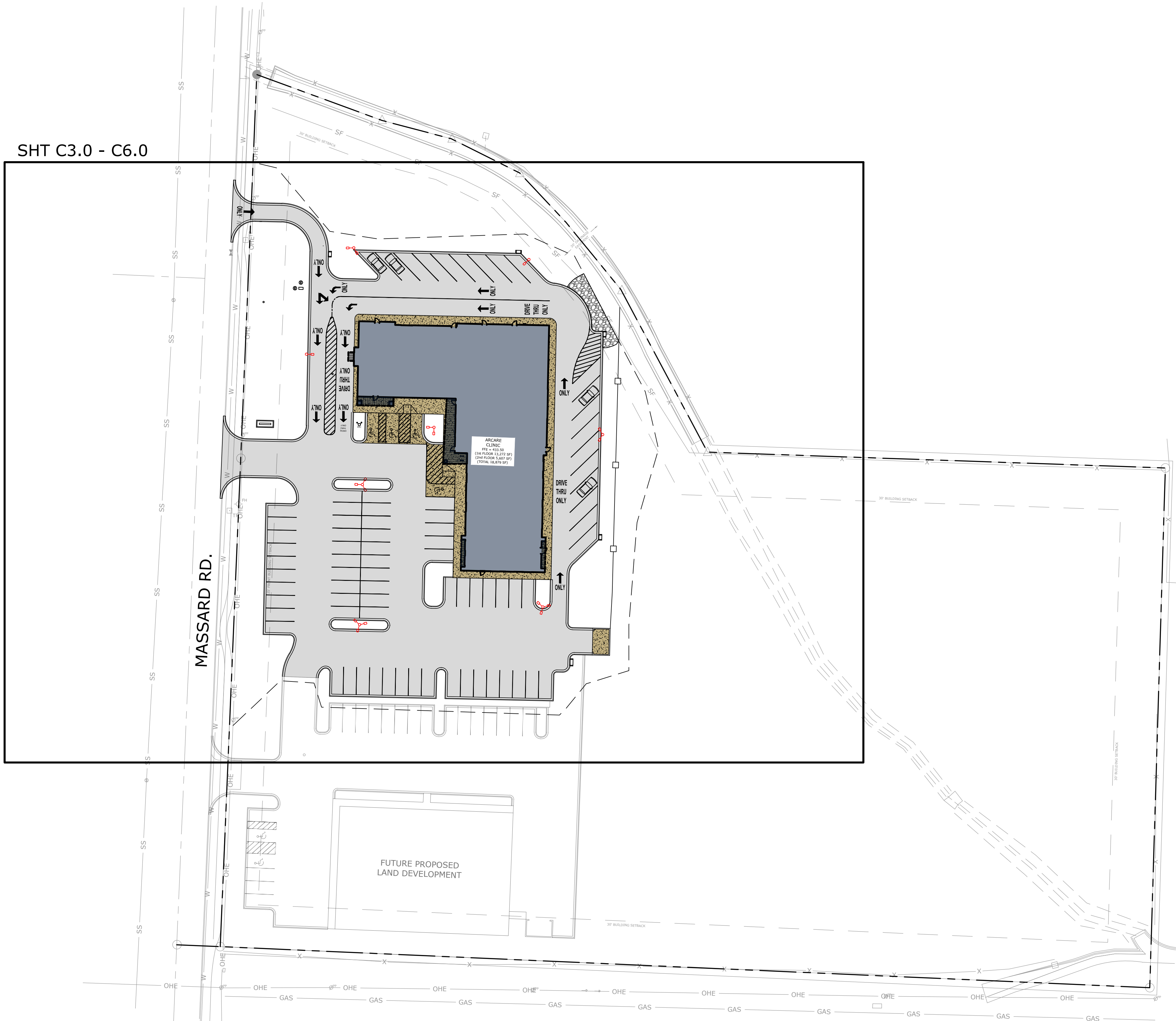
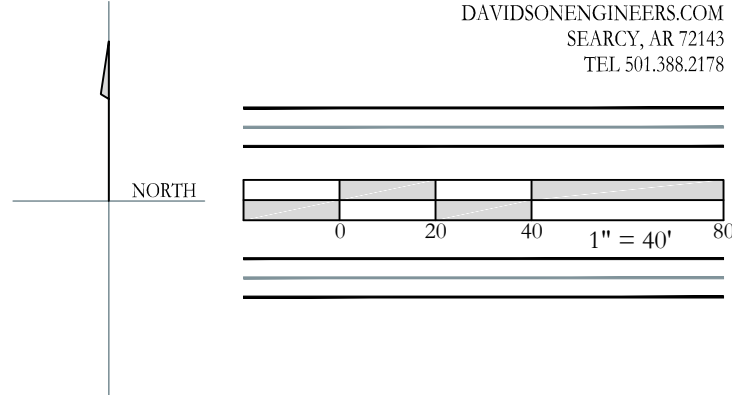
2709 MASSARD RD
FORT SMITH, AR



PROJECT NUMBER:
DE25-48
DATE:
MAY 2026

PROJECT OVERVIEW

1. LOT ACREAGE	284,020 SF (6.52+ ACRES)
2. ZONING	
• CURRENT: RM-2	
• PROPOSED C-2	
3. GROSS FLOOR AREA	
• PHARMACY - 1ST FLOOR	1,250 SF (6.62% OF TOTAL BUILDING AREA)
• DOCTORS OFFICE & CLINIC	
1ST FLOOR	12,022 SF
2ND FLOOR	<u>5,607 SF</u>
TOTAL	17,629 SF (93.38% OF TOTAL BUILDING AREA)
TOTAL GROSS	18,879 SF



SHT C3.0 - C6.0

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