



A MASTER-PLANNED
REDEVELOPMENT
OPPORTUNITY





WELCOME TO CHAFFEE CROSSING

Chaffee Crossing is driving the future of western Arkansas. As the region's premier mixed-use development with abundant active lifestyle amenities and attractions, it combines residential, commercial, healthcare, education, recreation and retail opportunities in one rapidly expanding community. With a strong residential base, expanding employment opportunities and significant investment in infrastructure and amenities, Chaffee Crossing offers a unique environment for long-term success.

Discover why thousands of residents, businesses and investors are choosing Chaffee Crossing as **the place to grow.**

A MODERN MIXED-USE COMMUNITY WITH A PROUD PAST

1941

Camp Chaffee is established as a temporary World War II training camp and prisoner-of-war facility.

1995-1997

Federal Base Realignment and Closure (BRAC) and creation of Fort Chaffee Redevelopment Authority (FCRA) as a public trust.

2000-2003

FCRA receives more than 5,400 acres of land from the U.S. Army to sell, develop, and maximize public benefit.

2005

Grand opening for Graphic Packaging (first industrial company to locate at Chaffee Crossing).

2015

Arkansas Colleges of Health Education (ACHE) breaks ground on its Chaffee Crossing Campus.

2017

ArcBest corporate headquarters opens at Chaffee Crossing.

2021

U.S. Air Force selects Ebbing Air National Guard Base (adjacent to Chaffee Crossing) as preferred site for Foreign Military Sales (FMS) Pilot Training Center for F-16 and F-35 jets.

2023

Projected capital investment exceeded \$2.5 billion.

2024

Foreign pilots begin training at FMS center.

2024

Chaffee Crossing employment surpasses 3,500 jobs.

2025

Number of residential units in Chaffee Crossing exceeds 2,800.



FORT CHAFFEE REDEVELOPMENT AUTHORITY

The Fort Chaffee Redevelopment Authority (FCRA) is a public trust created by the Arkansas Legislature in 1997 to plan and manage the redevelopment of the former Fort Chaffee military installation in Fort Smith and Barling, Arkansas.

FCRA implements a smart-growth comprehensive master land use plan across 5,104 acres, transforming former federal property into one of Arkansas's premier mixed-use communities.

Our mission is to build a sustainable environment that fosters innovation, education, economic growth and investment while enhancing the quality of life for those who visit, live, and work in Chaffee Crossing. Through strong public-private partnerships, we reduce land and infrastructure costs while supporting sustainable, livable neighborhoods and thriving business districts.

Chaffee Crossing's well-preserved historic assets help shape distinctive places, creating a unique experience for residents, students, workers, and visitors alike.





CHAFFEE CROSSING: A COMMUNITY WITHIN A COMMUNITY

Chaffee Crossing is the master-planned redevelopment of historic Fort Chaffee, located within the cities of Fort Smith and Barling in western Arkansas. Here, World War II-era buildings, museums, and cultural attractions blend with new housing, employment centers, and entertainment venues to create a unique district.

MORE THAN

3,800 People work here.

7,000 People live here.

2,800 Residential units built here.

Chaffee Crossing encourages adaptive reuse of older buildings, innovative mixed-use projects, and well-designed public spaces. Integrated residential, industrial, office, retail, medical, and recreational uses create a balanced, long-term growth pattern.

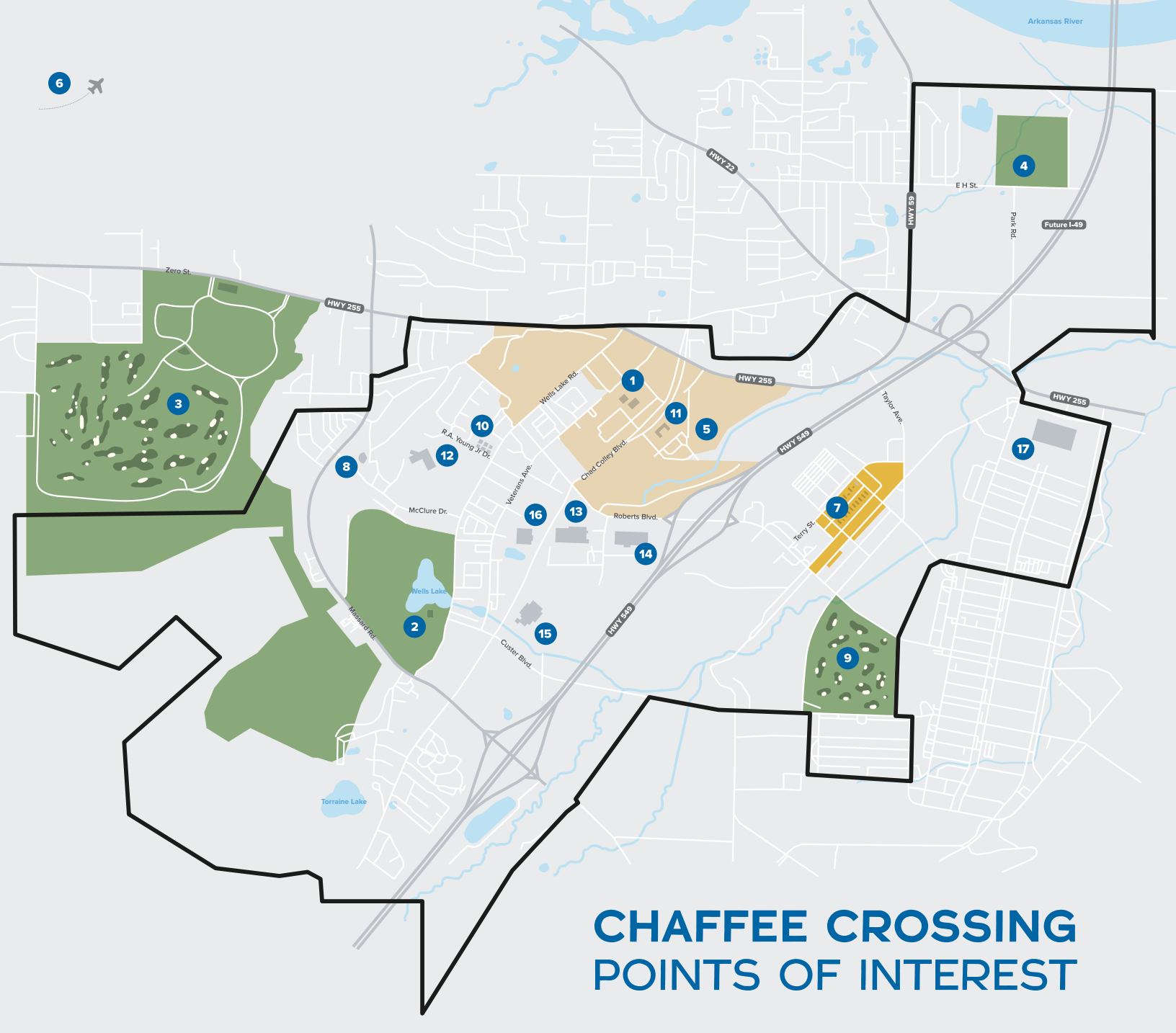
The Chaffee Barbershop and Military Museum commemorates the time in 1958 when the U.S. Army welcomed a new soldier named Elvis Presley, giving him a well-publicized military haircut. Other preserved World War II-period buildings provide authentic character and a sense of place that new developments alone cannot replicate. Restaurants, retail shops, live music, events, and public art add energy and draw visitors to Chaffee Crossing's Historic and Entertainment District.

MAJOR ORGANIZATIONS ALREADY HAVE A HOME IN CHAFFEE CROSSING

- The Arkansas Colleges of Health Education (ACHE) broke ground in 2015 and offers a variety of doctorate and master's programs in four campus buildings. ACHE includes the Arkansas College of Osteopathic Medicine and Schools of Physical Therapy, Occupational Therapy, Health Sciences and Allied Health.
- ArcBest, the parent company of ABF Freight, established its corporate headquarters here in 2017.
- Mars Petcare, Umarex USA and Walther Arms, Graphic Packaging International, Magnera, Phoenix Metals, Old Dominion Freight Line, and Romark Logistics have major facilities here, employing thousands of skilled people who live in Chaffee Crossing and surrounding communities.

- ✓ Preserved and repurposed historic Fort Chaffee Buildings
- ✓ A growing mix of single-family and multifamily neighborhoods, town centers, and walkable districts
- ✓ Three designated entertainment districts offering retail, dining, and entertainment options to serve residents and visitors
- ✓ Trails, parks, and open spaces connecting neighborhoods, schools, employers, and the historic district





LEGEND

1 | Arkansas College of
Osteopathic Medicine

2 | Janet Huckabee Nature Center

3 | Ben Geren Park

4 | Barling City Park

5 | Celebration Garden & Wellness Park

6 | Fort Smith Regional Airport (FSM)/
Ebbing Air National Guard

7 | Chaffee Barbershop
& Military Museum

8 | McClure Amphitheater

9 | Deer Trails Golf Course

10 | The HUB at Providence

11 | The Village at Heritage

12 | ArcBest

13 | Mars Petcare

14 | Graphic Packaging International

15 | Magnera

16 | Umarex

17 | Romark Logistics



ACHE
(Arkansas Colleges of Health Education)



Chaffee Crossing Historic
& Entertainment District



Boundary Line

THE ADVANTAGES OF CHAFFEE CROSSING

Chaffee Crossing puts you at the center of opportunity—with a strategic location, modern infrastructure, skilled workforce, and a thriving economy, all backed by a clear master plan.

Chaffee Crossing enjoys excellent regional connectivity via multiple state highways and future Interstate access. Arkansas Highways 255, 59, and 22 link the area to nearby communities and the Fort Smith city core, while U.S. Highway 549, planned as future Interstate 49, provides a direct north-south route connecting to Interstate 40, a direct route to northwest Arkansas, and beyond. Class I rail service and Arkansas River ports are accessible to Chaffee Crossing.

MEDIAN HOUSEHOLD INCOME

Source: Placer.ai 2026

\$65,700

Arkansas

\$54,800

City of Fort Smith

\$60,300

Fort Smith MSA

\$89,400

Chaffee Crossing
Residents

\$68,900

Chaffee Crossing
Employees

\$66,800

Out-of-Market Visitors

43.7% of Chaffee Crossing households
earn over **\$100,000.**

DEVELOPMENT-FRIENDLY ENVIRONMENT

Within the framework of the master land use plan, Chaffee Crossing offers affordable parcels and streamlined, low-friction permitting under established master development guidelines that ensure compatibility and design quality, while protecting long-term property values.

HOUSE, SCHOOLS, AND QUALITY OF PLACE

Master-planned neighborhoods at Chaffee Crossing support a range of housing types, including single-family homes, townhomes, apartments, and mixed-use residential/retail. Fort Smith and Greenwood public schools serve Chaffee Crossing families. The Fort Smith area also offers a variety of public charter and private schools.

FOREIGN MILITARY SALES PROGRAM

The Foreign Military Sales Program will create additional demand for housing, retail, hospitality, and service businesses. This recurring, international presence brings new visitors and purchasing power into the community.

- **The Fort Chaffee Redevelopment Authority (FCRA) is a public trust that functions as an economic development entity. FCRA is not a profit-making corporation, which makes land here more affordable than urban infill and greenfield sites.**
- **Revenue from land sales is applied to community infrastructure and amenities, with more than \$25 million already reinvested.**
- **Clear development guidelines help projects move efficiently from concept to construction.**
- **Many mixed-land-use opportunities for residential, industrial, commercial, office, and institutional projects.**
- **Significant regional growth fueled by the Foreign Military Sales program, combined with a shrinking supply of developable land, makes now the perfect time to invest in the Chaffee Crossing community.**



THE FORT SMITH REGION: CONNECTED, SKILLED, AND SCENIC

Chaffee Crossing is strategically located within the Fort Smith Metropolitan Statistical Area – the third largest MSA in Arkansas and a key economic hub for western Arkansas and eastern Oklahoma.

LOGISTICS & CONNECTIVITY

The Fort Smith region is an intermodal hub near the junction of Interstate 40 and the future I-49. Additionally, Arkansas Highways 255, 59, and 22 connect to Fort Smith and Chaffee Crossing. The Port of Fort Smith on the Arkansas River, Class I and III rail service, and Fort Smith Regional Airport cargo operations provide additional logistical connections.

WORKFORCE & BUSINESS ENVIRONMENT

Employers at Chaffee Crossing draw from a skilled regional force of more than 100,000 workers. Labor costs are more favorable here than in larger metropolitan markets. Educational institutions, including Arkansas Colleges of Health Education, University of Arkansas Fort Smith, and Peak Innovation Center, support ongoing talent development in healthcare, technical education, advanced manufacturing, logistics, and professional services.

NATURAL AMENITIES & OUTDOOR RECREATION

Western Arkansas and the Arkansas River Valley are known for their natural beauty – mountains, forests, rivers, and lakes that support year-round outdoor recreation. Residents and visitors enjoy hiking and biking trails, mountain biking, road cycling, fishing, camping, and scenic drives within an easy drive of Chaffee Crossing.

Lake Fort Smith State Park, nestled in the Boston Mountains, is just half an hour's drive from Chaffee Crossing. The park offers campsites, modern cabins, boat rentals, hiking trails, a swimming pool, and picnic pavilions.

Chaffee Crossing itself is home to 37 miles of walking/biking trails and the 170-acre Janet Huckabee Arkansas River Valley Nature Center.

PARCELS ARE AVAILABLE FOR YOUR BUSINESS

- Large tracts (50-100+ acres) for industrial institutional, or major corporate campuses.
- Mid-size sites (20-50 acres) for retail developers, residential builders, and mixed-use projects.



YOUR LAND IS READY

Whether you are planning a large master-planned campus, a residential neighborhood, an active 55+ lifestyle community, a retail center, corporate office, or a specialized industrial facility, Chaffee Crossing can tailor sites to your vision. Parcels range from large tracts suitable for anchor users to mid-size and smaller sites for builders, developers, and owner-occupants.

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To explore current land and development opportunities at Chaffee Crossing, contact:

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