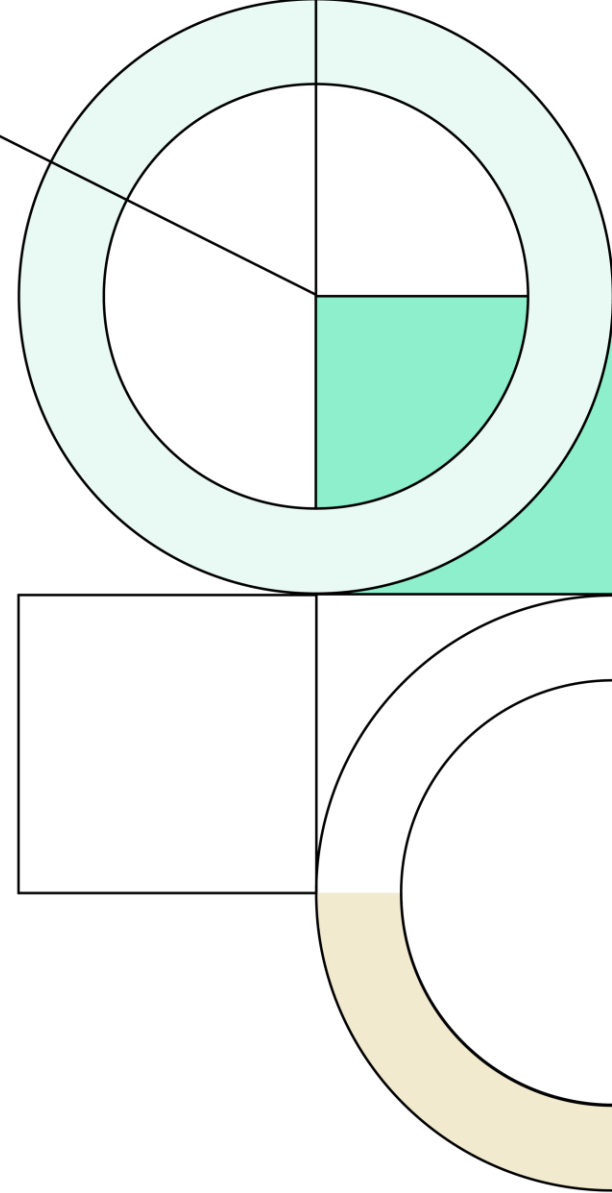




Fort Smith Public Schools

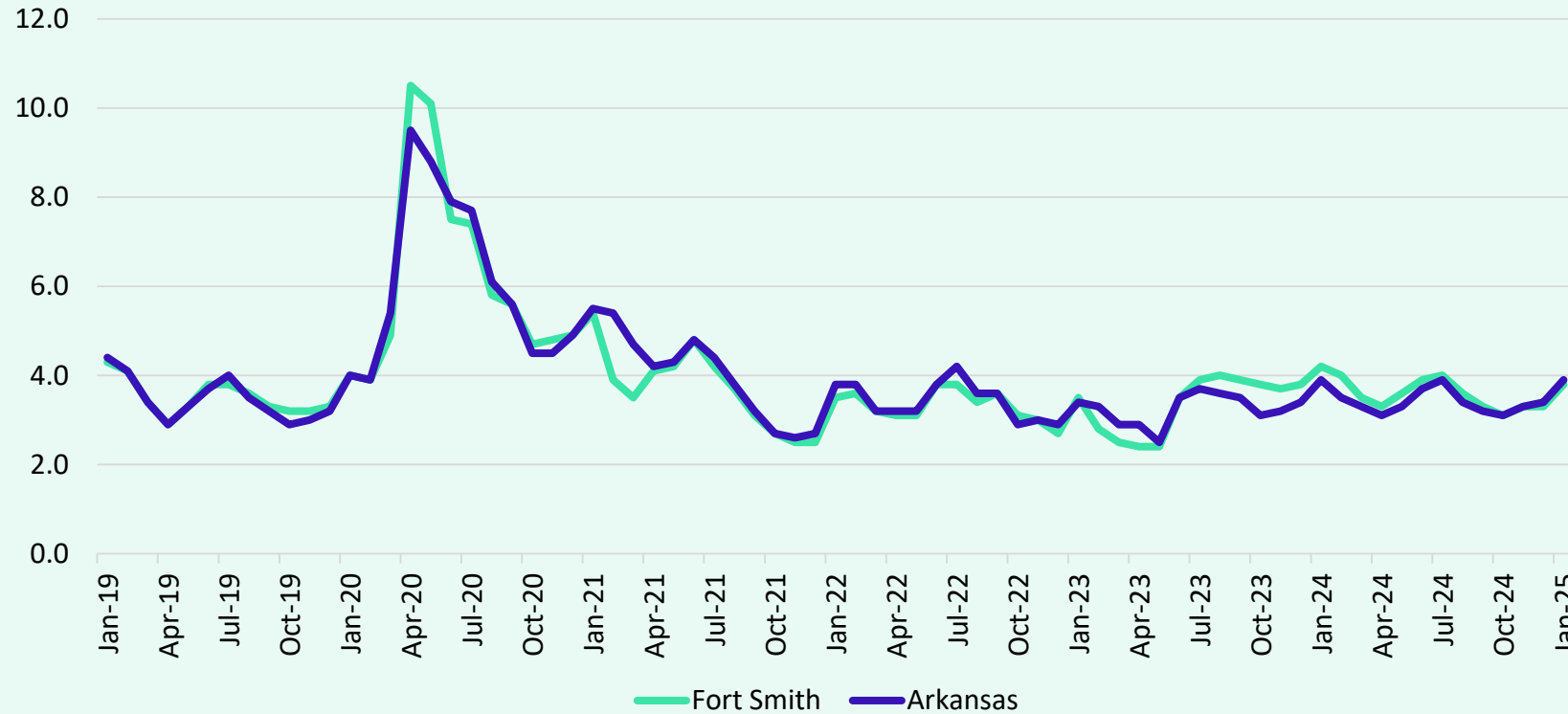
Spring 2025 Demographic Report



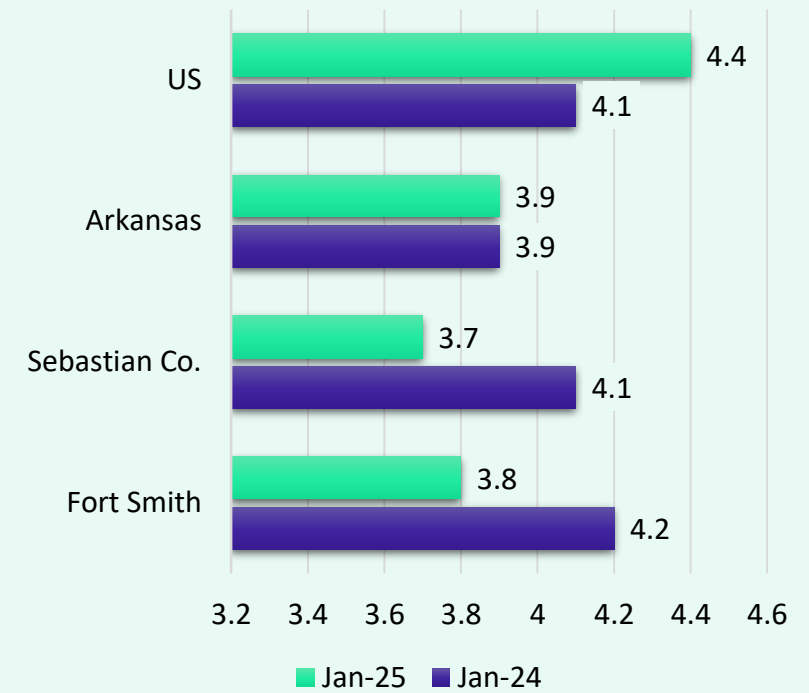


Fort Smith MSA- Unemployment Rate

Unemployment Rate, Jan 2019 - Jan 2025



Unemployment Rate, Year over Year





Fort Smith Economic Development News



A new \$5.255 million business park is going in on the former site of Grand Slam Fun Center at 5300 Zero Street.

In February 2023, the Fort Smith Planning and Zoning Commission approved a request by Mickie Wagner Coleman, agent for MP&U Investments, Inc., for a master land use plan amendment from residential detached and general commercial to a planned zoning district (PZD) that allows office, research and light industrial.

A building permit was issued on September 19 of this past year to MP&U Investments Inc. for a \$5.255 million 24-unit business park.

Construction on the first section of buildings is underway.

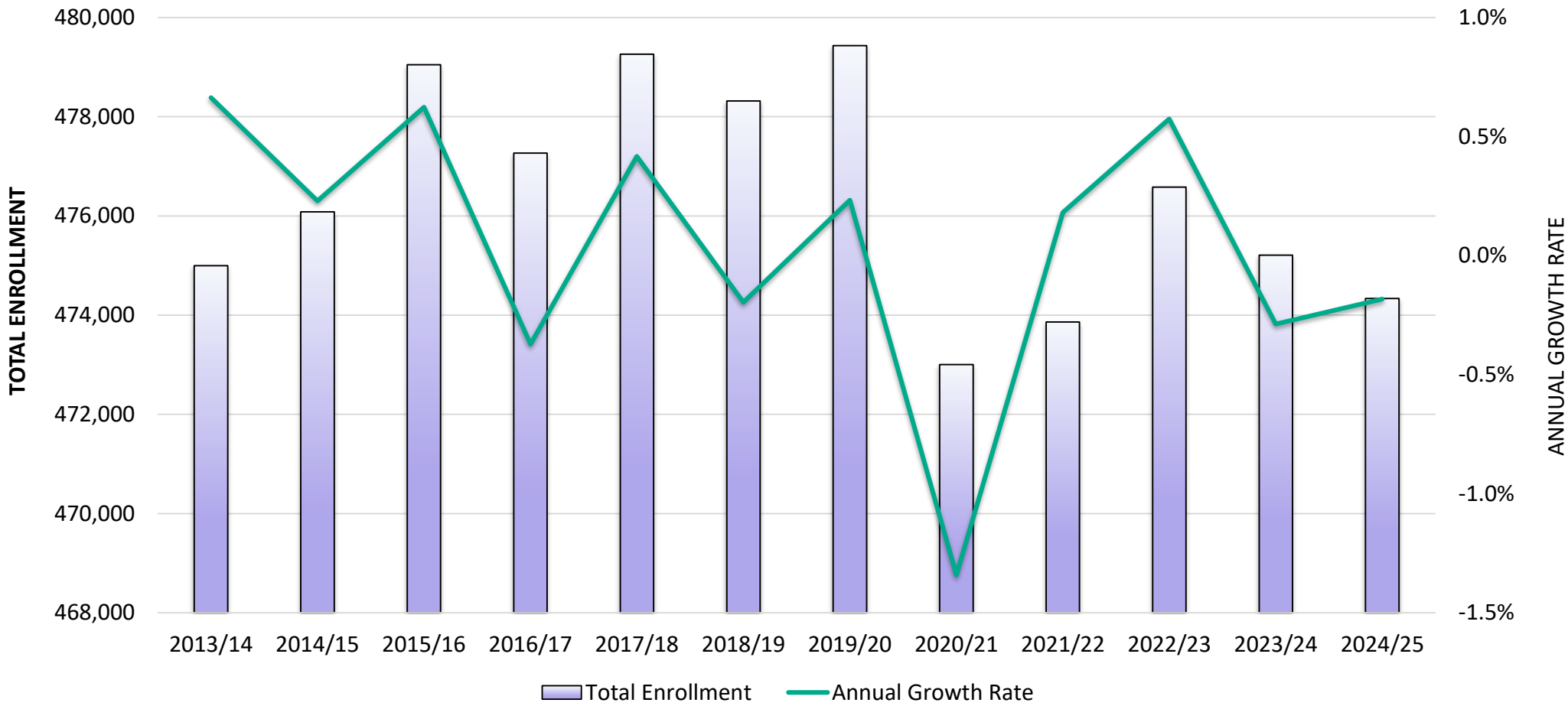
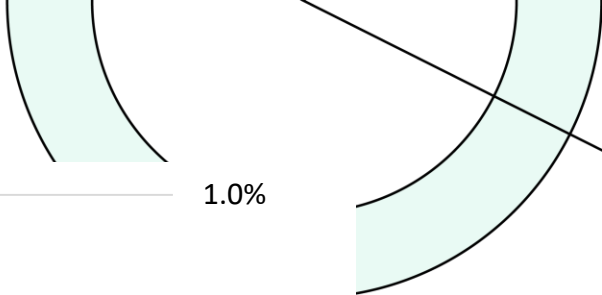


Bass Pro Shops' newest store will be the company's third in the great state of Arkansas. The 70,000-square-foot Outpost retail location will be on Rogers Avenue in central Fort Smith, easily accessible by Highway 22 and Interstate 540, and is expected to open in early 2026.

At the new Fort Smith location, Bass Pro Shops is expected to employ more than 100 "Outfitters" employees eager to serve customers and their pursuits in the great outdoors.



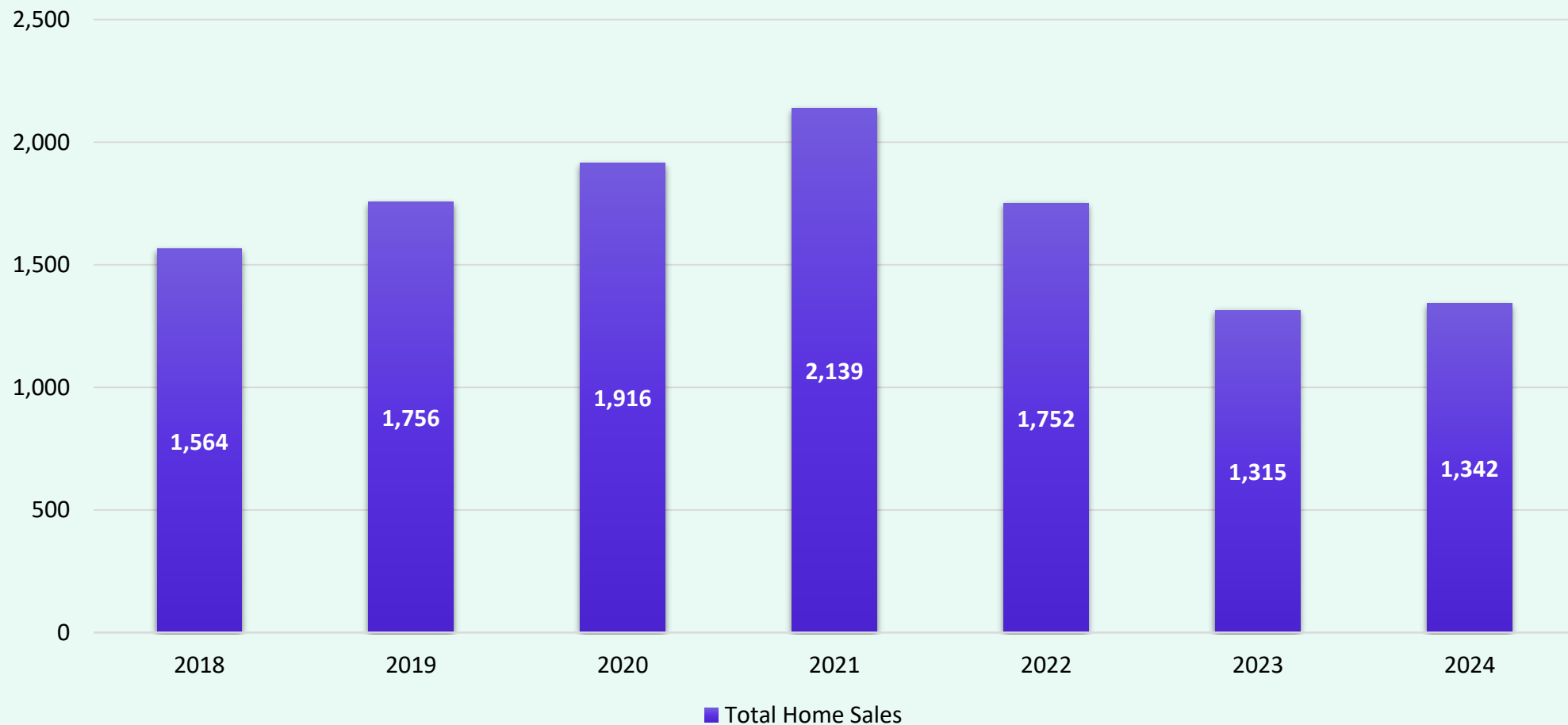
Arkansas State Enrollment and Annual Percent Change




STATE OF ARKANSAS ENROLLMENT															
YEAR	KG	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	GED/UNG	TOTAL
2021-22	36,609	35,476	35,398	35,585	35,710	35,729	36,543	38,047	38,816	40,919	36,411	35,190	33,165	263	473,861
2022-23	35,609	36,992	35,670	35,771	35,984	36,100	36,193	37,190	38,352	40,553	39,644	35,186	33,074	261	476,579
2023-24	34,783	35,764	36,767	35,703	35,853	35,940	36,196	36,607	37,244	39,943	39,656	37,680	32,687	384	475,207
2024-25	33,926	34,936	35,652	36,769	35,857	36,059	36,116	36,660	36,856	39,341	38,940	37,728	34,930	567	474,337

Fort Smith Public Schools Housing Market Analysis

District Annual Home Sales, 2018 – 2024

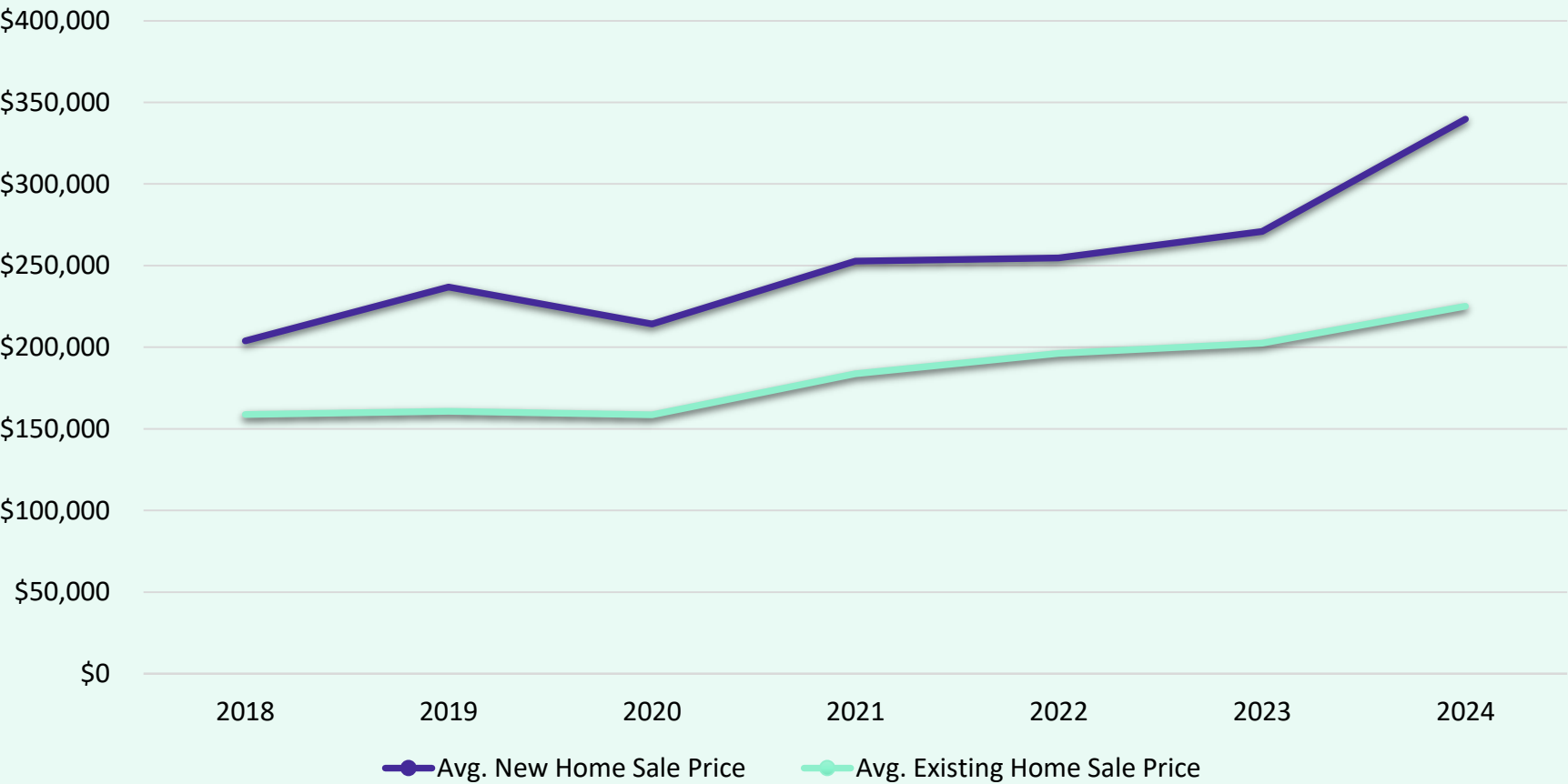


- Total home sales within Fort Smith PS have increased slightly in 2024
- New home sales in Fort Smith PS accounted for 3% of the total home sales in 2024, a decrease of 4% from 2023



Fort Smith Public Schools Housing Market Analysis

Average New vs. Existing Home Sale Price, 2018 - 2024



	Avg New Home	Avg Existing Home
2018	\$203,934	\$158,744
2019	\$236,916	\$160,819
2020	\$214,296	\$158,695
2021	\$252,735	\$183,816
2022	\$254,654	\$196,280
2023	\$270,999	\$202,545
2024	\$339,688	\$225,126

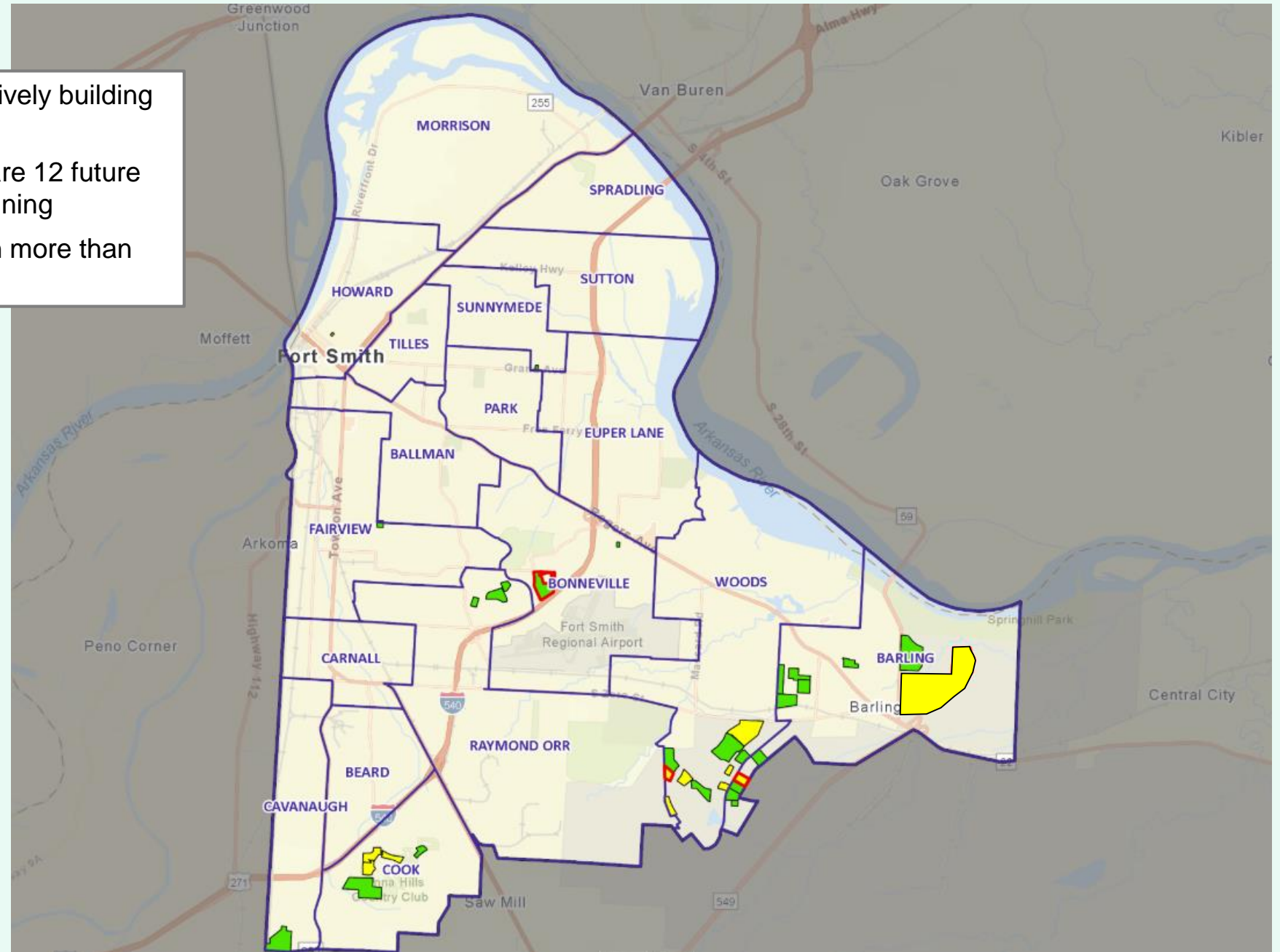
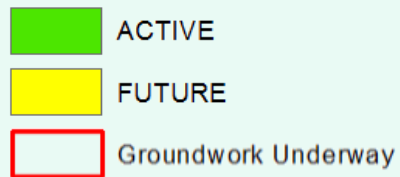
- The average new home sale price in Fort Smith PS has risen 67% between 2018 and 2024, an increase of nearly \$136,000
- The average existing home sale price in Fort Smith PS has risen 42% in the last 6 years, an increase of nearly \$67,000



Housing Overview

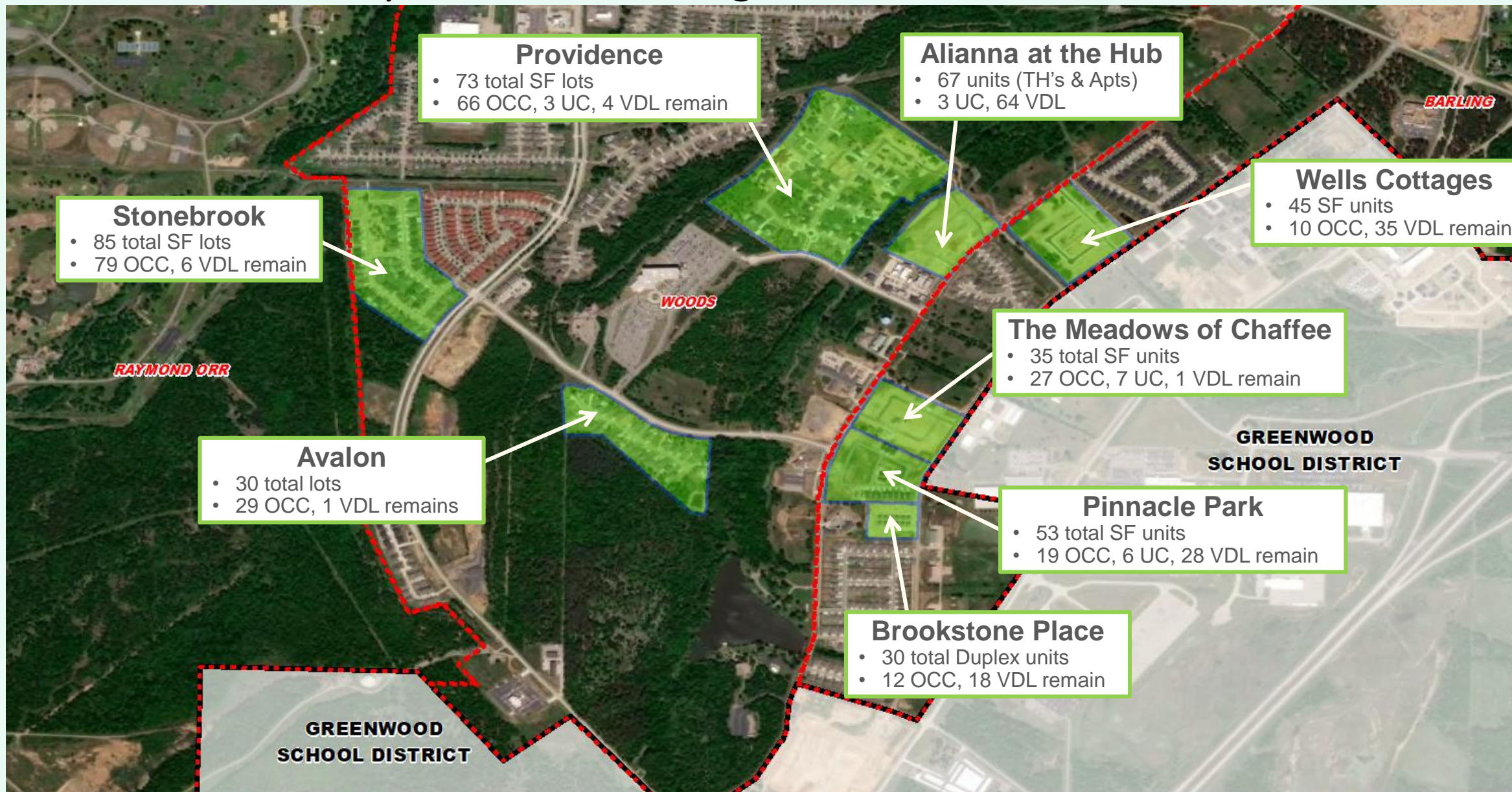
- Fort Smith Public Schools has 24 actively building subdivisions
- Within Fort Smith PS Schools there are 12 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 100 lots within 3 subdivisions

Subdivisions





Residential Activity- Chaffee Crossing



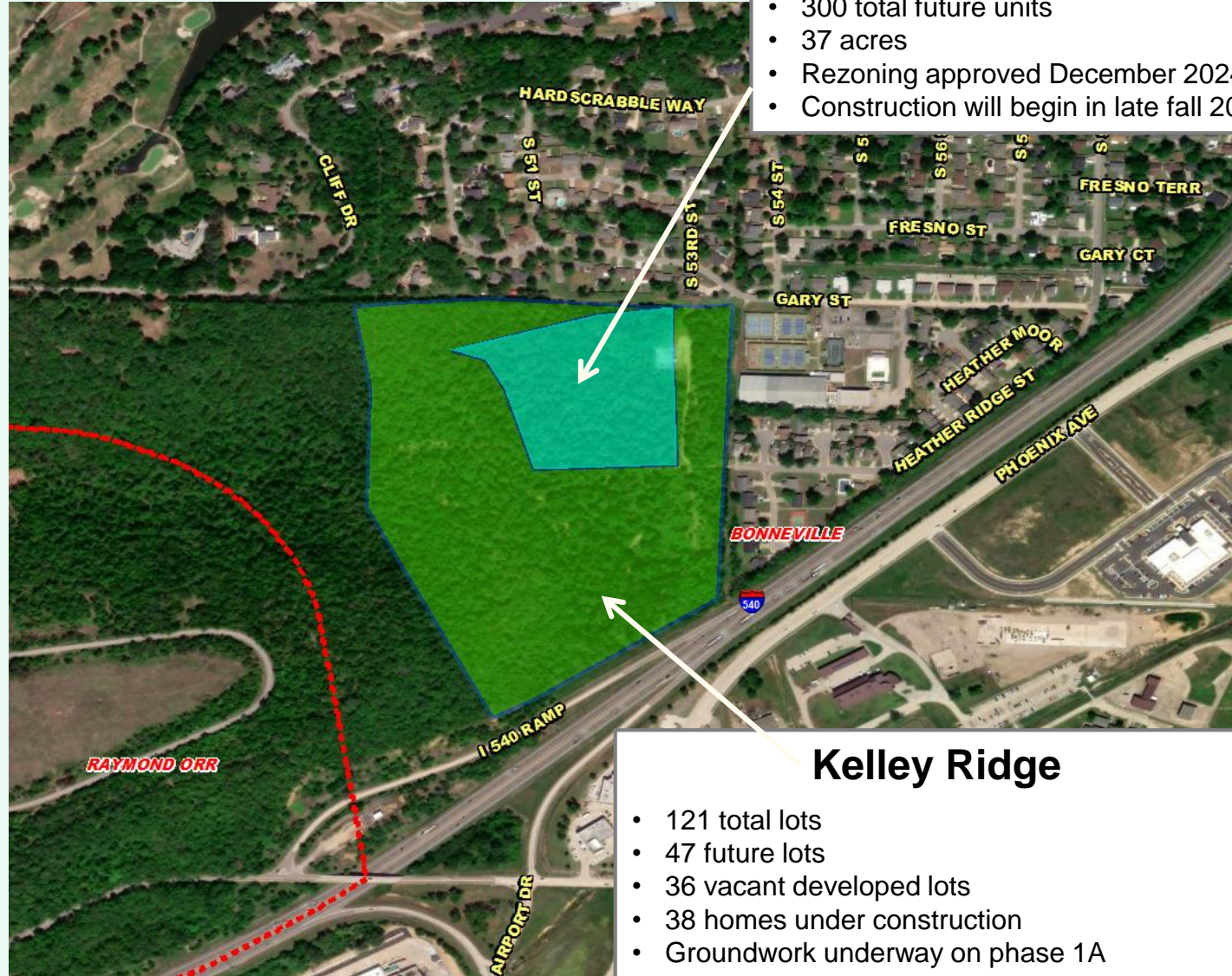


Residential Activity

Heather Ridge Street Apartments

- 300 total future units
- 37 acres
- Rezoning approved December 2024
- Construction will begin in late fall 2025

April 2025



Kelley Ridge

- 121 total lots
- 47 future lots
- 36 vacant developed lots
- 38 homes under construction
- Groundwork underway on phase 1A
- Formerly known as High Point at Kelley Ridge





Residential Activity

Springhill Estates

- 145 total lots
- 41 future lots
- 6 vacant developed lots
- 8 homes under construction
- 90 occupied homes
- Groundwork underway on 2nd phase
- Three and four BR homes priced from the upper-\$200's to around \$400K



December 2024





Residential Activity

Bryorwood

- 37 total lots
- 5 under construction
- 32 vacant developed lots
- Homes priced from the \$290's
- Don Wise Construction

December 2024





Residential Activity



Leigh Avenue Estates

- 4 total lots
- 3 homes under construction
- 1 occupied home
- Priced from the \$200's

April 2025

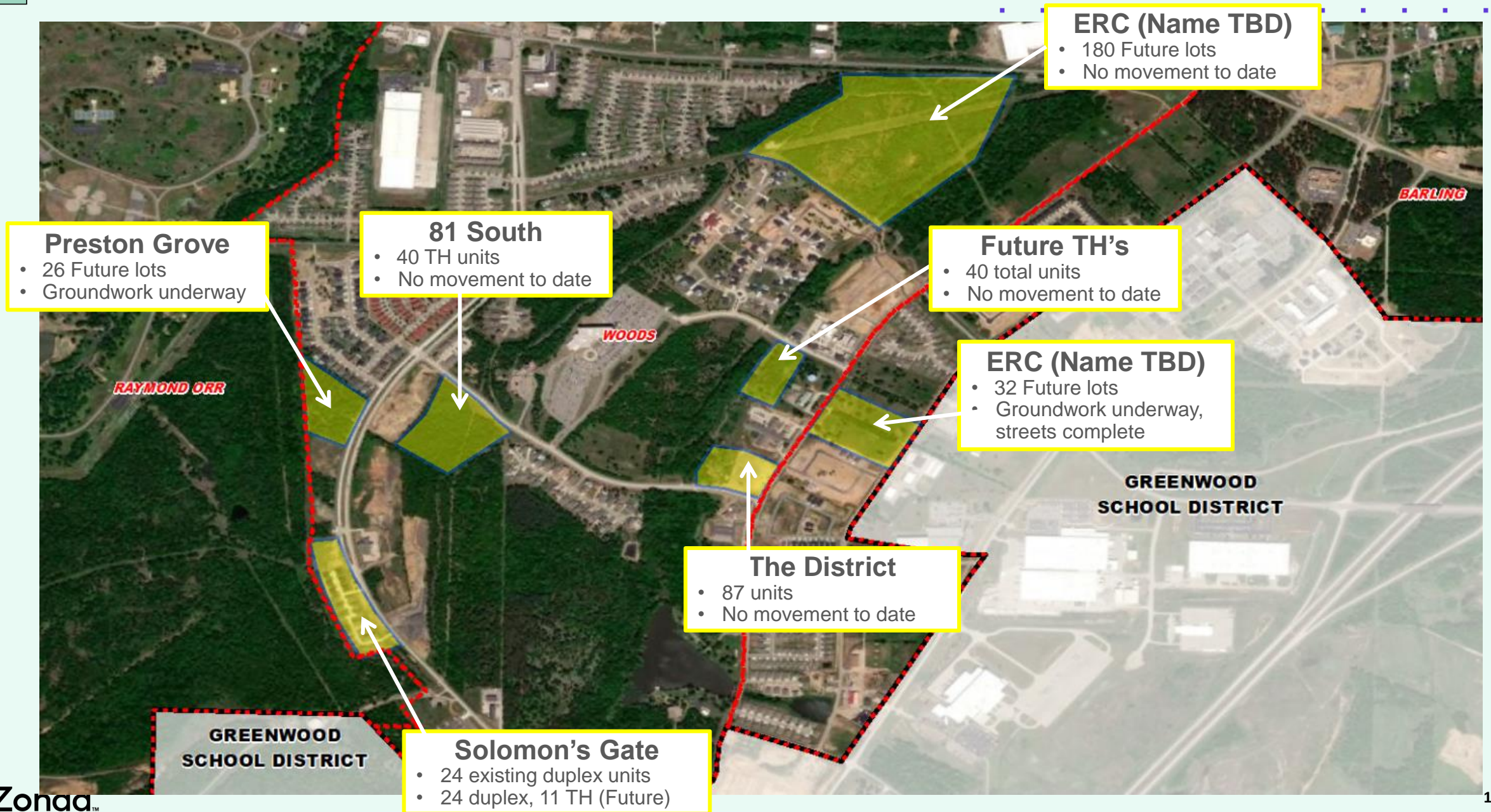


Horseshoe Ridge

- 29 total lots
- 2 vacant developed lots
- 4 homes under construction
- 23 occupied homes
- \$600K+



Housing Activity – Chaffee Crossing Future Developments





Future Residential Activity

December 2024

ERC Subdivision

- 32 total lots
- Groundwork underway, streets in
- Further details not yet announced





Future Residential Activity

Preston Grove

- 26 total lots
- Groundwork underway as of 4Q24
- Private, gated upscale Chaffee Crossing community to feature lots priced from \$105K - \$145K
- Carrington Development project to have residential construction begin in spring 2025



December 2024





Future Residential Activity

9200 Jenny Lind– Name TBD

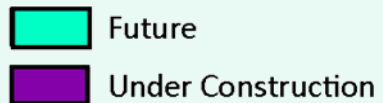
- 21 total lots
- Zoning approved December 2024
- Further details not yet announced





Multi-family Overview

- There are nearly 240 multi-family units currently under construction, 68 of which are 3-bedroom duplex rental apartments.
- In addition to those units, there are 145 existing units, referenced as Lofts on Park, located at 3600 Kinkead Avenue that have been in the process of being renovated, rebuilt, and updated. First units currently being leased and additional units will be available for leasing this summer.
- There are appx. 596 future multi-family units in 5 separate projects in various stages of planning across the area





Multifamily Activity





Multifamily Activity

March 2025

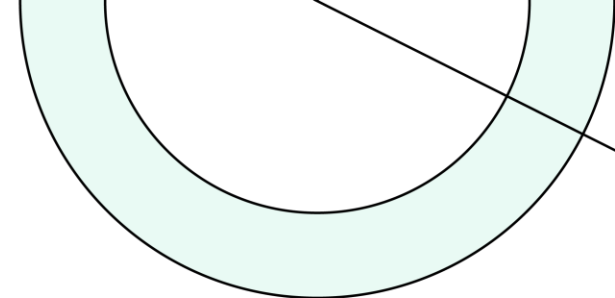
The Village at Geren Road

- 134 total duplex units
- Phase 1 (46 units) open and leasing
- 48 units under construction
- Rental rates \$1,400-\$1,700





Ten Year Forecast by Grade Level

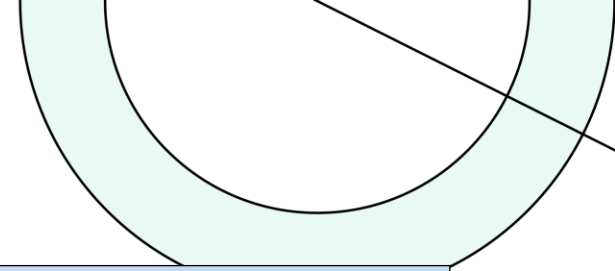


Year	EE/PRE-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2020/21	542	983	1,065	1,027	1,008	1,046	1,106	1,032	1,180	1,134	1,041	1,100	1,074	1,042	14,381	-374	-2.5%
2021/22	507	1,099	1,009	1,028	1,013	986	1,035	1,078	1,058	1,194	1,188	1,056	1,066	1,016	14,333	-48	-0.3%
2022/23	466	1,038	1,106	1,025	1,051	1,020	999	1,026	1,097	1,053	1,227	1,172	1,024	1,002	14,306	-27	-0.2%
2023/24	429	990	1,052	1,085	1,022	1,042	1,014	974	1,021	1,094	1,105	1,195	1,082	959	14,064	-242	-1.7%
2024/25	412	974	1,006	1,068	1,078	1,043	1,053	1,034	992	1,022	1,164	1,091	1,151	1,011	14,099	35	0.2%
2025/26	412	976	981	1,007	1,073	1,086	1,057	1,040	1,047	975	1,099	1,131	1,048	1,061	13,993	-106	-0.8%
2026/27	412	979	992	994	1,019	1,083	1,120	1,047	1,057	1,034	1,056	1,062	1,078	961	13,894	-99	-0.7%
2027/28	412	987	993	1,006	1,015	1,036	1,117	1,119	1,066	1,045	1,118	1,027	1,021	994	13,956	62	0.4%
2028/29	412	1,001	998	1,007	1,013	1,018	1,059	1,111	1,137	1,051	1,129	1,087	985	939	13,947	-9	-0.1%
2029/30	412	1,006	1,017	1,013	1,018	1,014	1,043	1,053	1,130	1,123	1,136	1,095	1,043	905	14,008	61	0.4%
2030/31	412	1,013	1,031	1,036	1,025	1,023	1,037	1,040	1,074	1,117	1,213	1,103	1,049	960	14,133	125	0.9%
2031/32	412	1,025	1,029	1,049	1,045	1,028	1,048	1,033	1,058	1,060	1,206	1,178	1,057	965	14,193	60	0.4%
2032/33	412	1,036	1,048	1,049	1,049	1,048	1,055	1,044	1,053	1,045	1,143	1,171	1,129	973	14,255	62	0.4%
2033/34	412	1,042	1,044	1,063	1,051	1,045	1,067	1,050	1,062	1,040	1,129	1,112	1,121	1,040	14,278	23	0.2%
2034/35	412	1,056	1,058	1,065	1,085	1,067	1,057	1,073	1,068	1,048	1,123	1,097	1,067	1,033	14,309	31	0.2%

Yellow box = largest grade per year
Green box = second largest grade per year



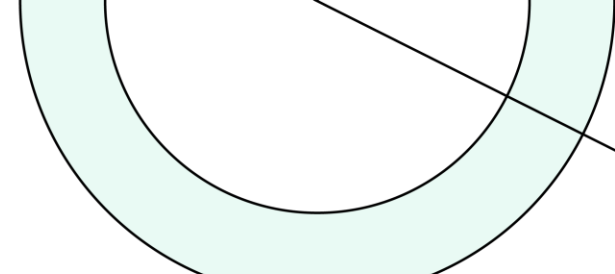
Ten Year Forecast by Elementary Campus



	Max		Fall	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Ballman Elementary School	518	291	290	384	375	371	368	385	382	391	389	393	387
Barling Elementary School	596	348	316	331	343	348	353	337	350	366	389	401	421
Beard Elementary School	427	287	296	289	278	271	268	274	276	278	280	278	282
Bonneville Elementary School	403	288	284	286	301	303	307	304	309	311	317	317	318
Carnall Elementary School	342	203	172	169	164	165	168	174	176	179	182	185	189
Cavanaugh Elementary School	467	297	303	306	297	299	293	289	289	291	294	296	298
Cook Elementary School	744	496	462	547	557	553	554	576	581	595	606	612	622
Euper Lane Elementary School	554	400	398	398	392	392	383	376	387	394	397	402	406
Fairview Elementary School	874	489	575	623	631	625	623	625	628	621	618	613	620
Howard Elementary School	437	255	298	296	300	305	299	295	295	292	290	291	294
Morrison Elementary School	638	417	492	498	491	487	490	482	479	479	477	477	485
Orr Elementary School	555	305	236	0	0	0	0	0	0	0	0	0	0
Park Elementary School	605	360	388	380	372	367	351	354	351	348	350	344	341
Spradling Elementary School	506	291	303	288	291	281	273	267	271	276	279	285	295
Sunnymede Elementary School	743	506	509	502	504	502	498	489	484	485	485	473	467
Sutton Elementary School	701	416	408	381	378	368	346	352	361	366	372	380	384
Tilles Elementary School	599	336	352	363	370	371	374	377	375	374	373	370	378
Woods Elementary School	668	505	512	511	515	518	520	527	543	550	559	567	573
ELEMENTARY TOTALS	10,695	6,608	6,594	6,552	6,559	6,526	6,468	6,483	6,537	6,596	6,657	6,684	6,760
Elementary Absolute Change		-58	-14	-42	7	-33	-58	15	54	59	61	27	76
Elementary Percent Change		-0.87%	-0.21%	-0.64%	0.11%	-0.50%	-0.89%	0.23%	0.83%	0.90%	0.92%	0.41%	1.14%



Ten Year Forecast by Secondary Campus

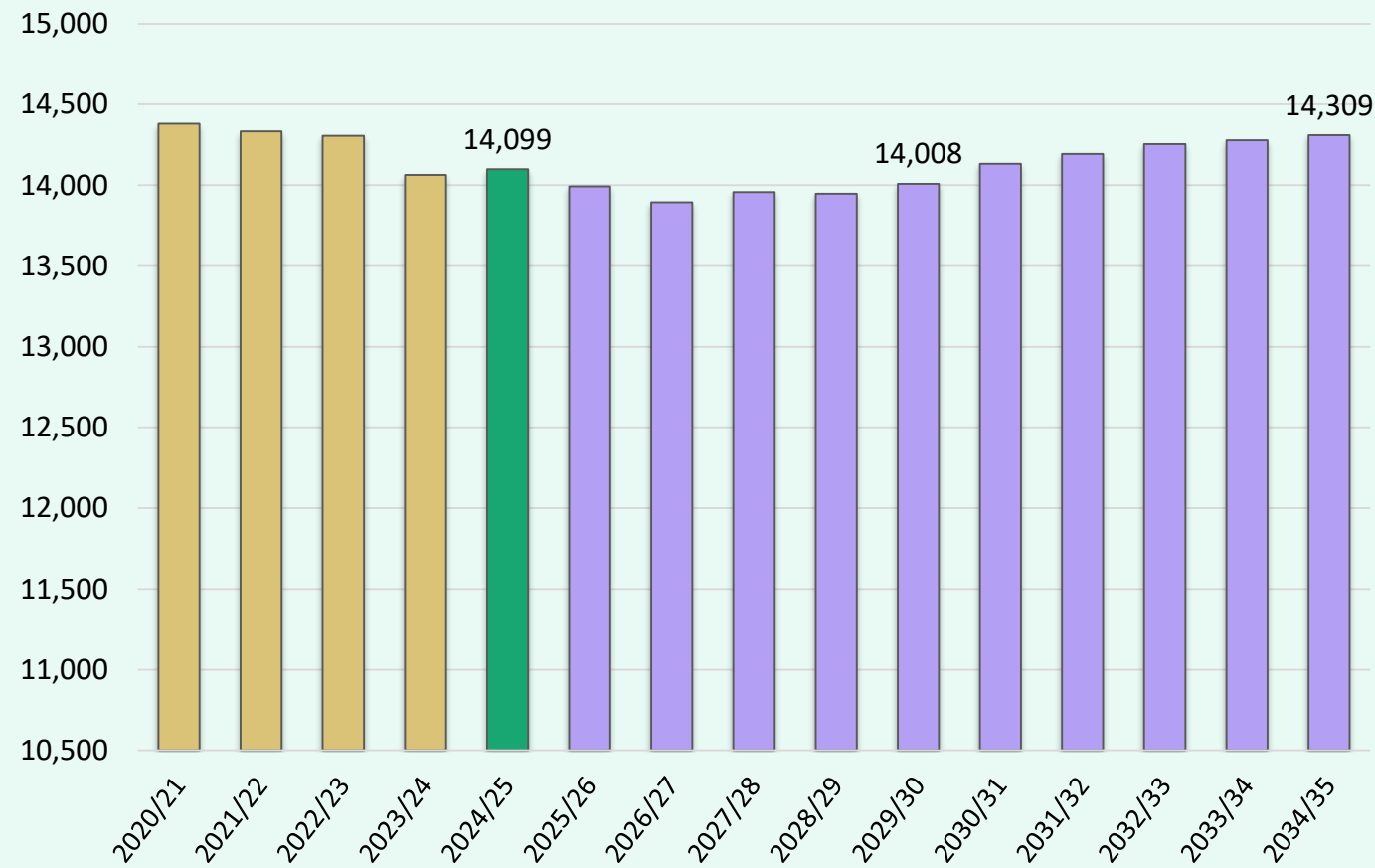


	Max		Fall	ENROLLMENT PROJECTIONS									
Campus Name	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Chaffin Middle School	1,045	689	753	763	778	795	833	887	865	851	823	847	871
Darby Middle School	981	721	708	725	755	799	825	809	797	774	785	775	775
Kimmons Middle School	977	803	756	749	752	774	775	763	738	708	698	693	692
Ramsey Middle School	1,060	812	799	793	821	830	834	815	799	786	804	805	819
MIDDLE SCHOOL SCHOOL TOTALS	4,063	3,025	3,016	3,030	3,106	3,198	3,267	3,274	3,199	3,119	3,110	3,120	3,157
Middle School School Absolute Change		-80	-9	14	76	92	69	7	-75	-80	-9	10	37
Middle School School Percent Change		-2.58%	-0.30%	0.46%	2.51%	2.96%	2.16%	0.21%	-2.29%	-2.50%	-0.29%	0.32%	1.19%
Northside High School	2,787	2,255	2,250	2,183	2,105	2,065	2,069	2,080	2,140	2,212	2,177	2,160	2,114
Southside High School	2,739	1,976	2,056	2,045	1,941	1,984	1,960	1,988	2,074	2,083	2,128	2,131	2,095
HIGH SCHOOL TOTALS	5,526	4,231	4,306	4,228	4,046	4,049	4,029	4,068	4,214	4,295	4,305	4,291	4,209
High School Absolute Change		-158	75	-78	-182	3	-20	39	146	81	10	-14	-82
High School Percent Change		-3.60%	1.77%	-1.81%	-4.30%	0.07%	-0.49%	0.97%	3.59%	1.92%	0.23%	-0.33%	-1.91%
Bell Point Alternative School		69	82	82	82	82	82	82	82	82	82	82	82
Fort Smith Virtual Academy		131	101	101	101	101	101	101	101	101	101	101	101
ALTERNATIVE SCHOOL TOTALS		200	183	183	183	183	183	183	183	183	183	183	183
DISTRICT TOTALS	20,284	14,064	14,099	13,993	13,894	13,956	13,947	14,008	14,133	14,193	14,255	14,278	14,309
District Absolute Change		-242	35	-106	-99	62	-9	61	125	60	62	23	31
District Percent Change		-1.7%	0.2%	-0.8%	-0.7%	0.4%	-0.1%	0.4%	0.9%	0.4%	0.4%	0.2%	0.2%



Key Takeaways

Fort Smith Public Schools Enrollment Forecast



- Overall area home sales have slightly increased from last year’s numbers. Inflationary pressures and higher interest rate conditions continue to result in lower overall home sale numbers compared to the previous 2021 and 2022 years
- FSPS has 24 actively building subdivisions along with 12 future subdivisions containing roughly 690 future housing units currently planned within the District.
- In addition, there are appx. 240 multi-family rental units currently under construction, 145 multi-family rental units being renovated, and 596 future multi-family units that are in various planning stages.
- Fort Smith Public Schools enrollment is projected to be at 14,000 students by the 2029/30 school year and could return to an enrollment of 14,300 by the 2034/35 School Year.