



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

SPECIAL PURPOSE BUILDING FOR SALE

1802 Franklin Street, North Little Rock, AR



CONTACT US TODAY
501.376.6555 | mosestucker.com



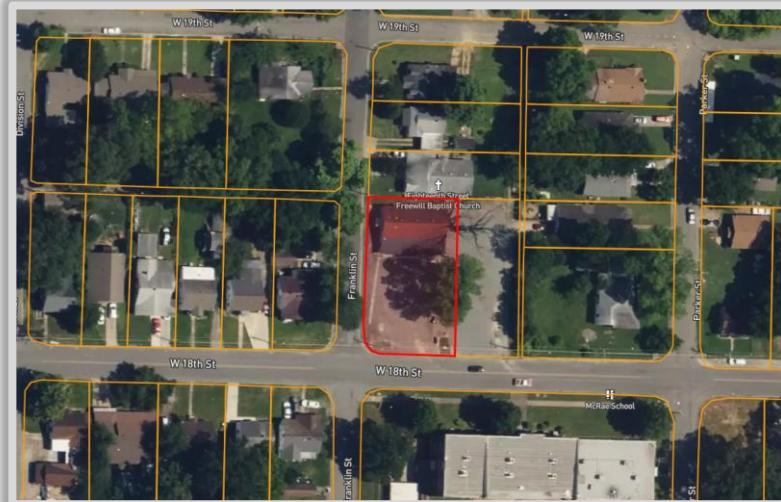
Property Understanding

OVERVIEW

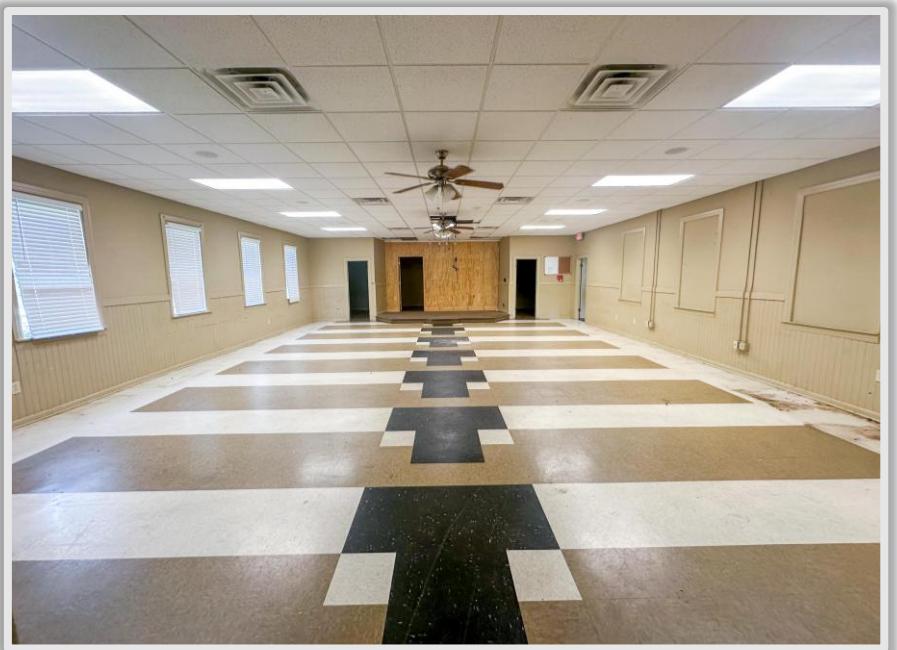
Offering	For Sale
Price	\$130,000
Address	1802 Franklin Street
City/State	North Little Rock, AR 72206
Property Type	School/Special Purpose
Building Size	±2,700 SF
Year Built	1960
Lot Size	±0.43 Acres
Zoning	R-3 (Duplex District)
Traffic Counts	<ul style="list-style-type: none"> ○ W 18th Street – 1,300 VPD ○ Pike Ave – 21,000 VPD

PROPERTY HIGHLIGHTS

- Corner location provides excellent visibility and access
- Excess land offers potential for expansion or additional parking if needed
- Functional layout suitable for its current special education use
- Adaptable for commercial purposes or residential conversion
- Zoned R-3, allowing flexibility for future redevelopment or repurposing







North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which [Forbes](#) recognized as one of the country's top 10 best places for young professionals to live.

North Little Rock boasts a diverse assortment of retail, office, and residential properties, along with the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods. Home to more than 64,400 residents, North Little Rock is the seventh-largest community in Arkansas.

Notable entertainment destinations are a significant tourism draw in North Little Rock, specifically the 18,000-seat Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers baseball team, the AA affiliate of the Seattle Mariners. Economic development is flourishing in the city, with the recent announcement of a [30,000-square-foot conference center](#) and a [14-story hotel, condo, restaurant, and office building](#). Plus, [improvements](#) have been made at multiple community centers as part of a recent half-cent sales tax increase, and the Arkansas Department of Public Safety recently purchased 19 acres in the city to build a new state-of-the-art [Arkansas State Crime Laboratory](#).

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

61,989

124,892

313,205

Households

29,901

57,233

136,387

Average Age

40.1

40.8

39.9

Average Household Income

\$87,274

\$89,037

\$89,909

Businesses

4,142

6,829

13,076

*Demographic details based on property location



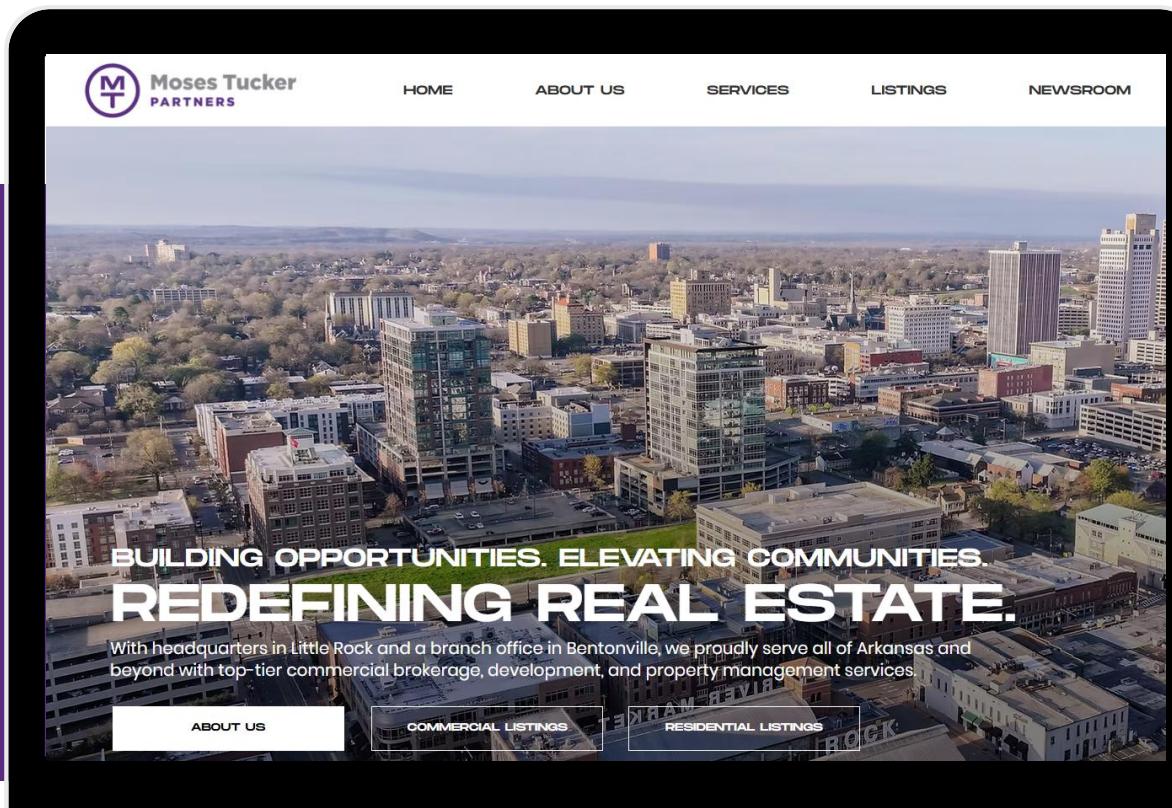
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Fletcher Hanson

Principal, Executive Vice President & Principal Broker
fhanson@mosestucker.com

Todd Larson

Development Specialist
tlarson@mosestucker.com

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