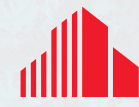


FOR SALE | CHENAL VALLEY

# DEVELOPMENT OPPORTUNITIES

HIGHWAY 10 | LITTLE ROCK, AR



CUSHMAN & WAKEFIELD



# TRACT 133

Tract/Lot	Acreeage	Zoning	Price/SF
Tract 133	12.32 AC	O-3	\$7.00/SF



# TRACT 134 & 134A

Tract/Lot	Acreeage	Zoning	Price/SF
Tract 134	5.51 AC	C-3	\$10.00/SF
Tract 134A	7.93 AC	O-3	\$10.00/SF



# TRACT 138

Tract/Lot	Acreeage	Zoning	Price/SF
Tract 138	10.59 AC	C-3	\$15.00/SF



## DEMOGRAPHICS

1-mile radius



**3,064**  
Population



**42.5**  
Median Age



**\$110,889**  
Median Household Income



**105**  
Total Businesses

5-mile radius



**57,390**  
Population



**41.5**  
Median Age



**\$92,968**  
Median Household Income



**1,932**  
Total Businesses

\*ESRI Business Analyst

**FOR MORE INFORMATION, CONTACT:**



**JASON PARKER, SIOR**  
Director Brokerage  
501 680 0321  
jparker@sagepartners.com



**RYAN GIBSON**  
Managing Director Brokerage  
501 680 6119  
rgibson@sagepartners.com



**ALEX BENNETT**  
Associate Brokerage  
501 404 1840  
abennett@sagepartners.com

**CUSHMAN & WAKEFIELD | SAGE PARTNERS DISCLOSURE**

Cushman & Wakefield | Sage Partners has been engaged by the owner of the Property to market it for sale. Information concerning the Property has been obtained from sources other than Sage Partners and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any references to age, square footage, income, expenses and any other Property specific information are approximate. Any opinions, assumptions, estimates, or financial information contained herein are projections only and are provided for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Buyers should conduct their own independent investigation and inspection of the Property in evaluating a possible purchase. The information contained herein is subject to change.



**CUSHMAN &  
WAKEFIELD**

