

*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact.

H I G H - P R O F I L E

3+ AC LOT FOR SALE

CHENAL PKWY & RAHLING RD | LITTLE ROCK, AR



aloft

RAHLING ROAD



THE PROMENADE AT CHENAL

Simmons Bank

CHENAL PARKWAY

CADENCE Bank

FIRST COMMUNITY BANK
Where community comes first.

RAHLING ROAD

CHENAL PARKWAY

RAHLING CIRCLE



870.336.8000



ZAC@HAAGBROWN.COM

ZAC QUALLS | EXECUTIVE BROKER

JEFF@HAAGBROWN.COM

JEFF ARMSTRONG | INDUSTRIAL AGENT



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Haag Brown
COMMERCIAL





EST. 2010

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PROPERTY OVERVIEW

Haag Brown is proud to offer over 3 acres of prime development land in Little Rock, AR. Located within Chenal Valley and the center of the area's retail and development activity, this ± 3.22 ac lot sits directly off of Chenal Parkway, which is one of Little Rock's busiest thoroughfares, averaging about 21,000 cars per day in the immediate area. Surrounded by high-profile development, including The Promenade at Chenal, this area is home to several national franchises including Aloft Hotels, AMC Theatres, Apple, Cadence Bank, Simmons Bank, and many more. Alongside retail developments are several residential developments, which have contributed to the increase in vehicle traffic, as well as foot traffic in the area.

HIGHLIGHTS

- Located in The Village at Rahling Circle and Chenal Parkway
- Shovel Ready 3.22 Acres
- Zoned PDC - Planned Development Commercial
- Directly Across from The Promenade at Chenal
- Combined Traffic count of 30,900 Cars per Day
21,000 CPD on Chenal Pwky + 9,900 CPD on Rhaling Rd

FOR SALE

± 3.22 AC | \$3,950,000

FOR SALE: HIGH-PROFILE 3+ AC LOT

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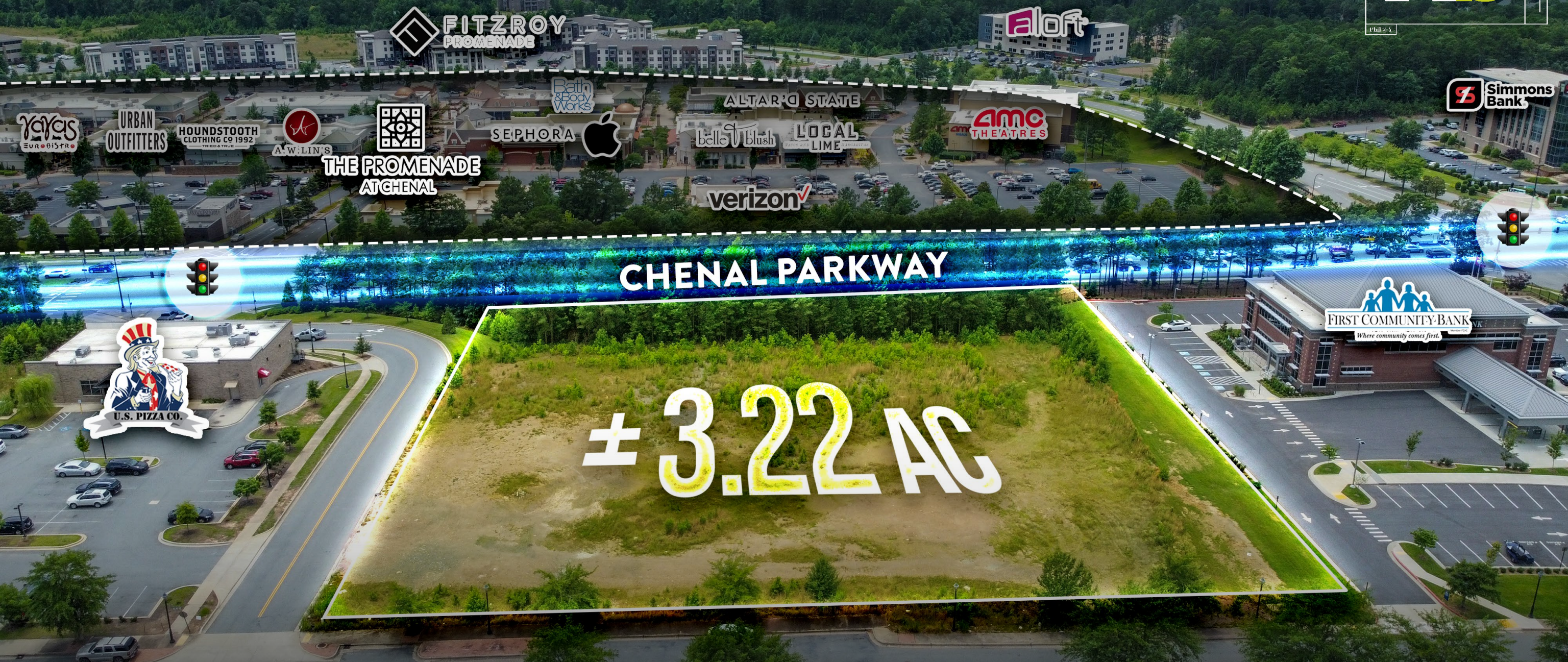
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FITZROY PROMENADE

Aloft

Yayas EuroBistro

URBAN OUTFITTERS

HOUNDSTOOTH CLOTHING CO 1992

A.W. LIN'S



THE PROMENADE AT CHENAL

SEPHORA



verizon

ALTAR & STATE

belle blush LOCAL LIME

AMC THEATRES

Simmons Bank

FIRST COMMUNITY BANK
Where community comes first.



± 3.22 AC

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Recent
\$6 MM TRANSACTION
Mixed-Use Commercial Development
[Click to Learn More](#)

VILLAS OF CHENAL
Independent living for adults 55+
[Click to Learn More](#)

CHENAL COMMONS
Family-friendly apartment complex
[Click to Learn More](#)

CHENAL VILLAGE
Luxurious residential community
[Click to Learn More](#)

THE SUMMIT AT CHENAL VALLEY
State of the art senior living community
[Click to Learn More](#)



RAHLING ROAD

CHENAL PKWY

**THE PROMENADE
AT CHENAL**



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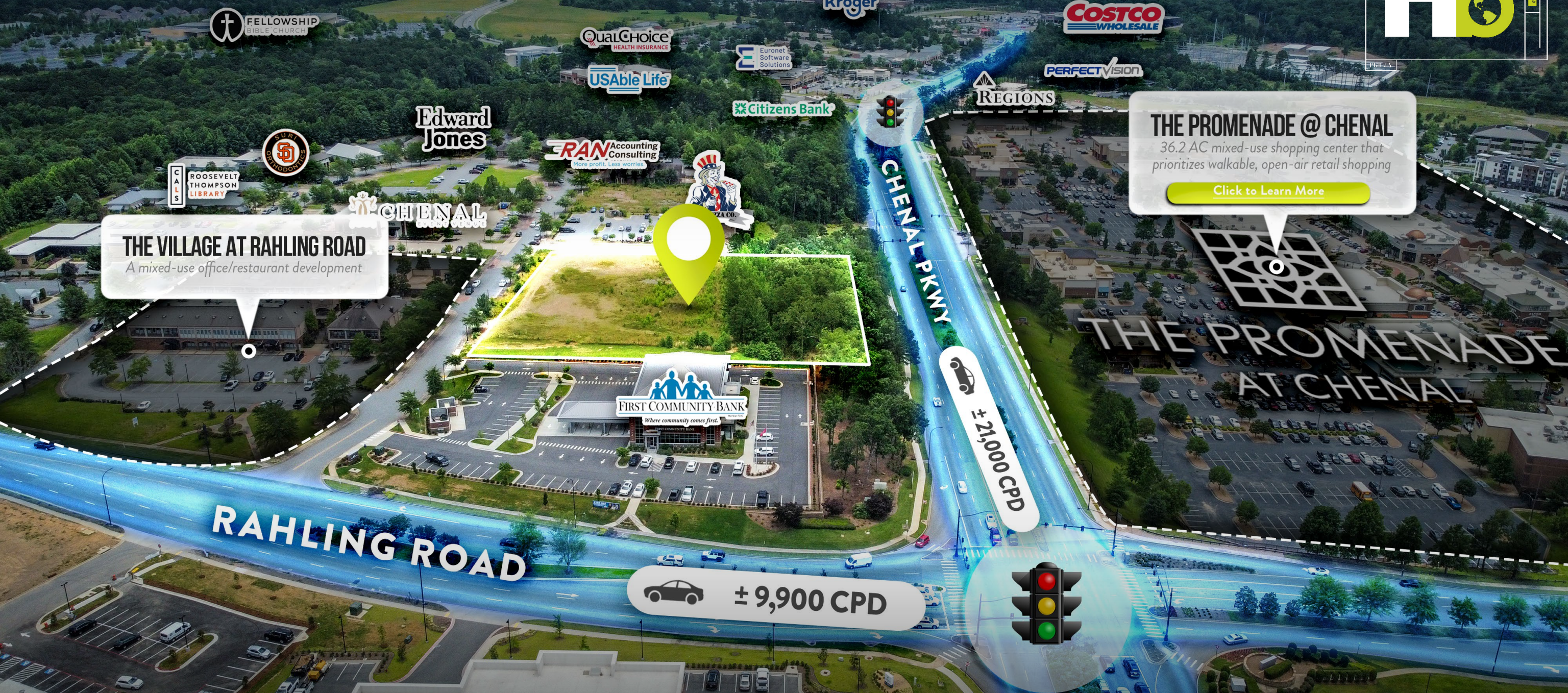
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*Traffic Counts Calculated via ARDOT Daily Traffic Map



THE VILLAGE AT RAHLING ROAD
A mixed-use office/restaurant development

THE PROMENADE @ CHENAL
36.2 AC mixed-use shopping center that prioritizes walkable, open-air retail shopping
[Click to Learn More](#)

THE PROMENADE AT CHENAL

RAHLING ROAD

± 9,900 CPD

± 21,000 CPD

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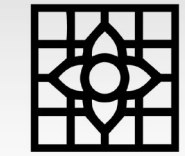
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FOR SALE: HIGH-PROFILE 3+ AC LOT



LITTLE ROCK'S **PREMIER** SHOPPING EXPERIENCE



THE PROMENADE AT CHENAL

Shop. Dine. Discover.

Voted Little Rock's #1 destination for shopping, dining, and entertainment, The Promenade at Chenal is the *lifestyle shopping center* of West Little Rock, Arkansas. This quaint gem is home to a variety of upscale national, regional, and local merchants, some of which are one-of-a-kind to the Natural State like Apple, Madewell, Athleta, Kendra Scott, and Anthropologie.

Additionally, a hot spot for fine dining, The Promenade houses some of the city's most highly acclaimed and award-winning restaurants like YaYa's Euro Bistro as well as other local fan-favorites including A.W. Lin's Cuisine, Big Orange, and Local Lime.



[view website](#)



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41,845
2023 POPULATION

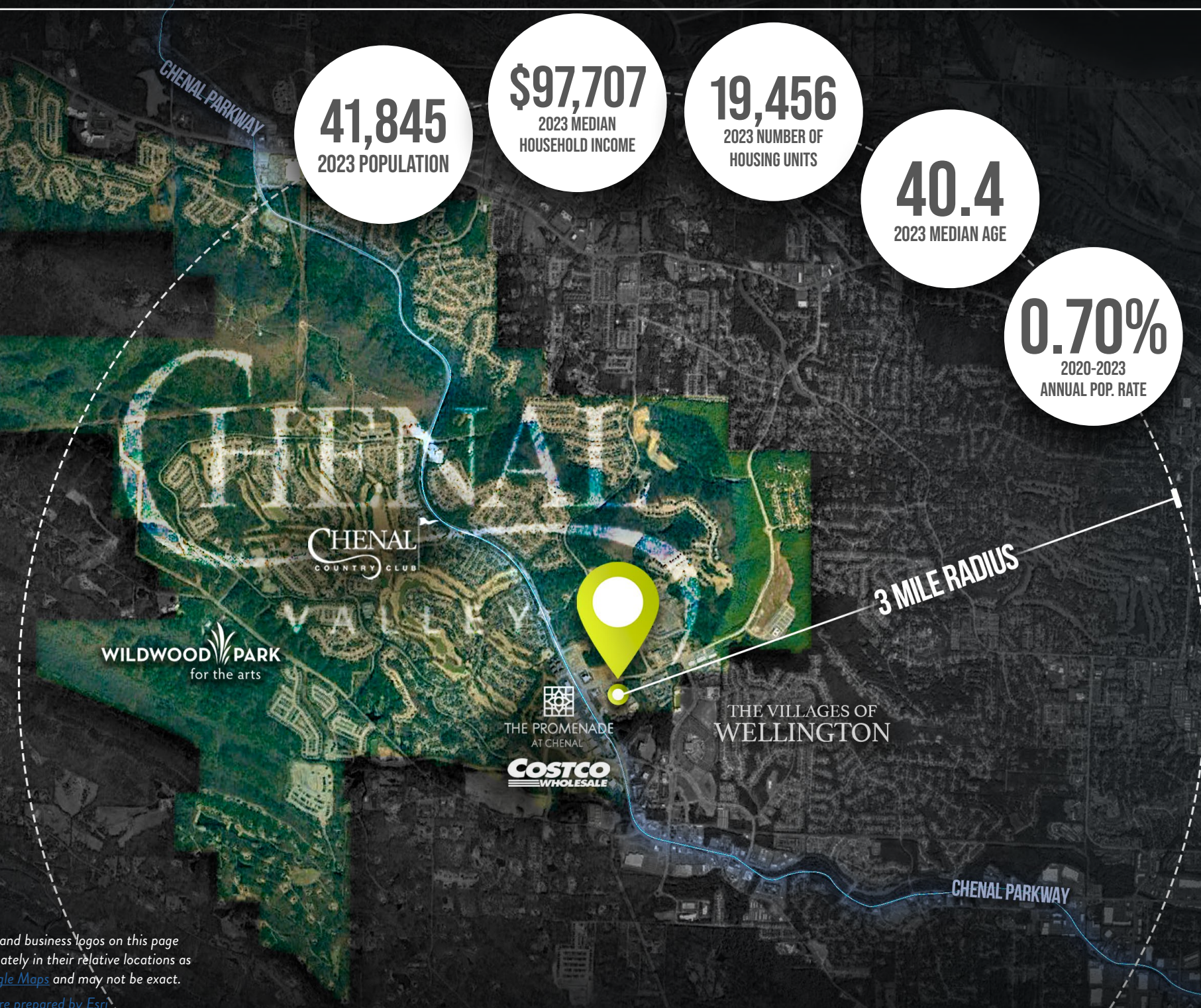
\$97,707
2023 MEDIAN
HOUSEHOLD INCOME

19,456
2023 NUMBER OF
HOUSING UNITS

40.4
2023 MEDIAN AGE

0.70%
2020-2023
ANNUAL POP. RATE

3 MILE RADIUS



Chenal Valley is a sizable and more recently developed section of Little Rock, Arkansas, located in the west-central part of the city and serves as a major economic and residential hub in west Little Rock. Its name is derived from the area's Shinall Mountain, but Deltic Timber Corporation (now PotlatchDeltic), a major early developer of the area, opted to alter the name to mimic French language as part of a strategy (known as foreign branding) to orient the residential and commercial development toward upper-class population segments.

The main thoroughfare is Chenal Parkway, mostly a divided four-lane path chiefly connecting Highway 10 to west Little Rock's Financial Centre business district. Chenal Parkway's northwestern terminus is just north of Arkansas 10 at Highway 300, near the Pinnacle Valley neighborhood. The southeastern terminus lies at Autumn Road at a transition to Financial Centre Parkway, with continuation to a conversion into Interstate 630 at Shackelford Road.

Chenal Valley's rapid development started in 1990 with the establishment of Chenal Country Club and the construction some of the area's current crop of homes. Those first houses, as well as a limited number of apartment and condominium complexes, can be found scattered throughout wooded sections of Chenal Valley.

Several mass-market retailers populate Chenal's eastern commercial corridor near the Financial Centre area. Its western commercial corridor boasts the Promenade at Chenal, which includes an IMAX theater, and major clothing retailers and stores.

WIKIPEDIA
The Free Encyclopedia

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*All demographics are prepared by [Esri](#)

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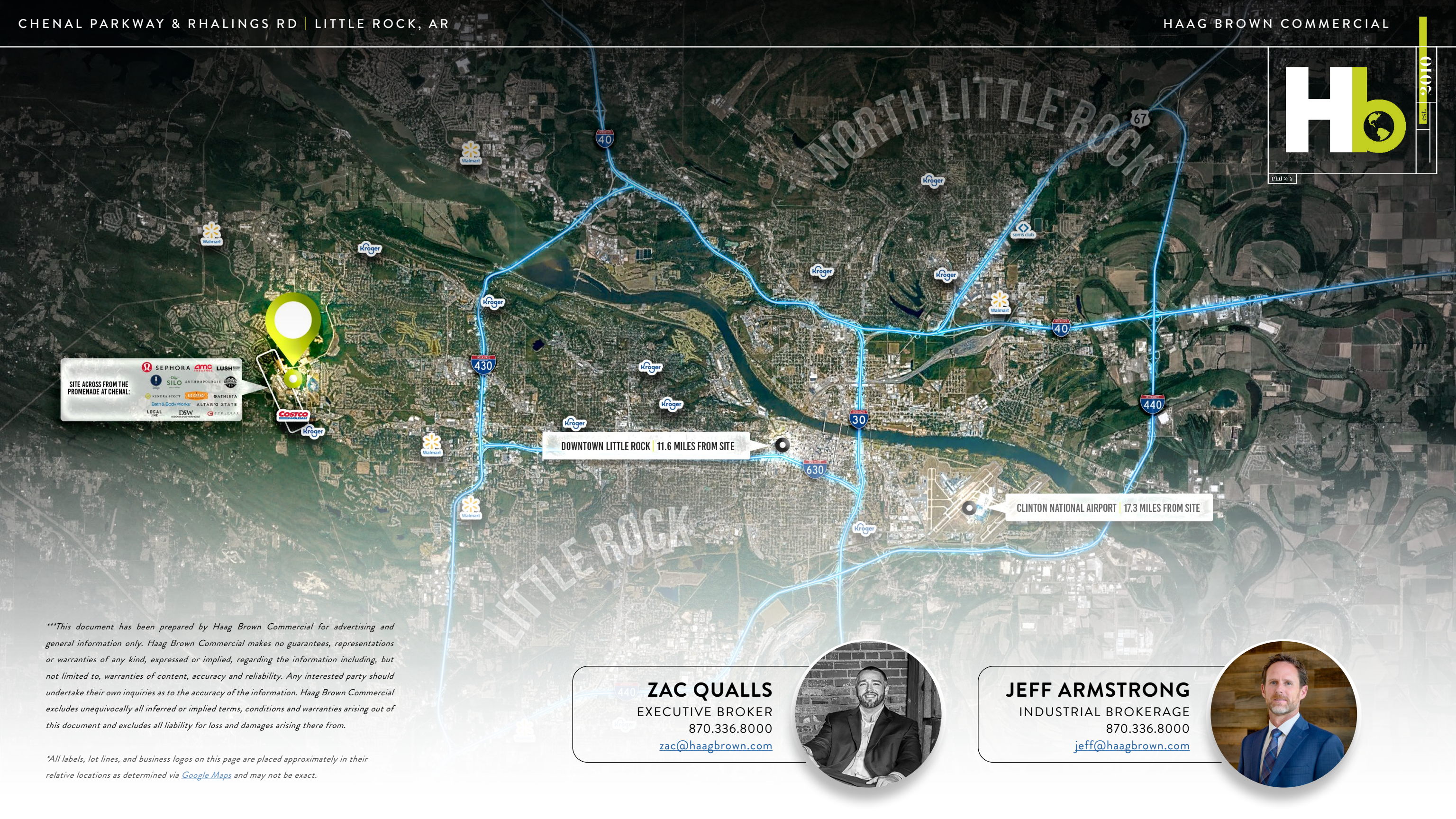
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SITE ACROSS FROM THE PROMENADE AT CHENAL:

- SEPHORA
- City SILO
- ANTHROPOLOGIE
- LUSH
- KENDRA SCOTT
- Bath & Body Works
- LOCAL LINE
- DSW
- ATHLETA
- ALTAR'IO STATE
- Costco
- Kroger

DOWNTOWN LITTLE ROCK | 11.6 MILES FROM SITE

CLINTON NATIONAL AIRPORT | 17.3 MILES FROM SITE

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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region’s authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



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ZACQUALLS



Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

zac@haagbrown.com

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REPRESENTED CLIENTS

CINTAS :

Jonesboro, AR

THE SENSORY SHOP :

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

CONTINENTAL COMPUTERS :

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

ONSITE OHS, INC :

Jonesboro, AR

FAMILIES, INC :

Jonesboro, AR

FOCUS, INC :

Jonesboro, AR

KIDSPOT :

Jonesboro, AR

ARKANSAS MUSCLE :

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

REMAX :

Jonesboro, AR

JONESBORO TOTAL HEALTH :

Jonesboro, AR

LONG ELECTRIC :

Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

JEFF ARMSTRONG

Industrial & Logistics Brokerage



Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

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