



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

MULTIFAMILY PROPERTY FOR SALE

7700 Indian Trail, Little Rock, Arkansas



CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

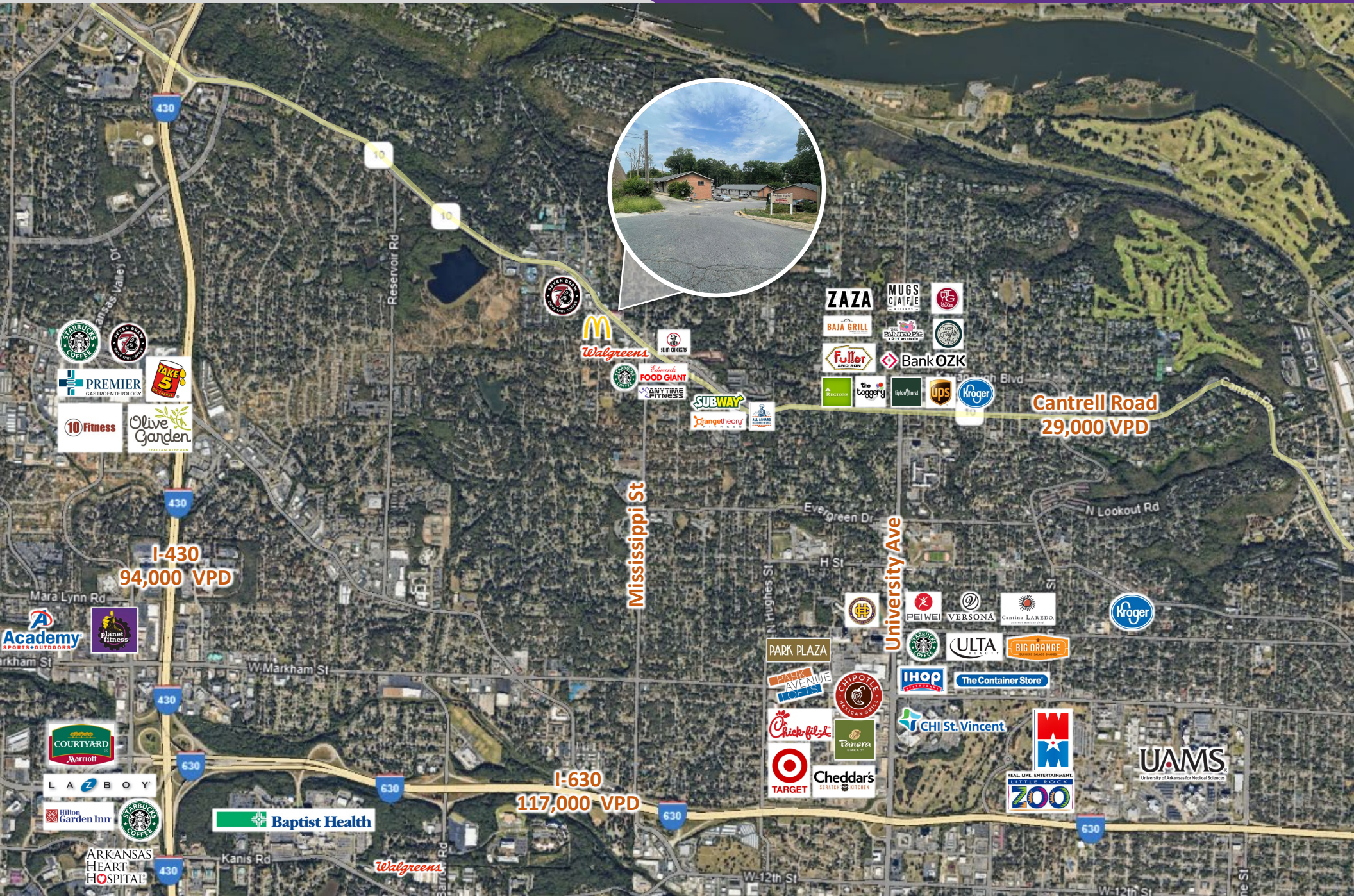
Offering	For Sale
Price	\$2,400,000
Address	7700 Indian Trail, Little Rock, AR 72227
Property Type	Multifamily
Building Size	±26,974 SF
Lot Size	±0.94 Acres
Total Units/Unit Mix	30 (22 one-bedrooms & 8 two-bedrooms)
Year Built	1966
Zoning	R5 (Urban Residence)
Traffic Counts	<ul style="list-style-type: none">○ Cantrell Rd - 30,000 VPD○ Keightly Dr - 3,200 VPD

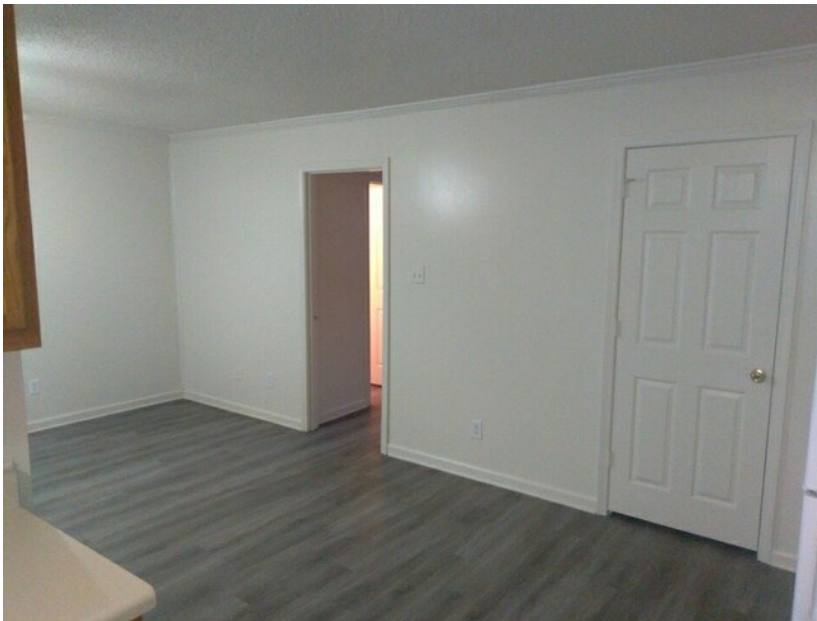
PROPERTY HIGHLIGHTS

- Prime multifamily investment opportunity in a serene neighborhood near Cantrell Road – 30 units spread across five buildings
- Conveniently situated near one of Little Rock's main arterials: Cantrell Road (0.1 miles)
- Premium location between downtown Little Rock and West Little Rock
- Near numerous national retailers: Walgreens, Slim Chickens, Little Caesar's, Edward's Food Giant, 7 Brew Coffee, and McDonald's, among others
- Proximity to I-430 (2.2 miles) and downtown Little Rock (6.5 miles)









Little Rock, Arkansas



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

Central Arkansas has experienced significant population growth over the past decade due to the three major universities that call the area home, a growing technology sector, and a variety of government- and business-related industries. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

63,099

149,664

328,547

Households

30,092

67,738

142,755

Average Age

40.5

39.8

39.9

Average Household Income

\$76,039

\$69,654

\$71,074

Businesses

4,026

7,966

13,504

**Demographic details based on property location*

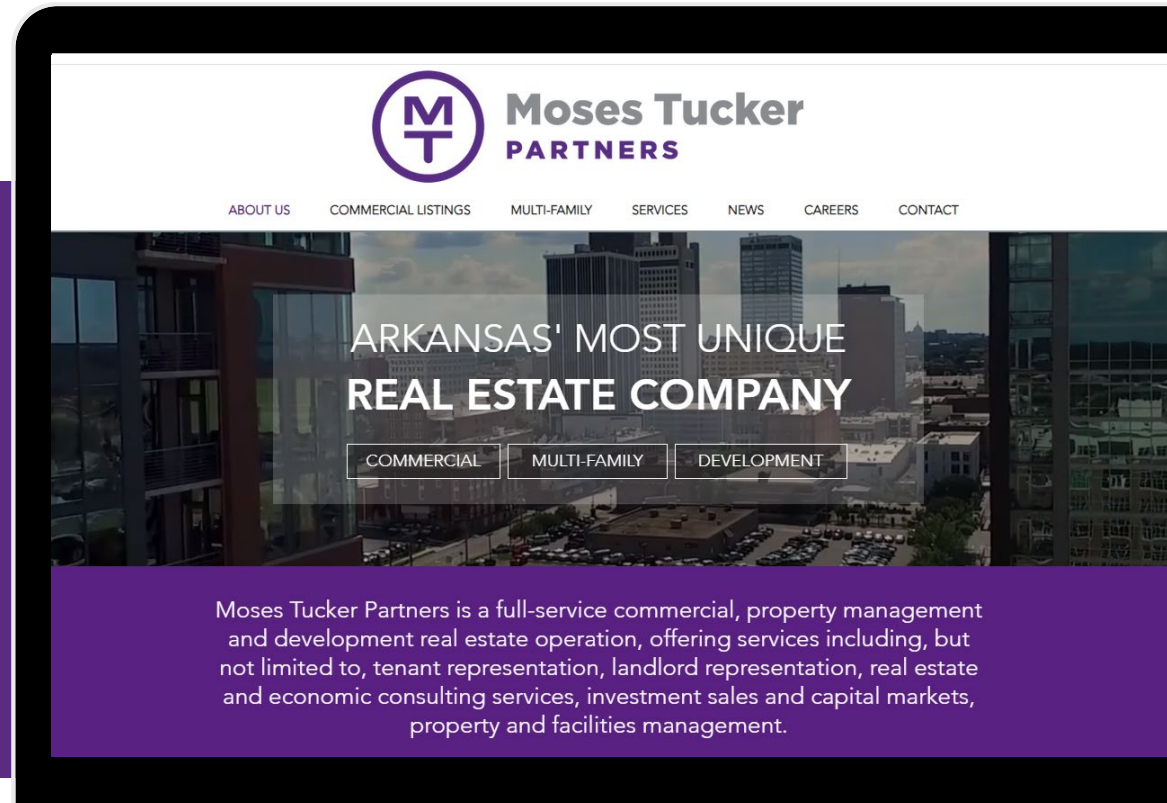
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

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



Cam Deacon
Director of Capital Markets
cdeacon@mosestucker.com

George Friedmann
Principal & Vice President of Development
gfriedmann@mosestucker.com

Ridge Fletcher
Brokerage Analyst
rfletcher@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.