



# LAND FOR SALE

## VALLEY RANCH DRIVE

Little Rock, AR 72223



Lot 17 Zone O-3  
±6.0 Acres



Lot 18 Zone MF-12  
±32.0 Acres

**LOT 17 - 6 acres +/-, zoned O-3**

**LOT 18 - 32 acres +/-, zoned multi-family**

*Price available upon request*

PRESENTED BY:

**George Petrov**

501.413.3664

Geroge@P4RealtyGroup.com

www.P4RealtyGroup.com







# LOT 17 + 18

Valley Ranch Drive, Little Rock, AR 72223  
Price available upon request

Realty Group

## EXECUTIVE SUMMARY

### COMMENTS

- Close proximity to professional offices.
- Close proximity to K-12 educational opportunities
- Close proximity to multiple shopping opportunities and dining establishments
- Frontage on Valley Ranch Drive with access to Cantrell Rd / HWY 10
- Solid growth area
- Proposed development - 200 apartment units, 200 townhomes
- Zoned O-3, MF-12

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
DAYTIME POP	3,071	13,740	39,251
AVG. HH INCOME	\$168,052	\$167,861	\$143,413
TOTAL HH	1,300	5,448	16,427

### TRAFFIC COUNTS

Cantrell Rd / HWY 10 - 30,000 VPD

Chenal Parkway - 33,000 VPD

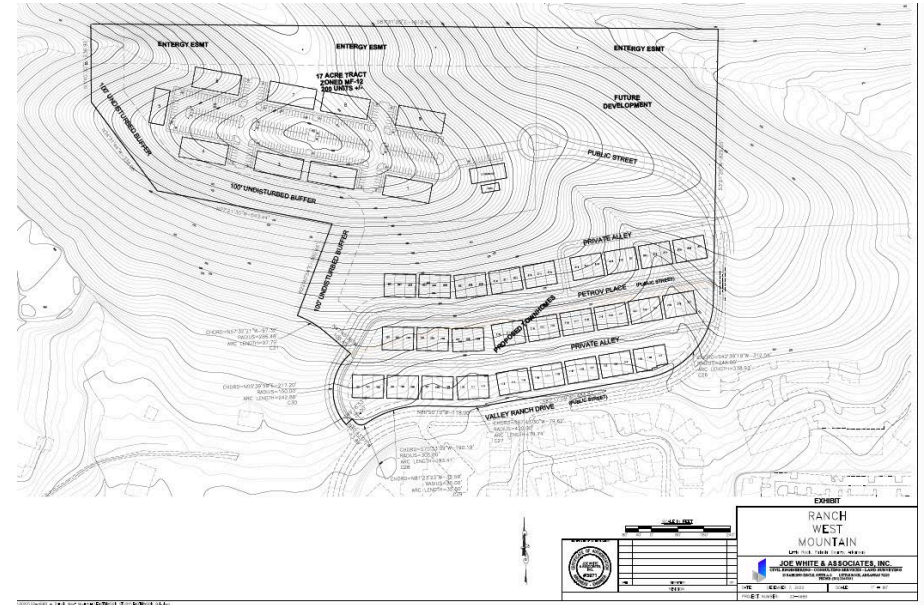
### PRESENTED BY:

**George Petrov**

501.413.3664

Geroge@P4RealtyGroup.com

www.P4RealtyGroup.com





## LOT 17 + 18

Valley Ranch Drive, Little Rock, AR 72223  
Price available upon request



PRESENTED BY:

**George Petrov**

501.413.3664

Geroge@P4RealtyGroup.com

www.P4RealtyGroup.com









P4

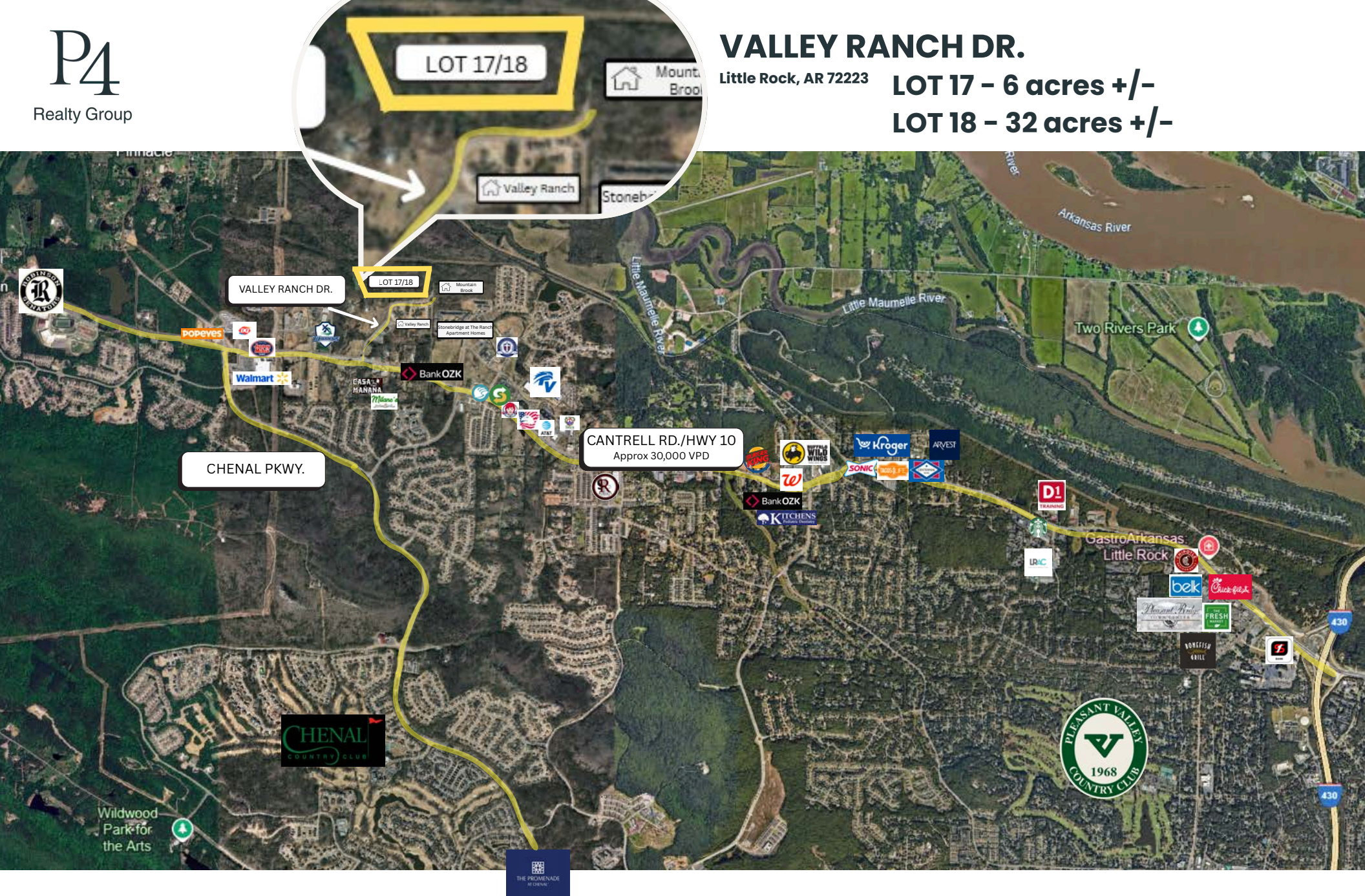
Realty Group

## VALLEY RANCH DR.

Little Rock, AR 72223

LOT 17 - 6 acres +/-

LOT 18 - 32 acres +/-







Realty Group

# LOT 17 - 6 acres +/- LOT 18 - 32 acres +/-

Valley Ranch Drive, Little Rock, AR 72223  
Price available upon request



M:\2021\ Ranch West 40 AC\40 AC\Valley Ranch C\dwg