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FORMER ELEMENTARY SCHOOL FOR SALE

5800 Alpha Street, North Little Rock, AR



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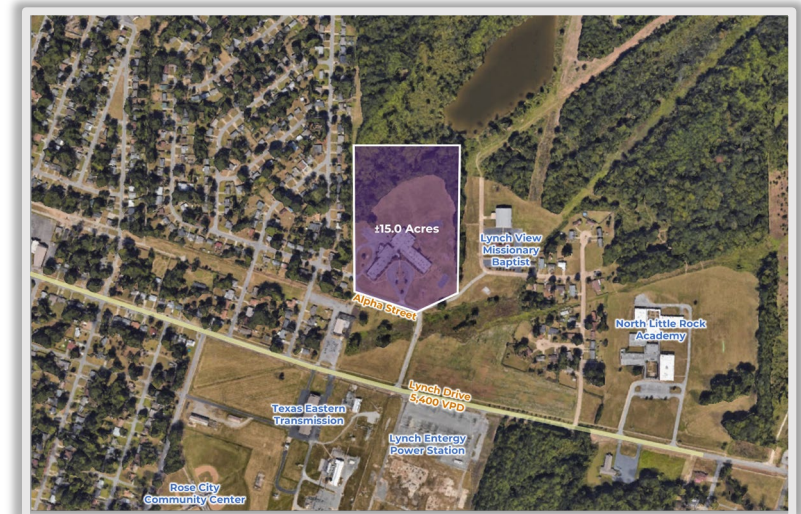
Property Understanding

OVERVIEW

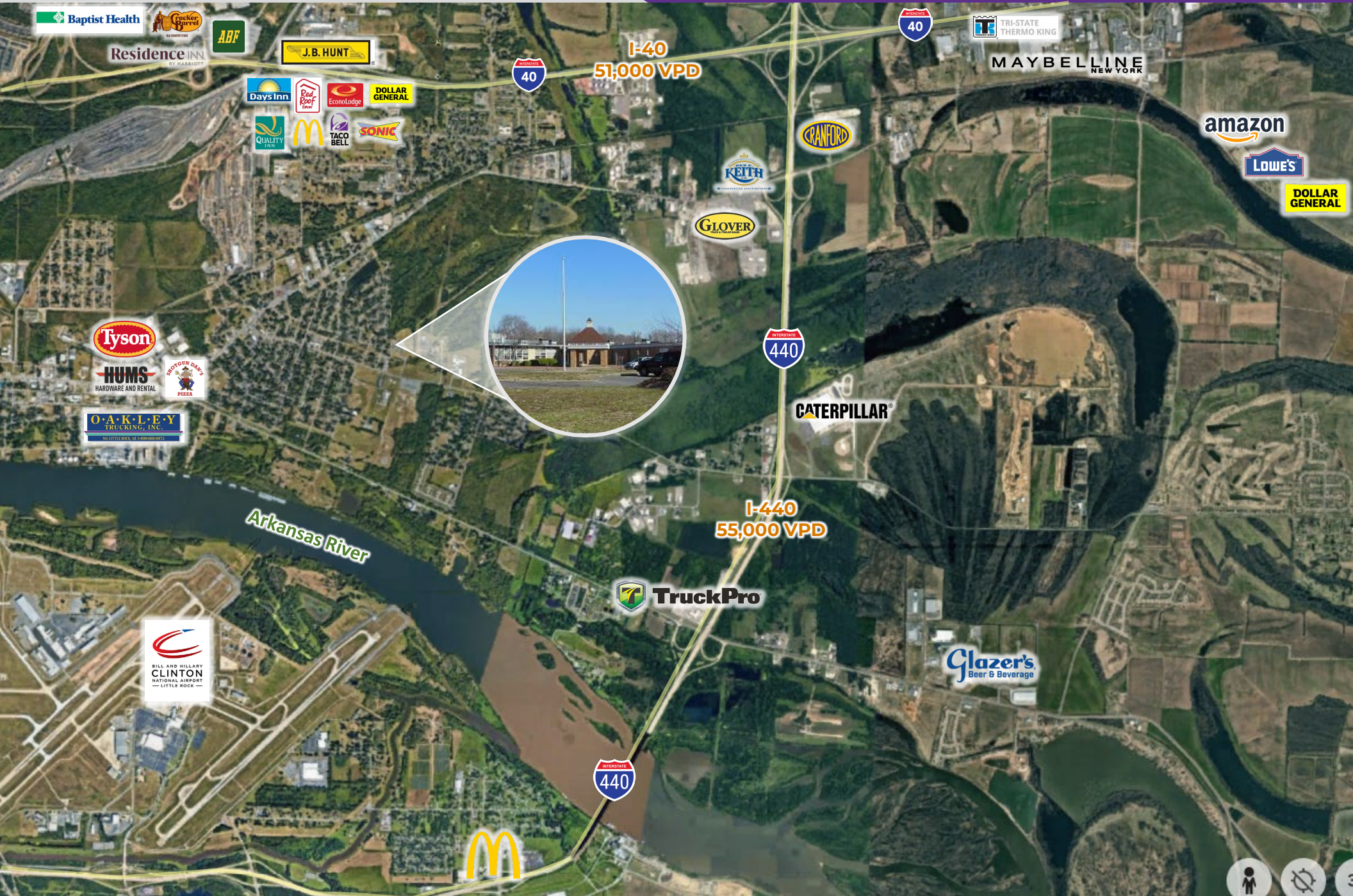
Offering	For Sale
Price	\$950,000 (\$20.48/SF)
Address	5800 Alpha Street
City/State	North Little Rock, AR 72117
Property Type	Special Purpose
Building Size	±46,382 SF
Year Built	1957/1970
Lot Size	±15.0 Acres
Zoning	O-1; Open Lands District

PROPERTY HIGHLIGHTS

- The subject building was constructed in two phases: The original portion was built in 1957, and an additional classroom wing was completed in 1970
- The subject property was formerly utilized as an elementary school and is constructed of concrete block with brick veneer
- The subject structure is currently in average to good condition
- There appears to be sufficient marked parking spaces for the intended use of the property
- The subject property is ±15.0 acres in size according to Pulaski County Assessor public records (Approximately 7.5 acres of the subject property is located in a FEMA designated floodplain)









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

11,550

60,235

221,118

Households

4,948

27,777

96,158

Average Age

39.2

41.1

39.9

Average Household Income

\$45,673

\$75,408

\$80,992

Businesses

557

3,911

9,653

**Demographic details based on property location*

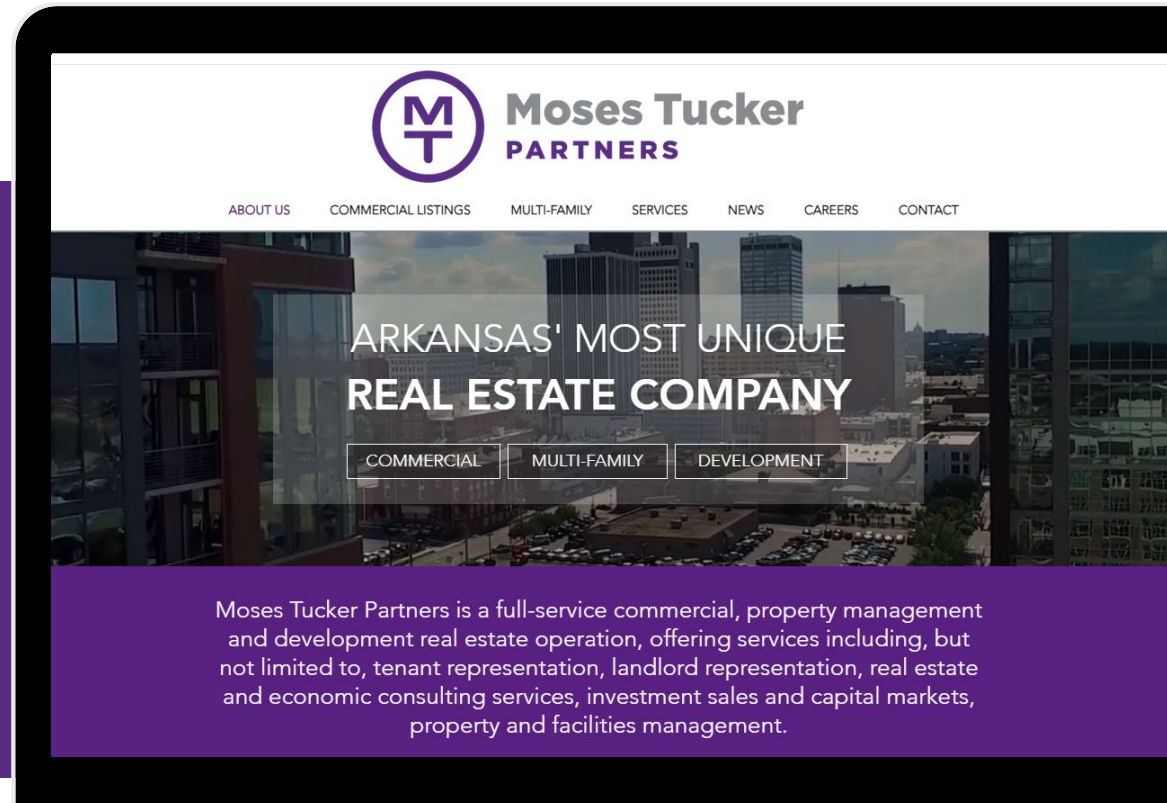
CONNECT

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