



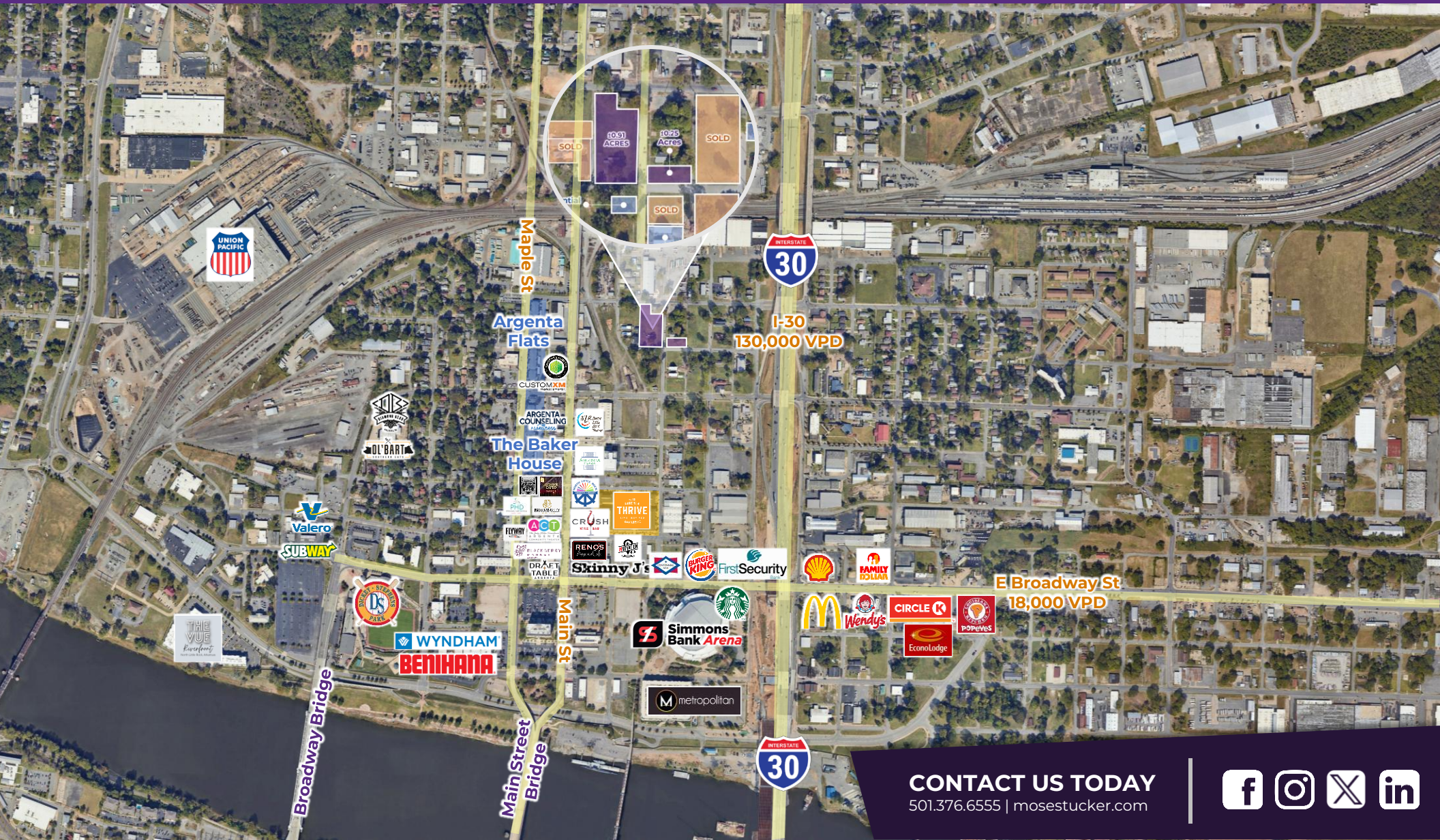
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±1.16 ACRES OF LAND FOR SALE

Magnolia & 8th St, North Little Rock, AR



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Property Understanding

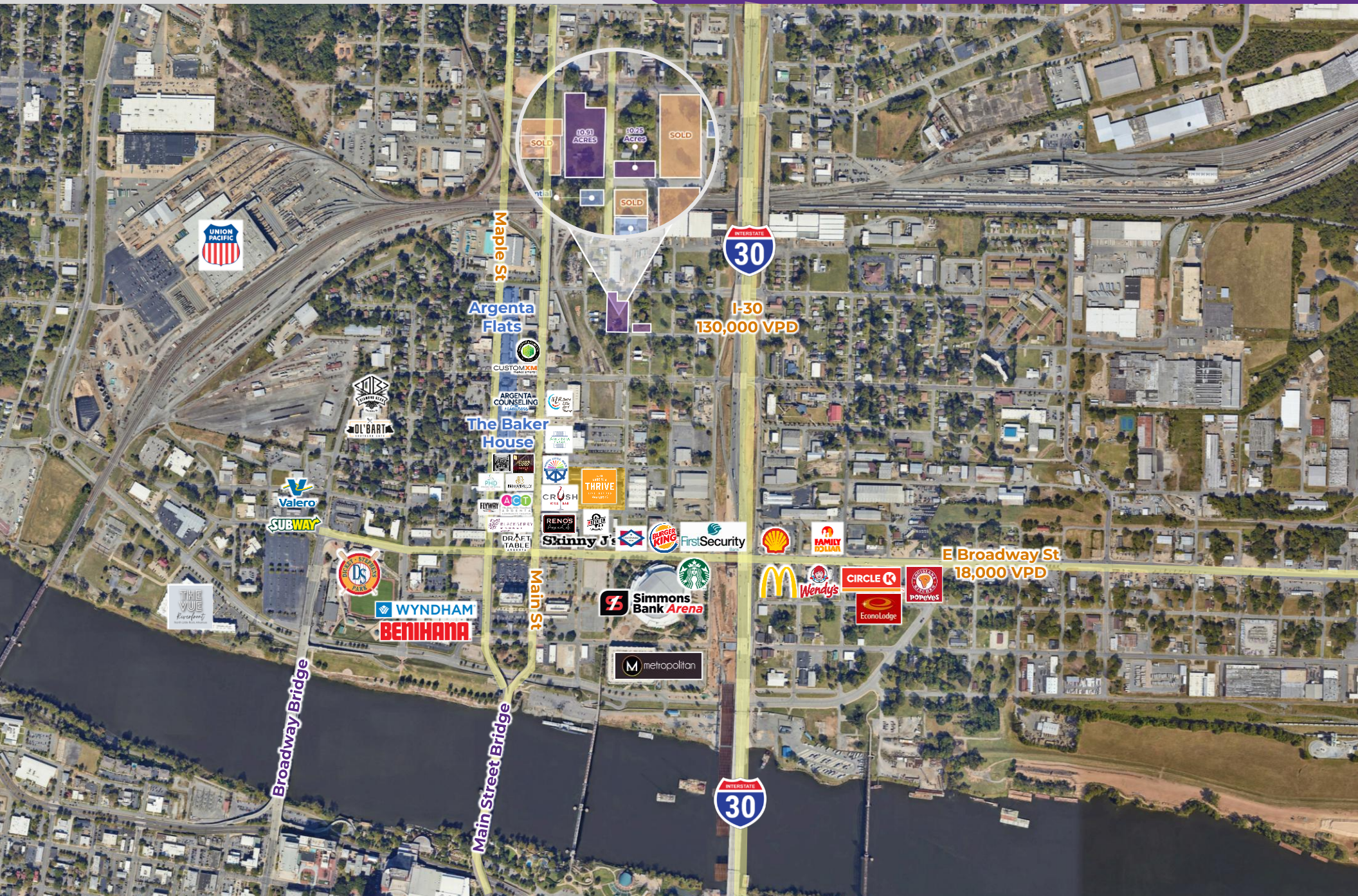
OVERVIEW

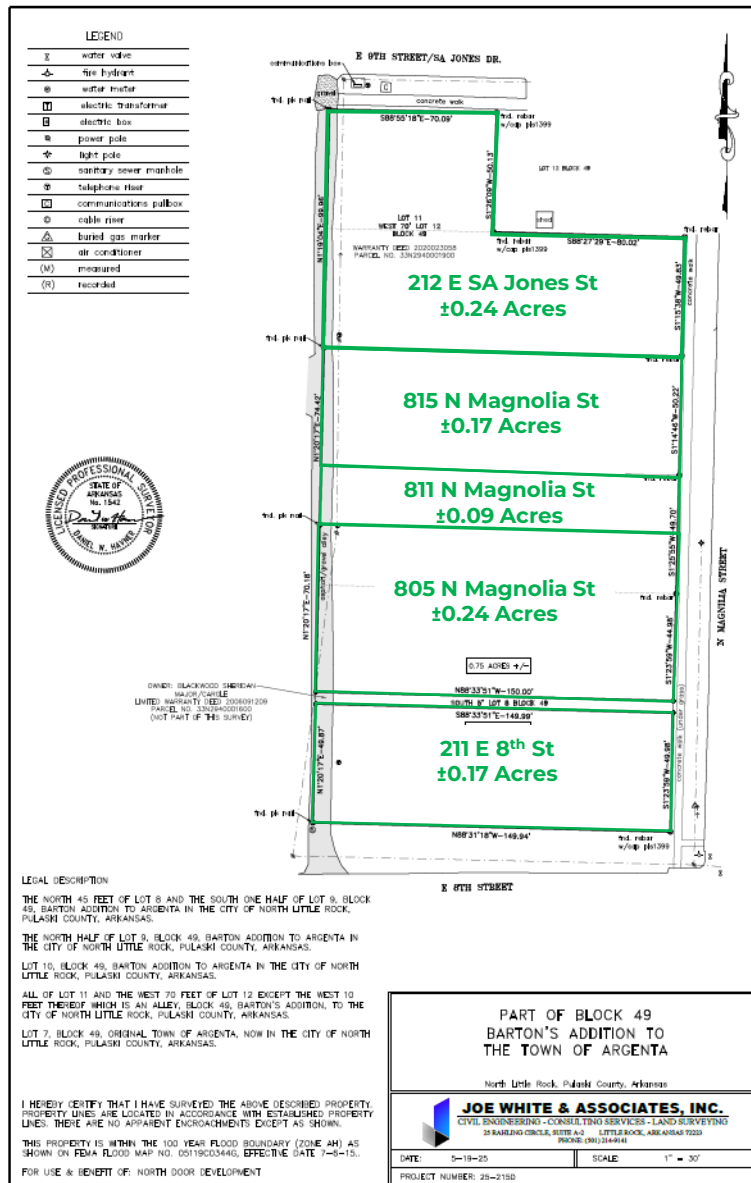
Offering	For Sale
Price	\$695,000 (Individual lots starting at \$100,000)
Address	Magnolia & 8 th Street
City/State	North Little Rock, AR 72114
Property Type	Land
Lot Sizes	<ul style="list-style-type: none"> 212 E SA Jones St – ±0.24 Acres 815 N Magnolia St – ±0.17 Acres 811 N Magnolia St – ±0.09 Acres 805 N Magnolia St – ±0.24 Acres 211 E 8th St – ±0.17 Acres 307/309 E 8th St – ±0.25 Acres
Zoning	C-6 (Commercial)
Traffic Counts	<ul style="list-style-type: none"> I-30 – 130,000 VPD Bishop Lindsey Ave – 3,900 VPD

PROPERTY HIGHLIGHTS

- Adjacent to two luxury homes built in 2024, and surrounded by several active residential developments
- New developments in the area include a [high-end hotel](#) that will consist of a condo, restaurant and office building
- The property is located in the heart of North Little Rock's historic Argenta Arts District - restaurants, retail shops, art, theatres, outdoor venues, and residential spaces all in a walkable eclectic neighborhood
- Within a few blocks of Simmons Bank Arena, Dickey-Stephens Park, Argenta Community Theater, Argenta Branch Library, Argenta Innovation Center, and the Arkansas River Trail
- Located 0.2 miles to Interstate 30 with easy access via Bishop Lindsey Ave







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*

	3 MILES	5 MILES	10 MILES
Population	50,996	116,298	297,280
Households	24,896	53,116	129,710
Average Age	40.2	40.6	39.8
Average Household Income	\$76,850	\$83,649	\$85,401
Businesses	3,488	6,615	12,894

**Demographic details based on property location*

Argenta Arts District

Founded as an independent town in 1866, Argenta was the first location to connect Memphis and the Little Rock area by railroad. Eventually incorporated into the city of North Little Rock, the Argenta Arts District is now one of North Little Rock's oldest and most eclectic neighborhoods.

The buildings are more than a century old, but the lifestyle is cutting-edge. Residents flock to the community for its beauty and friendly atmosphere, and for the endless assortment of entertainment activities – ranging from art galleries and theaters to outdoor trails and delicious local dining options.

Residents and visitors enjoy the neighborhood's monthly art walks, and the assortment of music and food festivals held throughout the year. The Argenta Plaza, the neighborhood's showstopper, is a \$5.36-million community space with a "front porch" area with modern swings; a stage with 40-foot video projection wall; a water wall; fountains and a "backyard" area with trees. The plaza has been the catalyst for more than \$50 million in economic development in downtown North Little Rock.



The Metro Streetcar, a 3.4-mile transit system, seamlessly links the vibrant downtown areas in Little Rock and North Little Rock/Argenta.



The Arkansas River Trail is an extensive 88-mile bike trail that winds its way through Central Arkansas. A scenic 15.6-mile loop runs from the Clinton Presidential Bridge in North Little Rock to Little Rock's Big Dam Bridge and back.



Nestled along the Arkansas River, Simmons Bank Arena stands as a dynamic entertainment destination with a seating capacity of 18,000 and 28,000 square feet of versatile meeting and conference space.



Dickey-Stephens Park is a premier, 7,300-seat baseball facility, proudly serving as the home for the Arkansas Travelers, the AA affiliate of the Seattle Mariners.



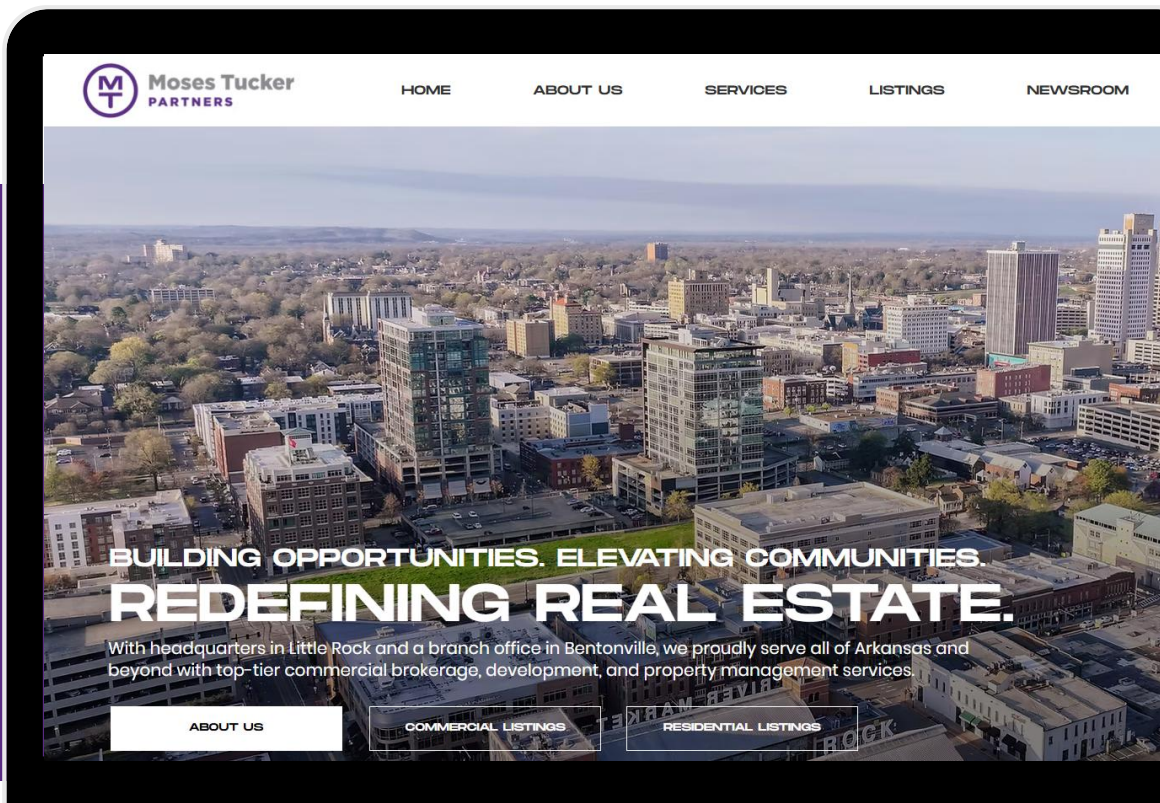
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