



OFFERING MEMORANDUM

Sonic Drive-In

13200 Crystal Hill Road | North Little Rock, AR 72113

Commercial
Realty ^{LIC}
BROKERAGE & DEVELOPMENT

Exclusively Offered By:

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Realty**

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Confidentiality and Restricted Use Agreement

This confidential Offering Memorandum ("OM") has been prepared solely for the purpose of evaluating the potential acquisition of the Sonic Drive-In property located at 13200 Crystal Hill Road, North Little Rock, Arkansas 72113 (the "Property"). The information contained herein has been obtained from sources believed to be reliable; however, neither the owner nor Commercial Realty, LLC makes any representation or warranty, express or implied, regarding its accuracy or completeness. This OM may not contain all information material to an evaluation of the Property.

Prospective purchasers must independently investigate and verify all property, lease, financial, demographic, environmental, zoning, traffic and market information. All lease terms—including rent, increases, renewal options, tenant responsibilities, landlord obligations and guaranty provisions—must be confirmed through the executed lease, amendments, rent schedule and related documents. Demographic figures are estimates, and traffic volumes represent approximate government-reported counts.

The Property is offered subject to prior sale, withdrawal or modification without notice. The owner reserves the right to negotiate with any prospective purchaser and to reject any or all offers at its sole discretion. Neither the owner nor Commercial Realty, LLC makes any representation regarding the Property's physical or environmental condition, the tenant's future operations, the enforceability of the lease or the Property's suitability for any particular investment objective.

By accepting this OM, the recipient agrees to keep all information contained herein confidential and to use it solely to evaluate the potential acquisition of the Property. The recipient may disclose the information only to its legal, financial, tax, environmental and real estate advisers who require access for this purpose and agree to preserve its confidentiality. This OM may not be copied, distributed or reproduced, in whole or in part, without prior written authorization.

Prospective purchasers should rely exclusively on their own due diligence and the advice of their professional advisers before making an investment decision. Acceptance of this OM constitutes acknowledgment of and agreement to these terms.



Property Summary

\$799,000

Asking Sale Price:

\$69,000 NNN

Ground Lease Rate:

LOCATION	13200 Crystal Hill Road, North Little Rock, AR 72113
TENANT / OCCUPANT	Formerly Sonic Drive-In
BUILT	2008
PROPERTY TYPE	Quick-Service Restaurant
BUILDING AREA	1,560 SF
ACREAGE	±1.06 Acres
ZONING	C-3
PARCEL NUMBER	43N-009.00-018.02
ANNUAL GROUND LEASE	\$69,000
PARKING SPACES	39

Investment Highlights



Established Sonic Drive-In Location

The property was formerly occupied and operated as a Sonic Drive-In, providing an established quick-service restaurant use with recognizable national branding



Purpose-Built Restaurant Infrastructure

The site features an existing drive-thru, covered drive-in service canopies, menu and ordering systems, digital signage and extensive reinforced-concrete paving..



Large Commercial Site

The offering comprises a 1,560-square-foot restaurant building situated on approximately 1.06 acres, providing substantial paved area for vehicle circulation and customer service.



C-3 Commercial Zoning

The property's stated C-3 zoning supports its existing commercial use and may provide future flexibility, subject to municipal zoning requirements and purchaser verification.



Strategic North Little Rock Position

Positioned along Crystal Hill Road near Maumelle Boulevard, I-40 and I-430, the property benefits from convenient regional access and proximity to established retail and commercial activity.



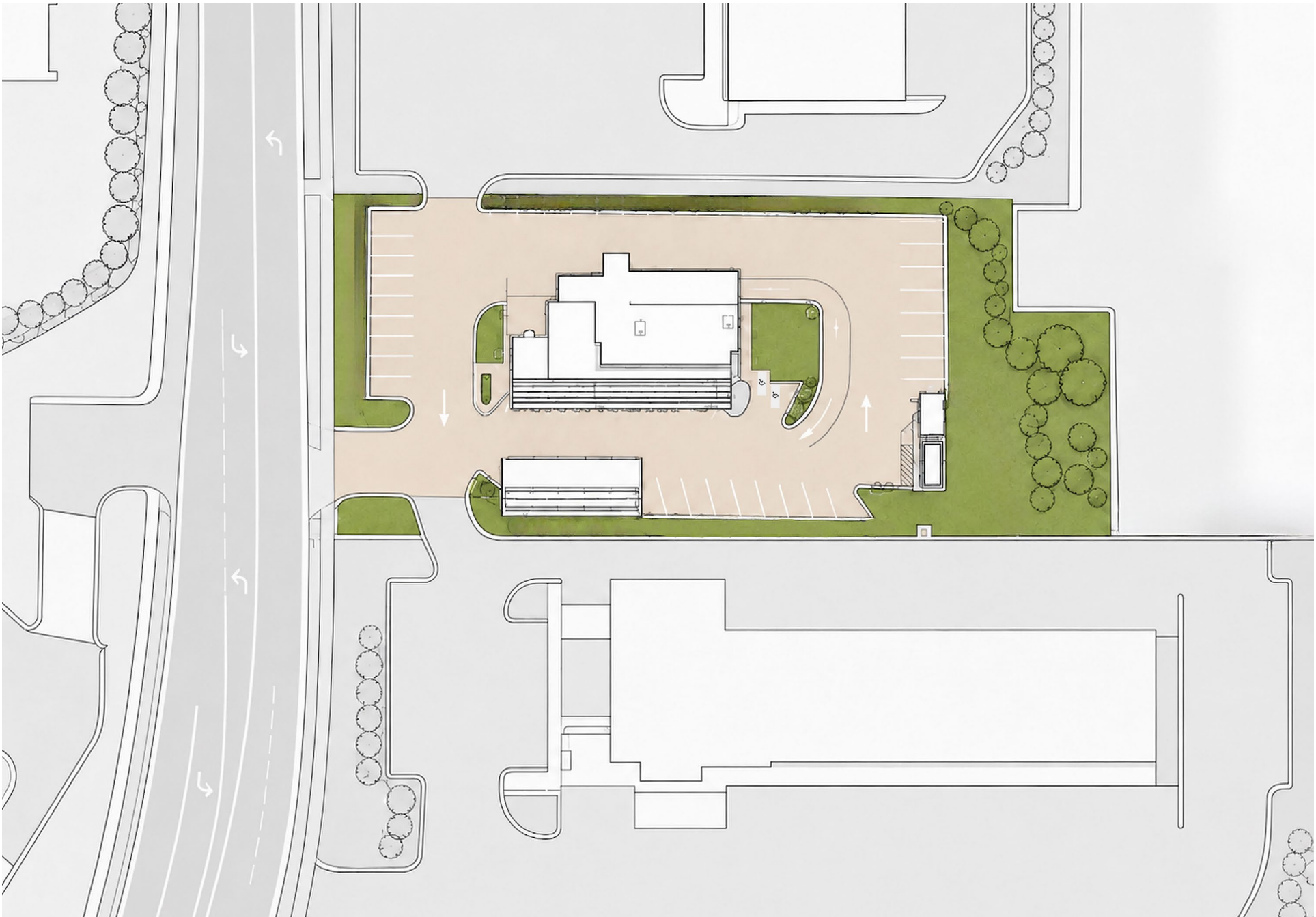
Property Photos



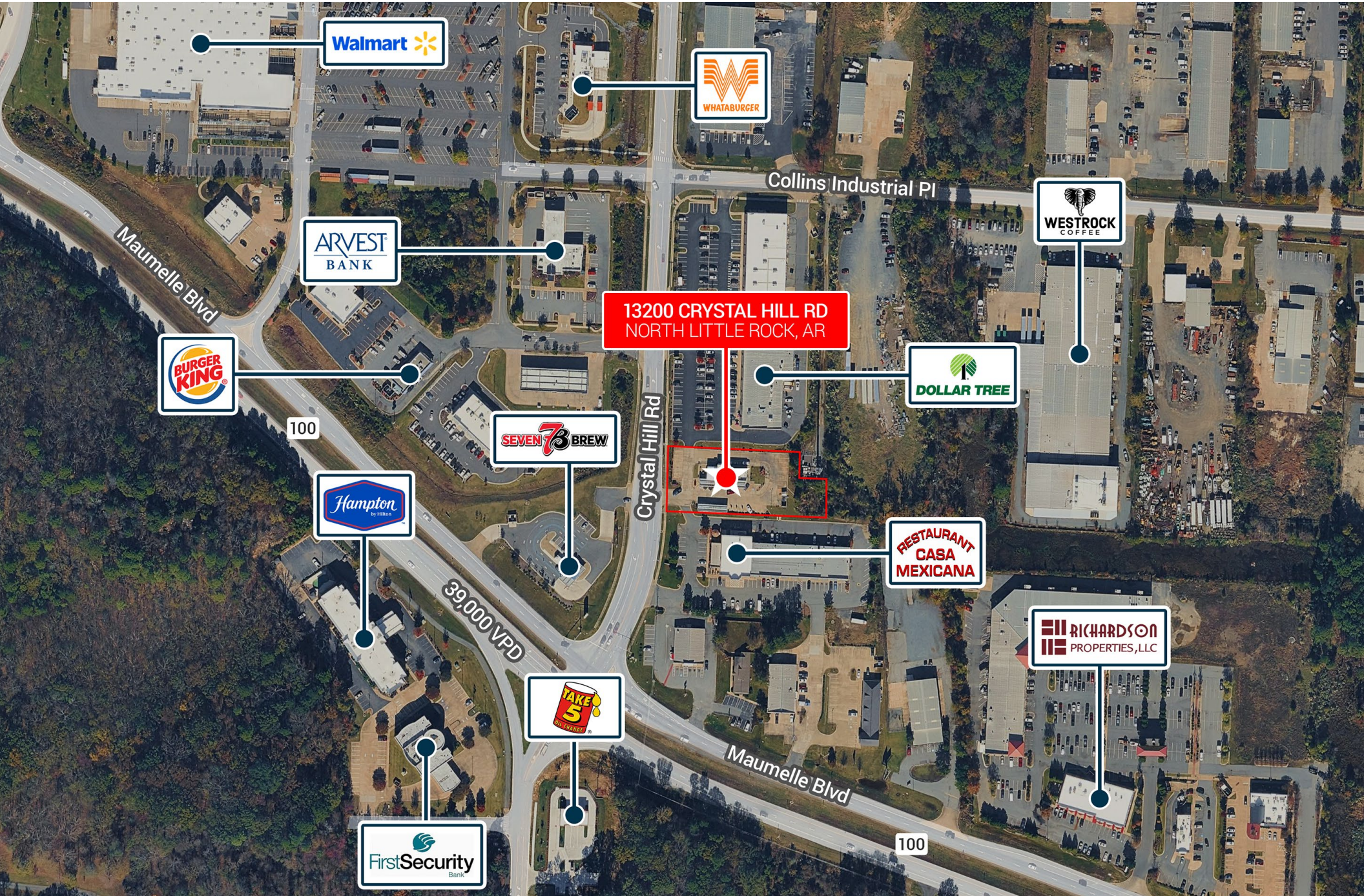
Property Photos



Site Plan



Aerial View



Aerial Map



Demographics



POPULATION

	1 Miles	3 Miles	5 Mile
2025 Estimated Population	7,626	24,180	71,760
2030 Projected Population	7,669	24,212	71,503
2025–2030 Growth	0.56%	0.13%	(0.36%)
Average Age	37	39	40



HOUSEHOLDS

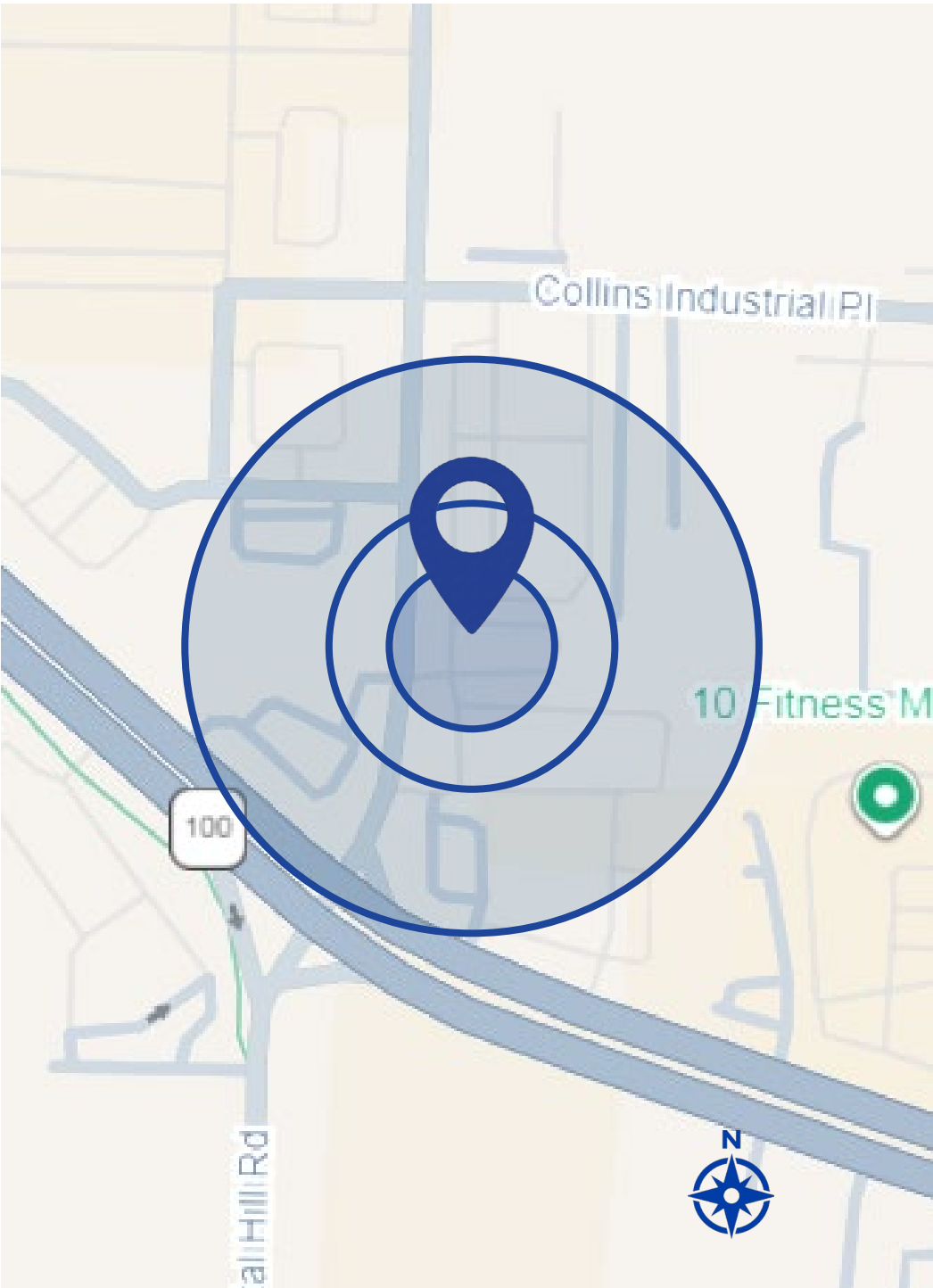
	1 Mile	3 Miles	5 Miles
2025 Estimated Households	3,719	10,948	31,563
2025–2030 Household Growth	0.78%	0.22%	(0.26%)
Average Household Size	2.00	2.20	2.20
Average Household Vehicles	2.00	2.00	2.00



INCOME AND HOUSING

	1 Mile	3 Miles	5 Miles
Median Household Income	\$63,485	\$70,542	\$80,844
Median Home Value	\$322,149	\$319,699	\$311,716
Median Year Built	2008	2000	1988

Source: U.S. Census Bureau, 2024 American Community Survey five-year estimates



Location Overview



Economy

North Little Rock is part of the Little Rock–North Little Rock–Conway metropolitan area and benefits from its position within Arkansas’s primary government, healthcare, finance, retail, manufacturing and distribution center. Central Arkansas supported approximately 402,000 jobs in August 2025, representing 1.3% year-over-year growth, compared with 0.9% nationally.

Pulaski County reported 12,185 employer establishments, approximately 235,849 employees and more than \$14.37 billion in annual payroll in 2023. County employment increased approximately 4.9% between 2022 and 2023, demonstrating the scale and resilience of the surrounding employment base

The surrounding Crystal Hill–Maumelle corridor serves an established residential, retail, restaurant and employment base. The property’s existing quick-service restaurant use is supported by nearby neighborhoods, daily commuters and regional traffic traveling between North Little Rock, Maumelle and the broader Little Rock metropolitan area.



Location

The subject property is positioned at 13200 Crystal Hill Road near its intersection with Maumelle Boulevard / AR-100 in North Little Rock. The surrounding commercial node includes national retailers, restaurants, lodging, automotive services and other neighborhood-oriented businesses serving both North Little Rock and Maumelle.

The site is located near the convergence of I-40 and I-430, providing convenient access to downtown Little Rock, North Little Rock, Maumelle and communities throughout Central Arkansas. The property also benefits from proximity to established residential neighborhoods and employment centers along the Maumelle Boulevard corridor.

Approximately 71,760 residents and 31,563 households are located within five miles of the immediate commercial node. The five-mile area reports a median household income of approximately \$80,844, supporting a substantial nearby consumer base.



Transportation

The property benefits from access to three important Central Arkansas transportation corridors. Maumelle Boulevard / AR-100 provides direct connectivity between North Little Rock and Maumelle, while nearby I-40 serves as the region’s principal east–west interstate. I-430 forms the western portion of the Little Rock beltway and connects I-40 in North Little Rock with I-30 in southwest Little Rock.

Approximate nearby traffic volumes include 39,000 vehicles per day along Maumelle Boulevard, 75,000 vehicles per day along I-40 and 70,000 vehicles per day along I-430. The nearby I-430/Maumelle interchange carries approximately 6,700 vehicles per day. Traffic figures represent approximate government-reported counts and should be independently verified.

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