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MULTIFAMILY PROPERTY FOR SALE

900 W 3rd Street, Little Rock, Arkansas



Downtown Little Rock

BROADWAY STREET BRIDGE

HIGHWAY 10

S STATE STREET

S IZARD STREET

S CHESTER STREET

W 3rd STREET

Arkansas River

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Property Understanding

OVERVIEW

Offering	For Sale
Price	\$895,000
Address	900 W 3 rd Street, Little Rock, AR 72201
Property Type	Multifamily
Stories	2
Building Size	±10,344 SF
Typical Floor Size	±5,172 SF
Total Units	15
Lot Size	±0.32 Acres (13,939 SF)
Year Built	1926
Zoning	UU
Traffic Counts	<ul style="list-style-type: none"> ○ W 3rd Street – 11,000 VPD ○ Broadway Street – 27,000 VPD

PROPERTY HIGHLIGHTS

- **Opportunity for a buyer to immediately renovate and lease the units**
- **Unit Mix:** 14 one-bed/one-bath units and 1 two-bed/one-bath unit
- Premium corner lot at the intersection of W 3rd Street and S IZARD Street in the heart of the Central Business District in downtown Little Rock
- Dedicated parking lot with 20 surface spaces (1.52 spaces per unit)
- Potentially qualifies for Historic Tax Credits for rehabilitation purposes
- Less than a one-mile walk (0.6 miles) from the Arkansas State Capitol
- Within convenient proximity of downtown restaurants, shops, and major employers







Photos are virtually staged



LOOKING SOUTH



Arkansas State Capitol

N Chester St
8,600 VPD

Cantrell Rd
25,000 VPD



Arkansas
State Capitol

CHI St
Vincent

LOOKING EAST



S State St
3,800 VPD

S Gaines St

W 3rd St
11,000 VPD

W 2nd St

S Arch St

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*

	3 MILES	5 MILES	10 MILES
Population	50,693	120,867	304,397
Households	24,151	55,192	132,903
Average Age	40.7	40.1	39.8
Average Household Income	\$77,726	\$83,262	\$86,336
Businesses	4,218	6,784	13,096

**Demographic details based on property location*

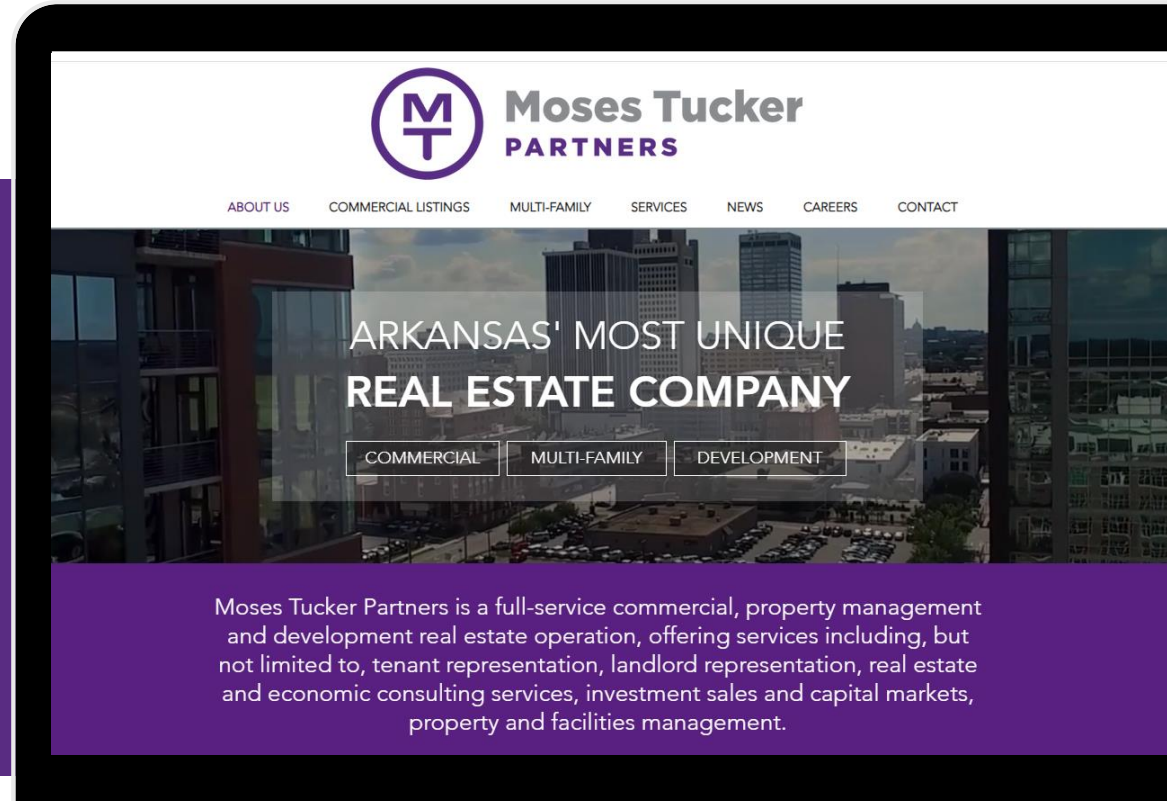
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