

# UNIVERSITY

1301 S University, Little Rock, AR 72204

S. UNIVERSITY AVE.  
(R/W VARIES)

(PLATTED=118')  
N1°45'40"E-117.75'

71.21' SIDEWALK

OVERHEAD POWER

15' BLDG. LINE (PLATTED)

LOT 8

N86°38'54"W-53.52'

ADVERTISING EASEMENT  
(INSTR. NO. 2004010761)

S86°38'54"E-60.27'

BILLBOARD

25' BLDG. LINE (PLATTED)

(PLATTED=106')  
S10°50'09"E-105.88'

LOT 9

FND 5/8" REBAR

(PLATTED=75')  
CHORD=N81°37'18"E-74.03'  
RADIUS=188.08'  
ARC LENGTH=74.52'



**Bill Rector,**

Little Rock  
(501) 960-7106  
wfr@ipa.net

I HEREBY CERTIFY THAT I HAVE SURVEYED LOT 8 OF OAK FOREST GARDENS ANNEX, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS AS SHOWN.

FOR USE & BENEFIT OF:  
VEGAS VENTURE, LLC



**JOE WHITE**  
CIVIL ENGINEERING -  
25 RAHLING CIRCLE

DATE: OCTOBER 3, 2023

PROJECT NUMBER: 23-378



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## UNIVERSITY

# PROPERTY INFORMATION

**PURCHASE PRICE**  
\$85,000.00

**PROPERTY ADDRESS**  
1301 S University  
Little Rock, AR 72204

**LAND SIZE**  
7,067.00 Sq. Ft.

## UNIVERSITY

1301 S University  
Little Rock, AR  
72204

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



## Small Lot Zoned C-3

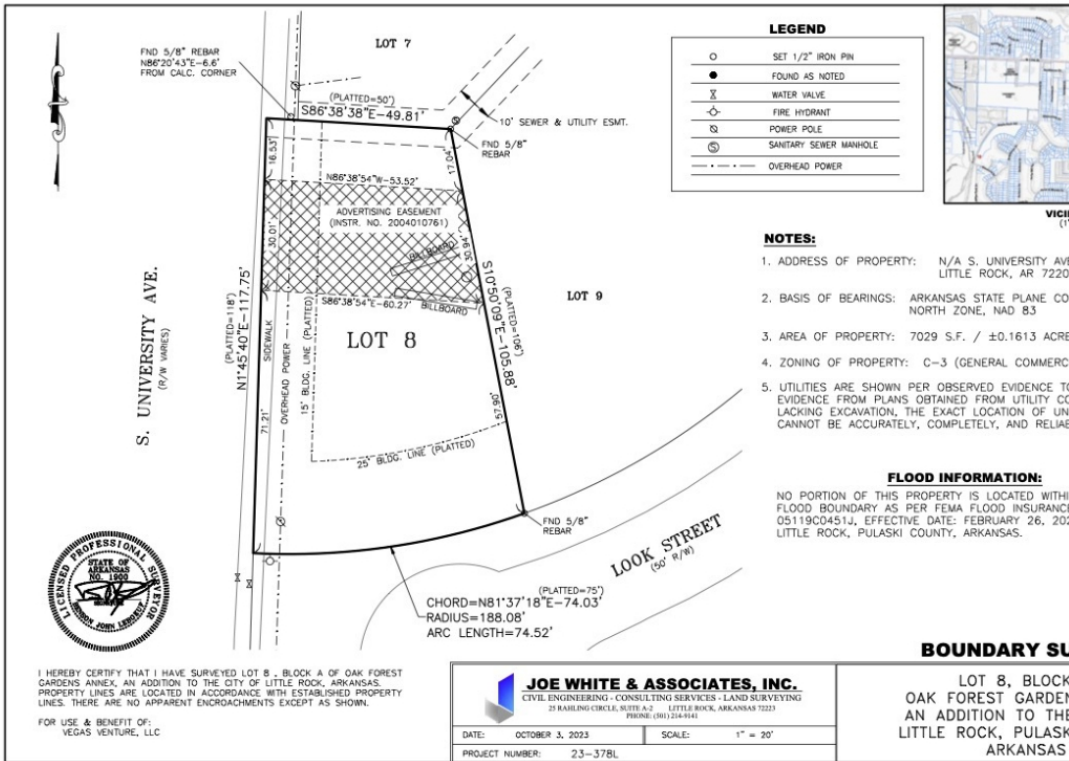


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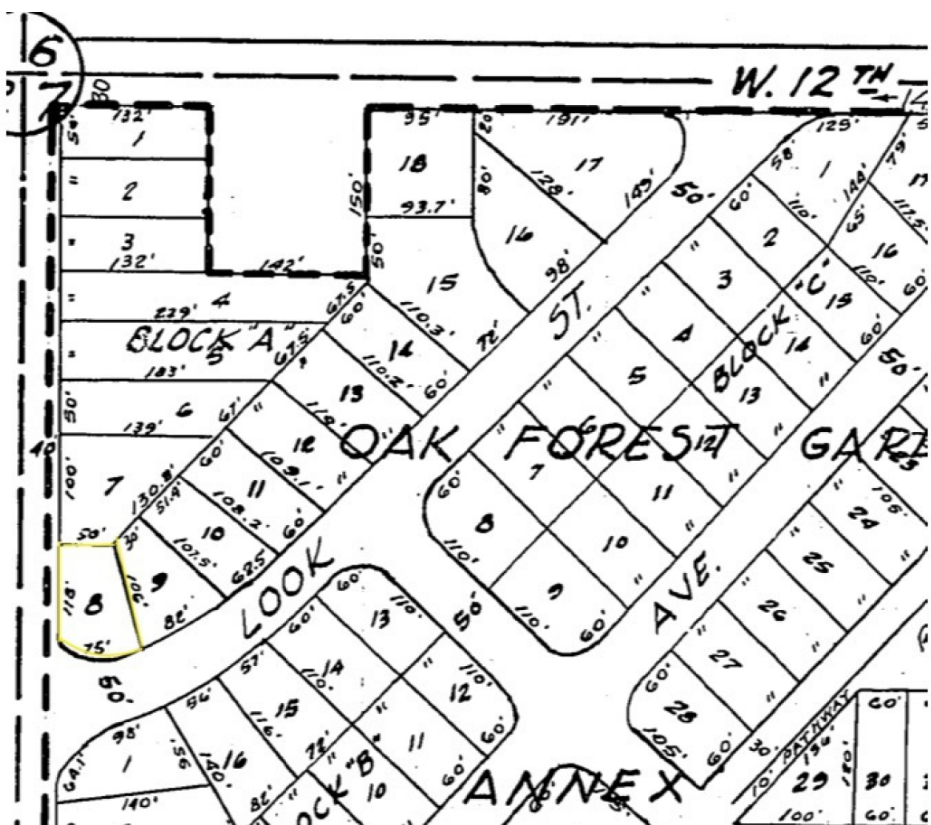


PROPERTY  
PHOTOS



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# AREA LOCATION MAP



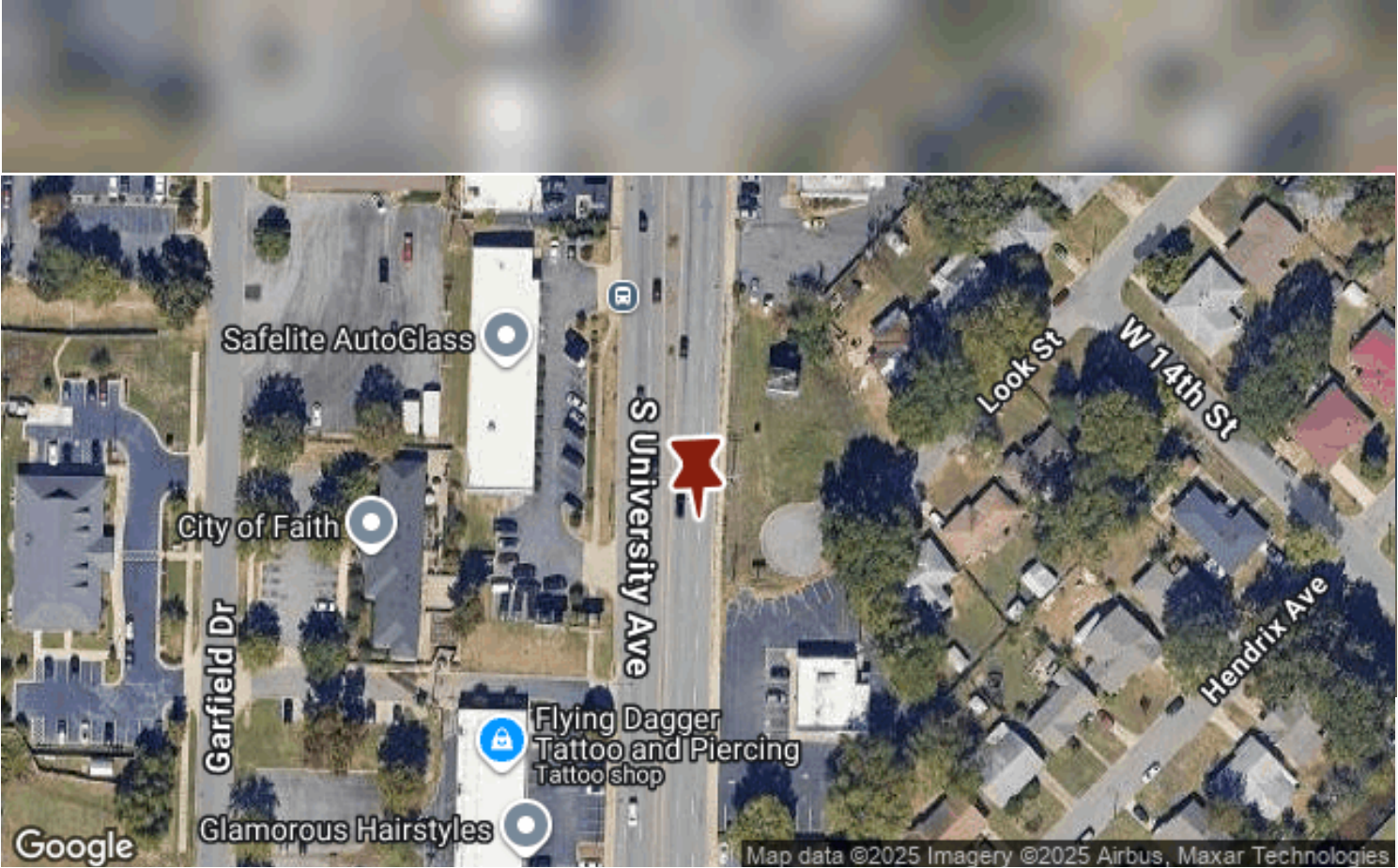
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AERIAL ANNOTATION  
MAP

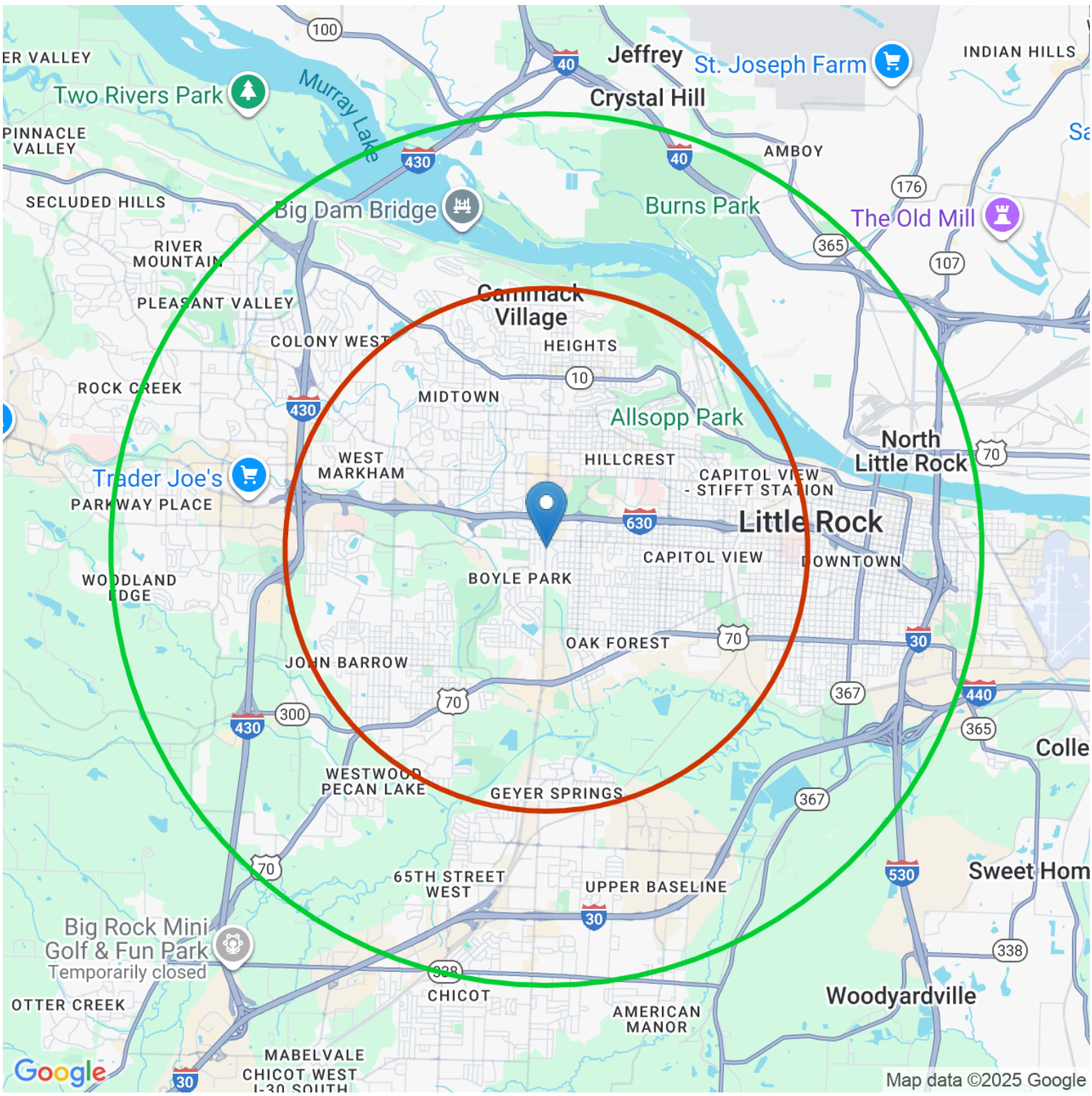


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LOCATION/STUDY AREA MAP (RINGS: 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

76,215

Population

38.4

Median Age

2.08

Average Household Size

34,303

Total Households

EDUCATION

4.59%

No High School Diploma

17.33%

High School Graduate

18.48%

Some College

25.58%

Bachelor's/ Grad

BUSINESS

4,214

Total Businesses

104,323

Total Employees

EMPLOYMENT

8,551

Retail Trade Employees

688

Manufacturing Employees

3,328

Eating & Drinking Employees

3,550

Finance/Ins/Real Estate Emp

4.7%

Unemployment Rate

INCOME

\$53,949

Median Household Income

\$39,127

Per Capita Income

\$74,423

Median Net Worth

Households by Income

The largest group : < \$15,000 (15.69%)■

The smallest group : \$150,000 - \$199,999 (5.62%)■

Indicator	Value(%)	
< \$15,000	15.69	■
\$15,000 - \$24,999	8.88	■
\$25,000 - \$34,999	7.76	■
\$35,000 - \$49,999	14.34	■
\$50,000 - \$74,999	15.52	■
\$75,000 - \$99,999	12.03	■
\$100,000 - \$149,999	11.93	■
\$150,000 - \$199,999	5.62	■
\$200,000+	8.23	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

146,100  
Population

37.9 Median Age



2.09  
Average Household Size

66,291  
Total Households

EDUCATION



4.54%  
No High School Diploma



17.64%  
High School Graduate



19.06%  
Some College

24.22%  
Bachelor's/ Grad

BUSINESS



EMPLOYMENT

23,848  
Retail Trade Employees

4,753  
Manufacturing Employees

11,334  
Finance/Ins/Real Estate Emp

8,933  
Eating & Drinking Employees

4.5% Unemployment Rate

INCOME

\$53,241  
Median Household Income

\$39,637  
Per Capita Income

\$57,783  
Median Net Worth

Households by Income

The largest group : < \$15,000 (16.8%) ■  
The smallest group : \$150,000 - \$199,999 (5.99%) ■

Indicator	Value(%)	
< \$15,000	16.8	■
\$15,000 - \$24,999	8.77	■
\$25,000 - \$34,999	7.87	■
\$35,000 - \$49,999	13.97	■
\$50,000 - \$74,999	14.62	■
\$75,000 - \$99,999	11.97	■
\$100,000 - \$149,999	11.81	■
\$150,000 - \$199,999	5.99	■
\$200,000+	8.21	■



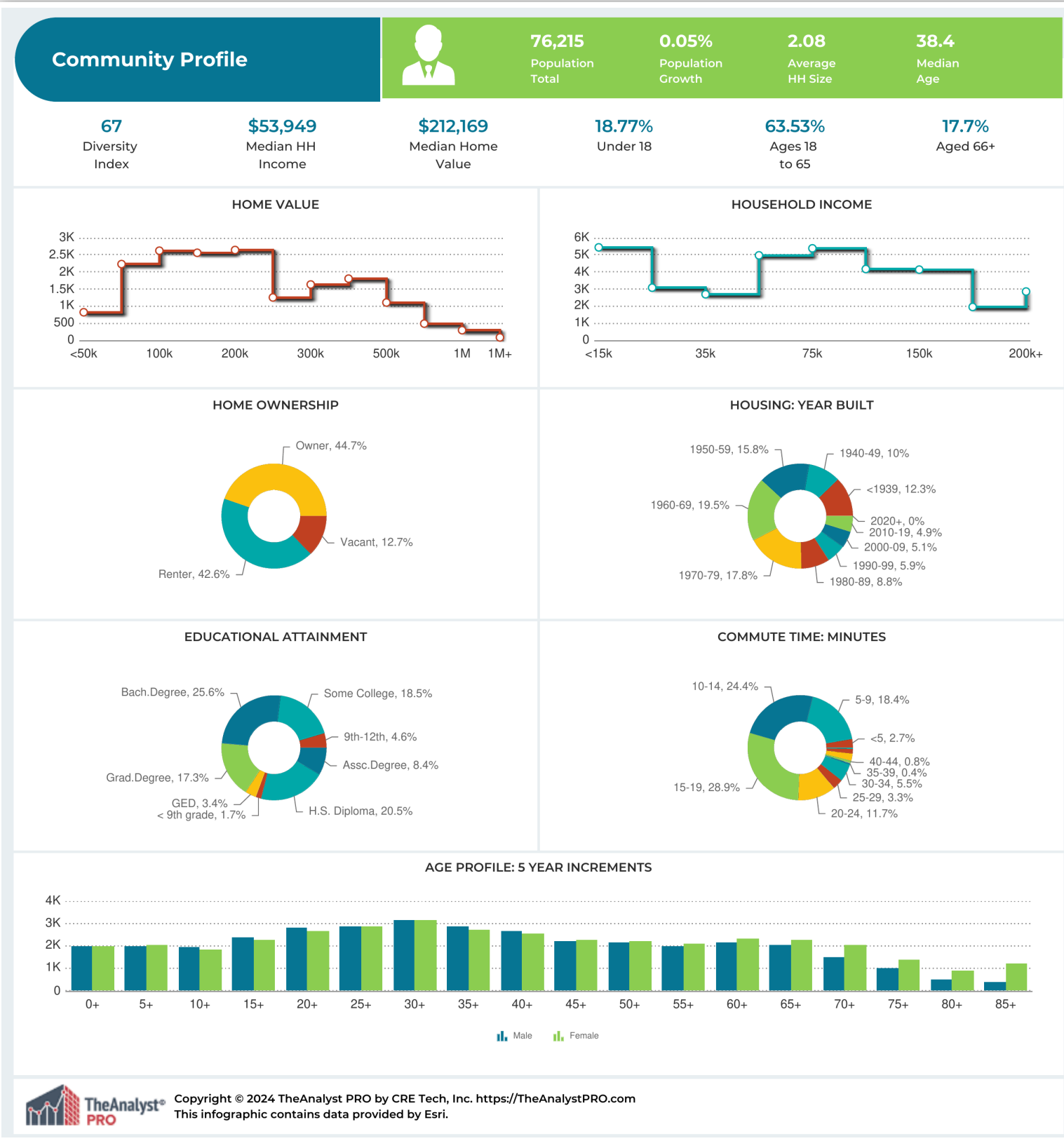
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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



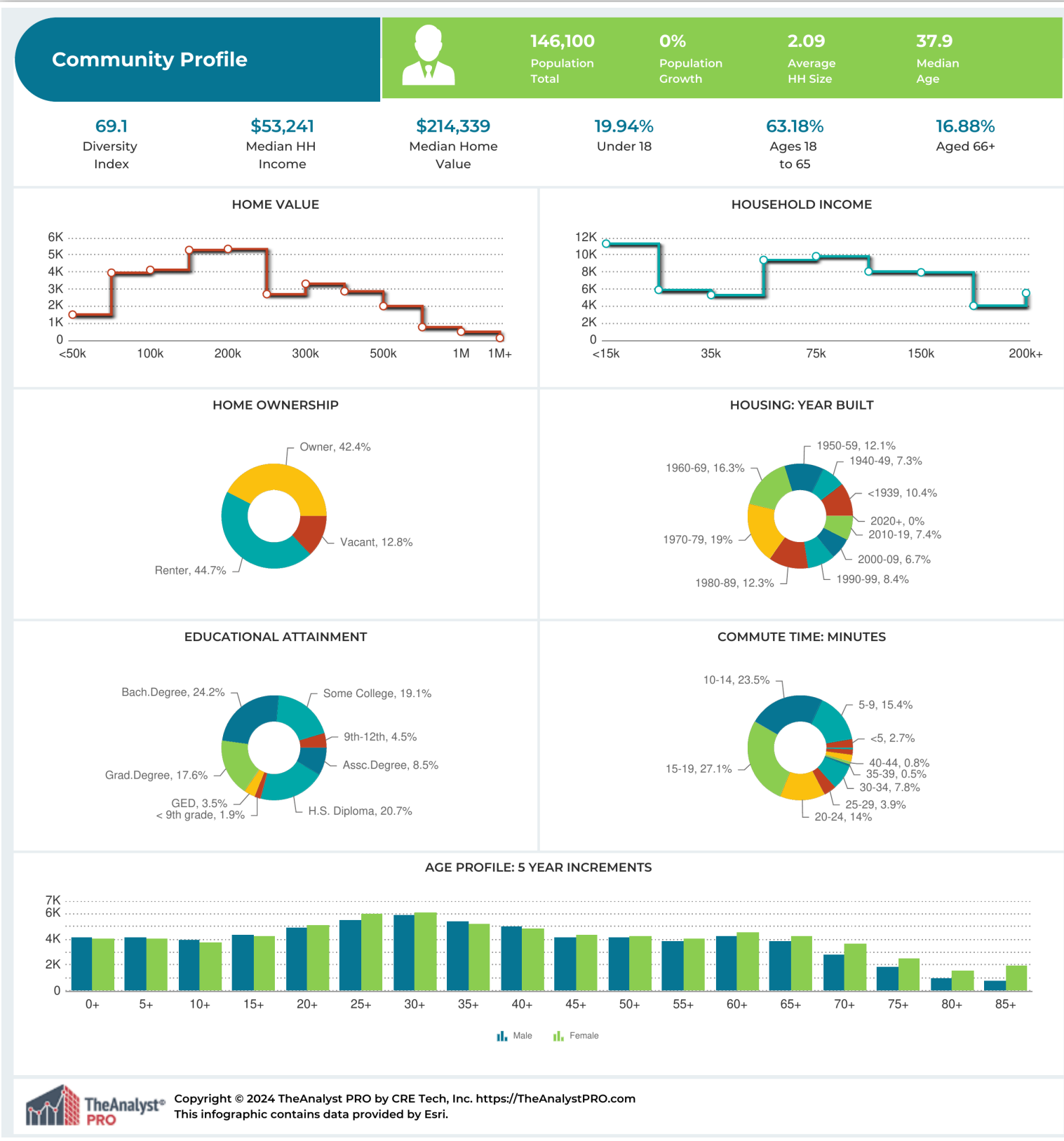
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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



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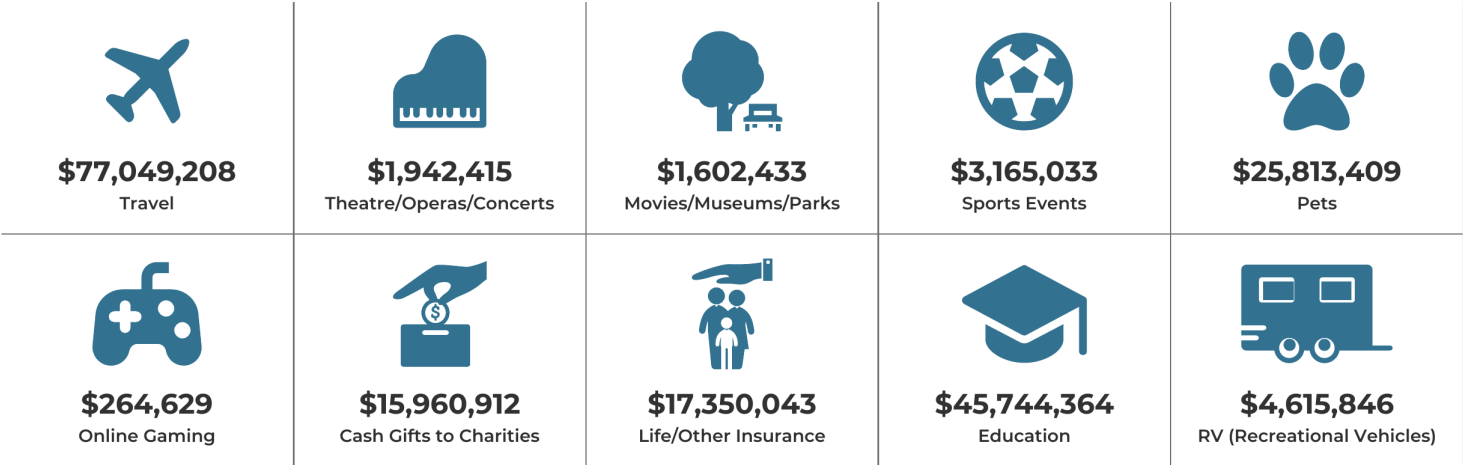


# Lifestyle and Tapestry Segmentation Infographic

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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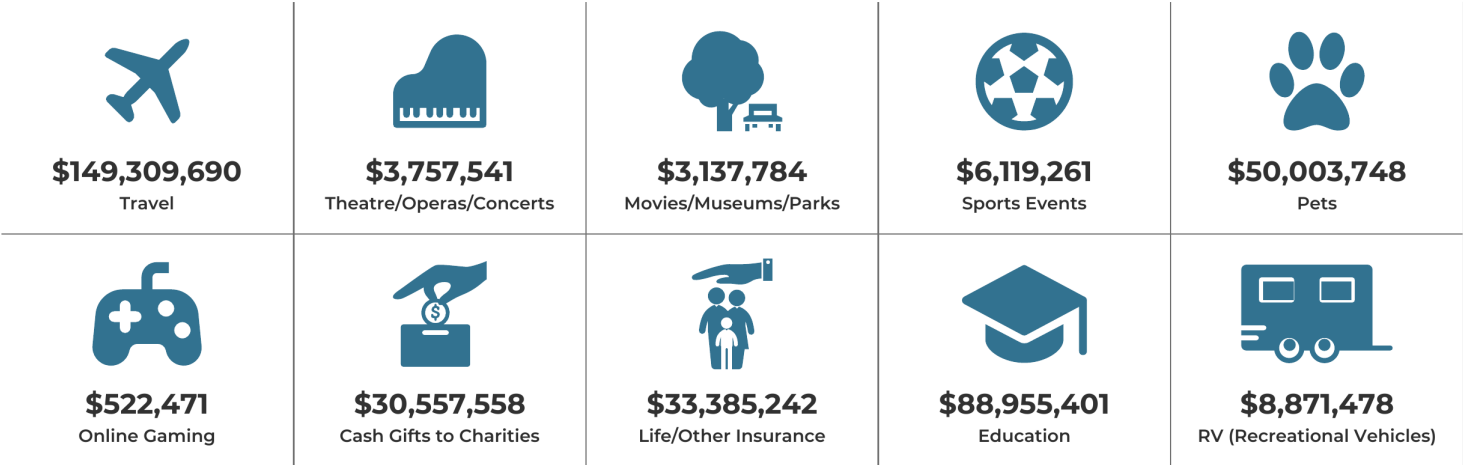


# Lifestyle and Tapestry Segmentation Infographic

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

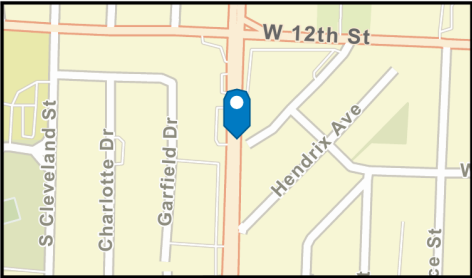
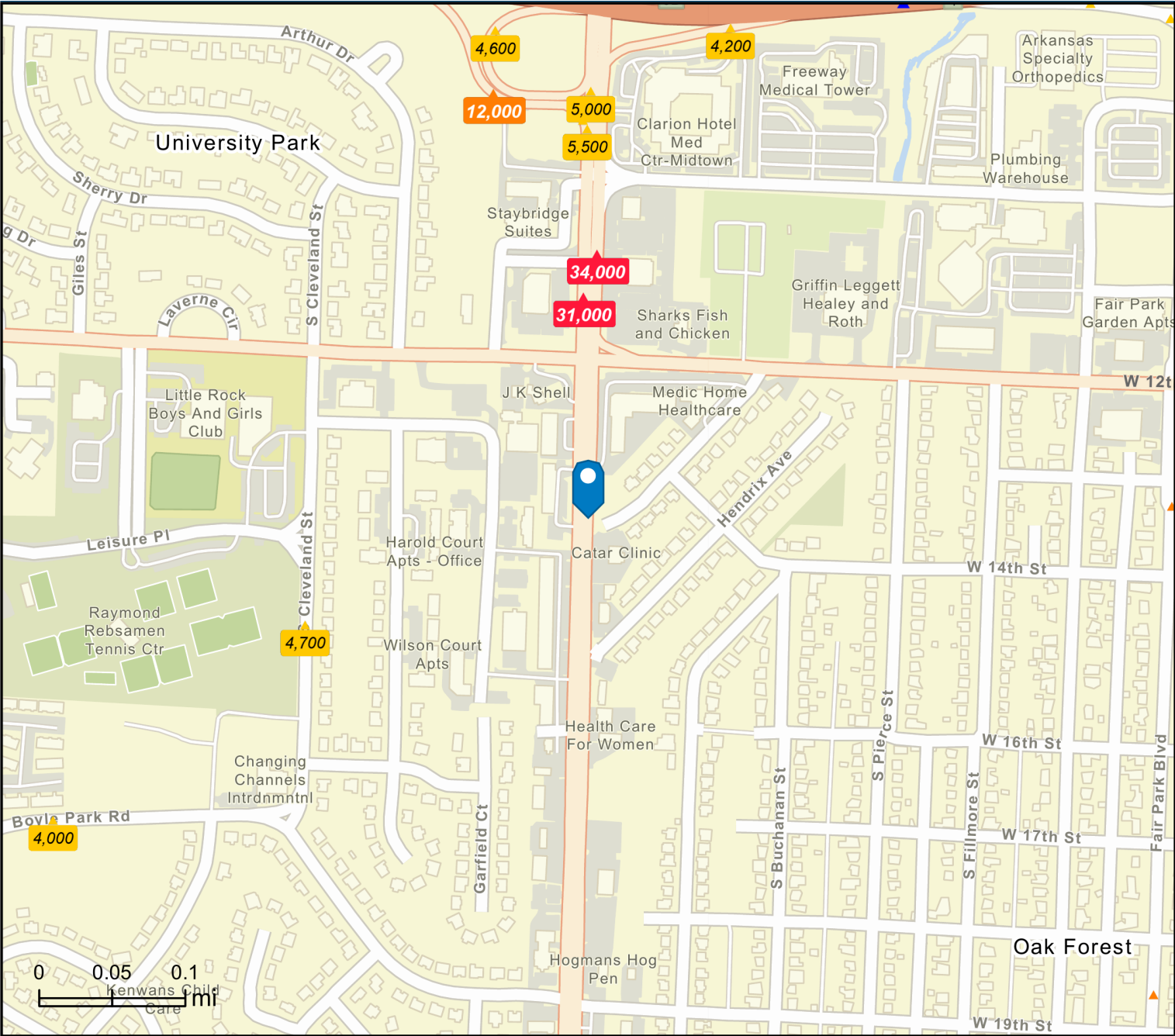
<a href="#">Segment 1A (Top Tier)</a>	<a href="#">Segment 8C (Bright Young Professionals)</a>
<a href="#">Segment 1B (Professional Pride)</a>	<a href="#">Segment 8D (Downtown Melting Pot)</a>
<a href="#">Segment 1C (Boomburbs)</a>	<a href="#">Segment 8E (Front Porches)</a>
<a href="#">Segment 1D (Savvy Suburbanites)</a>	<a href="#">Segment 8F (Old and Newcomers)</a>
<a href="#">Segment 1E (Exurbanites)</a>	<a href="#">Segment 8G (Hardscrabble Road)</a>
<a href="#">Segment 2A (Urban Chic)</a>	<a href="#">Segment 9A (Silver &amp; Gold)</a>
<a href="#">Segment 2B (Pleasantville)</a>	<a href="#">Segment 9B (Golden Years)</a>
<a href="#">Segment 2C (Pacific Heights)</a>	<a href="#">Segment 9C (The Elders)</a>
<a href="#">Segment 2D (Enterprising Professionals)</a>	<a href="#">Segment 9D (Senior Escapes)</a>
<a href="#">Segment 3A (Laptops and Lattes)</a>	<a href="#">Segment 9E (Retirement Communities)</a>
<a href="#">Segment 3B (Metro Renters)</a>	<a href="#">Segment 9F (Social Security Set)</a>
<a href="#">Segment 3C (Trendsetters)</a>	<a href="#">Segment 10A (Southern Satellites)</a>
<a href="#">Segment 4A (Soccer Moms)</a>	<a href="#">Segment 10B (Rooted Rural)</a>
<a href="#">Segment 4B (Home Improvement)</a>	<a href="#">Segment 10C (Diners &amp; Miners)</a>
<a href="#">Segment 4C (Middleburg)</a>	<a href="#">Segment 10D (Down the Road)</a>
<a href="#">Segment 5A (Comfortable Empty Nesters)</a>	<a href="#">Segment 10E (Rural Bypasses)</a>
<a href="#">Segment 5B (In Style)</a>	<a href="#">Segment 11A (City Strivers)</a>
<a href="#">Segment 5C (Parks and Rec)</a>	<a href="#">Segment 11B (Young and Restless)</a>
<a href="#">Segment 5D (Rustbelt Traditions)</a>	<a href="#">Segment 11C (Metro Fusion)</a>
<a href="#">Segment 5E (Midlife Constants)</a>	<a href="#">Segment 11D (Set to Impress)</a>
<a href="#">Segment 6A (Green Acres)</a>	<a href="#">Segment 11E (City Commons)</a>
<a href="#">Segment 6B (Salt of the Earth)</a>	<a href="#">Segment 12A (Family Foundations)</a>
<a href="#">Segment 6C (The Great Outdoors)</a>	<a href="#">Segment 12B (Traditional Living)</a>
<a href="#">Segment 6D (Prairie Living)</a>	<a href="#">Segment 12C (Small Town Simplicity)</a>
<a href="#">Segment 6E (Rural Resort Dwellers)</a>	<a href="#">Segment 12D (Modest Income Homes)</a>
<a href="#">Segment 6F (Heartland Communities)</a>	<a href="#">Segment 13A (International Marketplace)</a>
<a href="#">Segment 7A (Up and Coming Families)</a>	<a href="#">Segment 13B (Las Casas)</a>
<a href="#">Segment 7B (Urban Villages)</a>	<a href="#">Segment 13C (NeWest Residents)</a>
<a href="#">Segment 7C (American Dreamers)</a>	<a href="#">Segment 13D (Fresh Ambitions)</a>
<a href="#">Segment 7D (Barrios Urbanos)</a>	<a href="#">Segment 13E (High Rise Renters)</a>
<a href="#">Segment 7E (Valley Growers)</a>	<a href="#">Segment 14A (Military Proximity)</a>
<a href="#">Segment 7F (Southwestern Families)</a>	<a href="#">Segment 14B (College Towns)</a>
<a href="#">Segment 8A (City Lights)</a>	<a href="#">Segment 14C (Dorms to Diplomas)</a>
<a href="#">Segment 8B (Emerald City)</a>	<a href="#">Segment 15 (Unclassified)</a>

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TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



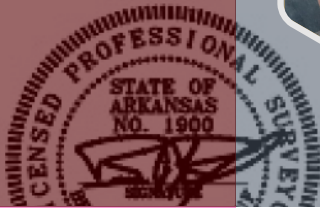
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# CONTACT



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(R/W VARIES)



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