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# MULTIFAMILY PROPERTY FOR SALE

## 7700 Indian Trail, Little Rock, Arkansas



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## Property Understanding

### OVERVIEW

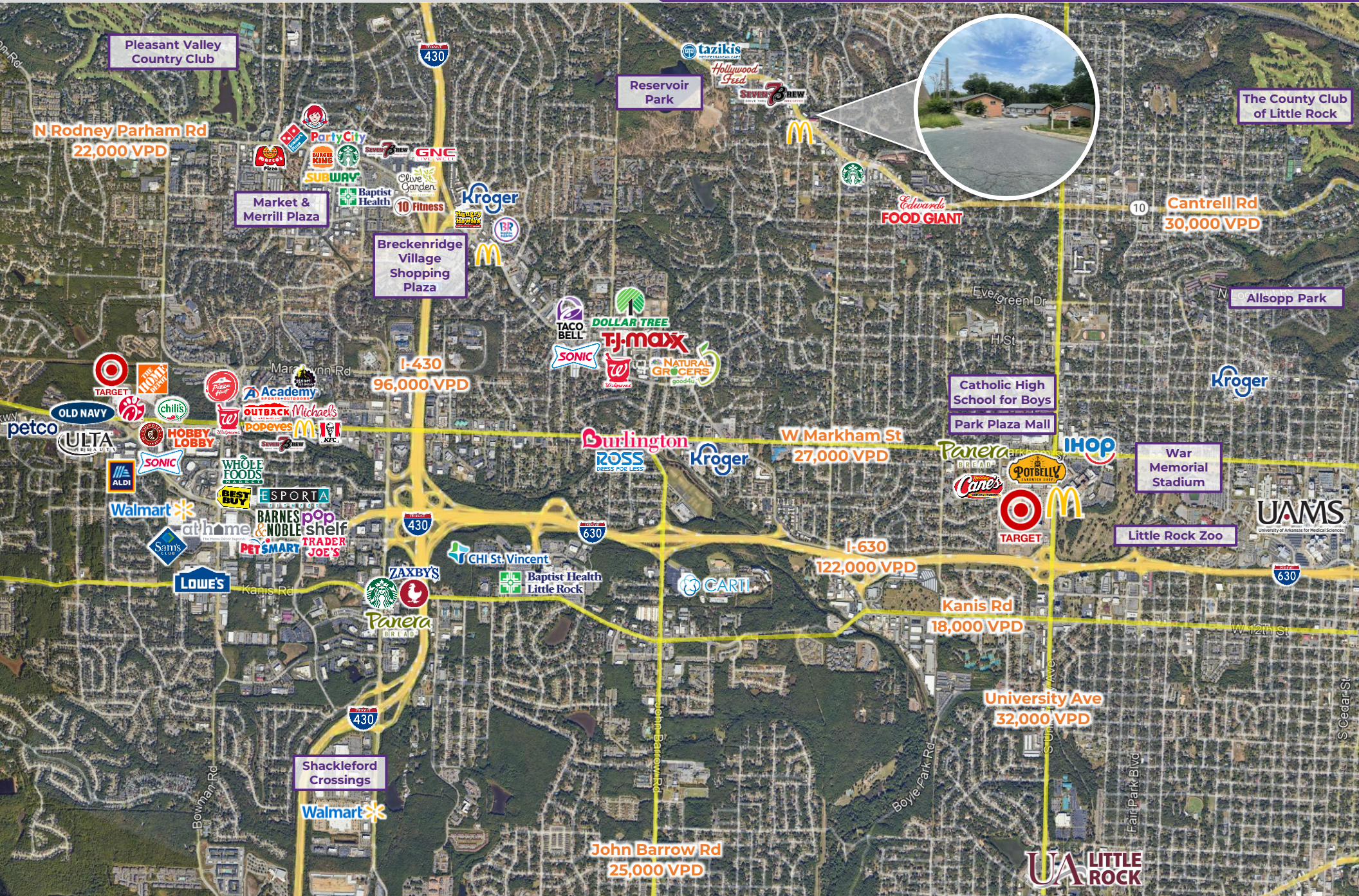
<b>Offering</b>	For Sale
<b>Price</b>	\$2,200,000
<b>Address</b>	7700 Indian Trail, Little Rock, AR 72227
<b>Property Type</b>	Multifamily
<b>Building Size</b>	±26,974 SF
<b>Lot Size</b>	±0.94 Acres
<b>Total Units/Unit Mix</b>	30 (22 one-bedrooms & 8 two-bedrooms)
<b>Year Built</b>	1966
<b>Zoning</b>	R5 (Urban Residence)
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ Cantrell Rd - 30,000 VPD</li> <li>○ Keightley Dr - 3,200 VPD</li> </ul>



### PROPERTY HIGHLIGHTS

- Prime multifamily investment opportunity in a serene neighborhood near Cantrell Road – 30 units spread across five buildings
- Conveniently situated near one of Little Rock's main arterials: Cantrell Road (0.1 miles)
- Premium location between downtown Little Rock and West Little Rock
- Near numerous national retailers: Slim Chickens, Little Caesars, Edward's Food Giant, 7 Brew Coffee, and McDonald's, among others
- Proximity to I-430 (2.2 miles) and downtown Little Rock (6.5 miles)







## 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	63,099	149,664	328,547
Households	30,092	67,738	142,755
Average Age	40.5	39.8	39.9
Average Household Income	\$76,039	\$69,654	\$71,074
Businesses	4,026	7,966	13,504

*\*Demographic details based on property location*

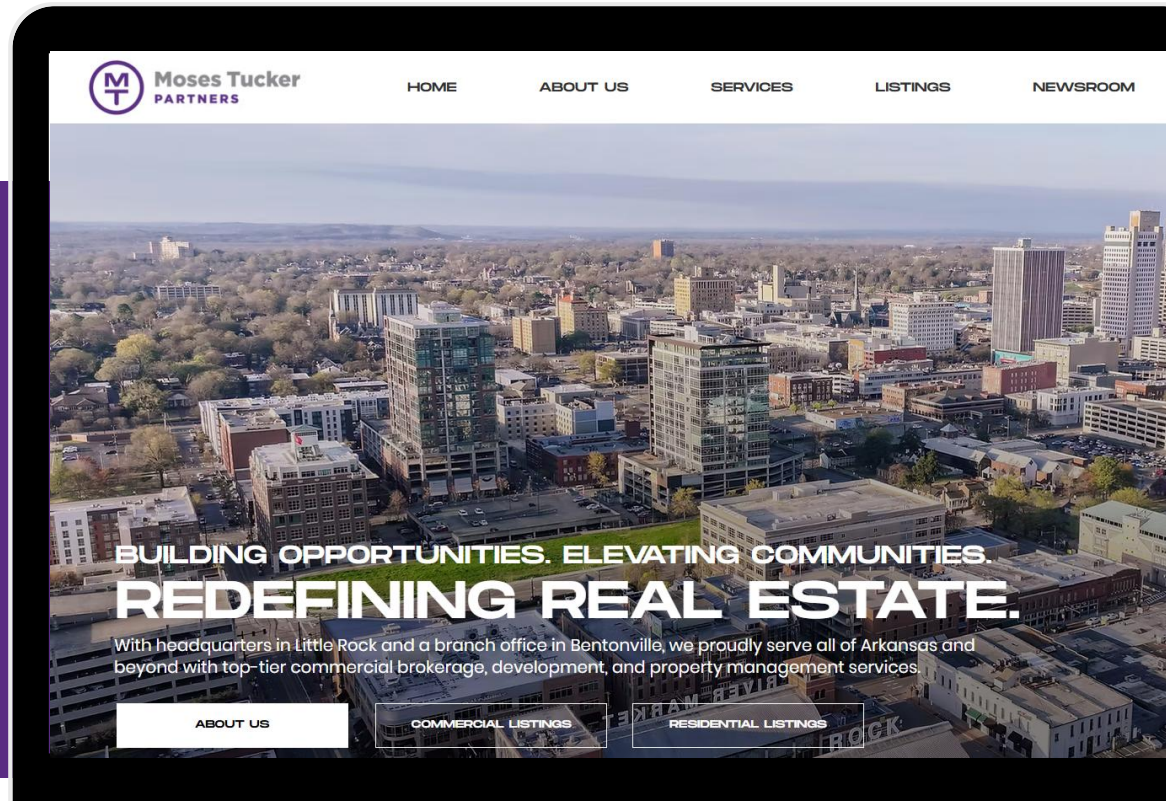
# CONNECT

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