

IMPROVED PRICING New Bulk Sale Opportunities

Colliers

Accelerating success.



Distinctive Retail Opportunity
11201 Bass Pro Parkway, Little Rock, AR



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About Gateway Town Center

Gateway Town Center is a distinctive shopping destination located in Little Rock, Arkansas. The site is home to Outlets of Little Rock, Dave & Busters, Bass Pro Shops, Movie Tavern, and Rock City Harley-Davidson as well as several national restaurant chains including Hooters and Saltgrass Steakhouse. In addition, Outlets of Little Rock consists of 325,000-square-foot and includes over 90 retailers, positioned adjacent to the Bass Pro Shops Outdoor World. With no other outlet center within 145 miles, the Outlets fill a significant retail void in the market and create a strong statewide draw.

This scenic and highly visible location is adjacent to the busy I-30/I-430 interchange that serves nearly 100,000 vehicles per day, and only 12 minutes from downtown Little Rock. The site is also within an hour's drive time of almost one million residents.

Colliers | Arkansas is offering diverse retail site opportunities. These lots range from 1.5 to 9.9 acres and can be utilized via ground lease or build-to-suit. In addition, the ownership has constructed two mid-size retail centers to accommodate national and local retailers.



769,258

MSA POPULATION

#1

LOWEST COST OF
DOING BUSINESS

Arkansas | CNBC Best States 2019

Capital City
of Arkansas



TOP
100 BEST PLACES
TO LIVE

Little Rock | Livability 2025

MORE THAN

6.4M

annual visitors to Pulaski County

2025 Demographics

	30 Minutes	60 Minutes	90 Minutes
Population	412,579	783,512	1,080,000
Avg. Household Income	\$98,657	\$95,019	\$91,337
Total Households	175,593	322,722	443,983
Consumer Spending on Retail Goods	\$8.31B	\$15.37B	\$20.9B

Property Aerial



Property Highlights



Easily accessible at the I-30/I-430 intersection



Majority of infrastructure in place



Adjacent to Bass Pro Shops & Arkansas' only outlet mall, drawing strong traffic

Lot Layout

1 Allied Drive
Suite 1500
Little Rock, AR 72202
www.colliers.com/arkansas

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Now available for purchase

Lot #	1	13	16	17	
Acreage	8.1 Acres	3.3	3.2	1.6	
Price	*\$9.95/SF				
Lot #	2	20	21	22	23
Acreage	9.3 Acres	2.4	4.6	1.5	0.8
Price	*\$9.95/SF				
Lot #	3	24	28	30	
Acreage	5.1 Acres	1.7	1.7	1.7	
Price	*\$14.00/SF				

*Pricing shown for bulk sale only. Call for individual lot pricing.

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