



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

SPECIAL PURPOSE BUILDING & LAND FOR SALE

8201 Frenchmans Lane, Little Rock, AR



Lot Size: ±5.0 Acres
±8,000 SF Gymnasium

Frenchmans Ln

W 83rd St

Geyer Springs Rd
27,000 VPD

Cloverdale Middle School

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Property Understanding

OVERVIEW

Offering	For Sale
Price	\$399,000
Address	8201 Frenchmans Lane
City/State	Little Rock, AR 72209
Property Type	Special Purpose and Land
Building Size	±8,000 SF
Year Built	1950
Lot Size	±5.0 Acres
Zoning	R-2 & R-4
Traffic Counts	<ul style="list-style-type: none"> ○ I-30 – 101,000 VPD ○ Geyer Springs Rd – 27,000 VPD ○ Baseline Rd – 21,000 VPD

PROPERTY HIGHLIGHTS

- ±8,000 SF gymnasium and approximately ±5.0 acres of land for sale less than 0.7 miles from I-30, which sees 101,000 vehicles per day
- The ±5.0-acre property combines two existing lots with an additional parcel that includes a gymnasium, which can be subdivided
- Surrounding businesses include Sonic, Taco Bell, McDonald's, Kroger, and Starbucks
- Easy access to I-30 and Baseline Rd





Little Rock
Job Corps
Center

Goodwill
Industries of
AR HQ

Tuff Shed
Little Rock

Shapebox Self Storage

Wholesale Electric
Supply Co.

Ron Sherman
Advertising

United Property
Management

Romanoff
Renovations

Airmasters
Heating & AC

Full Potential
Child Dev.
Center

MTA Engineers,
Inc.

AR State
Police

Little Rock
Motor Vehicle
Office

Cloverdale
Middle School

Pro Window
& Door Inc.



I-30
101,000 VPD



US Hwy 70
39,000 VPD

Geyer Springs Rd
27,000 VPD

Baseline Rd
21,000 VPD



Little Rock, AR



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*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

40,513

92,488

282,472

15,188

36,471

120,902

35.5

38.0

39.4

\$55,037

\$58,900

\$88,242

1,076

2,884

11,707

**Demographic details based on property location*

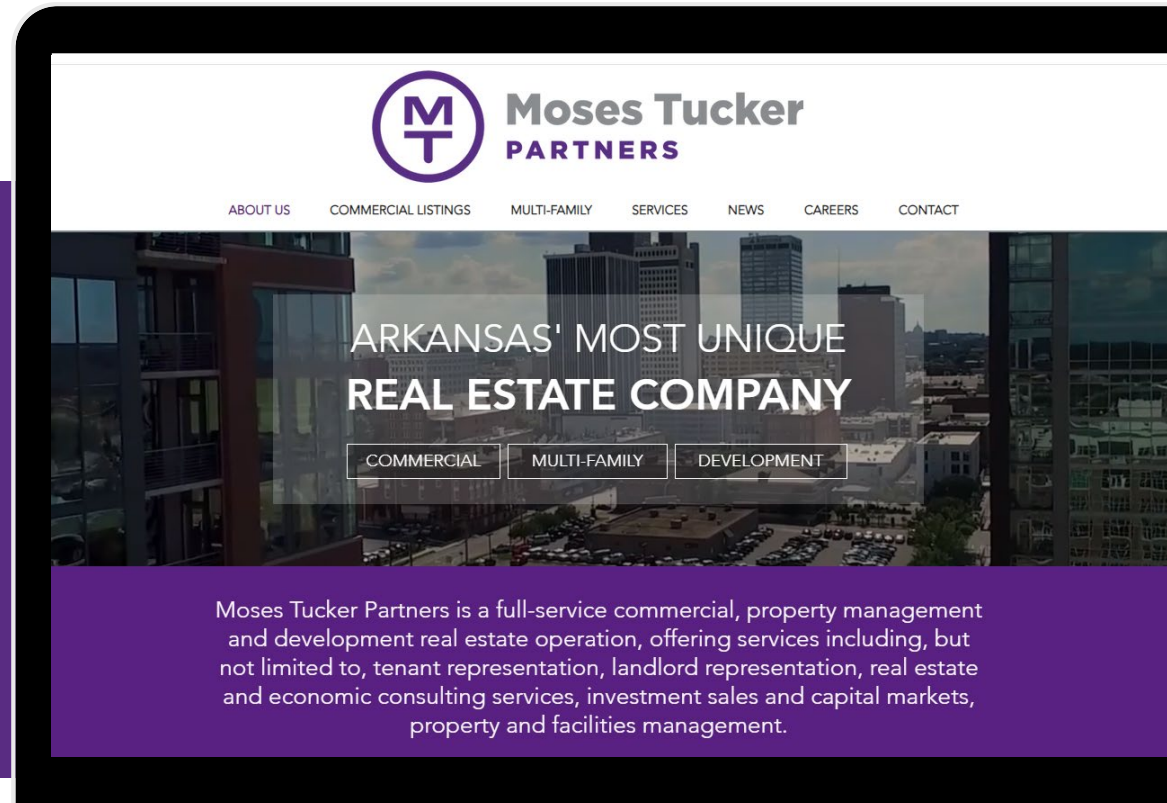
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 **200 River Market Ave, Suite 300,
Little Rock, AR 72201**



Adam Jenkins
Brokerage Associate
ajenkins@mosestucker.com

Austin Courtney
Brokerage Associate
acourtney@mosestucker.com

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