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MULTIFAMILY PROPERTY FOR SALE

1800 Labette Manor Dr, Little Rock, AR



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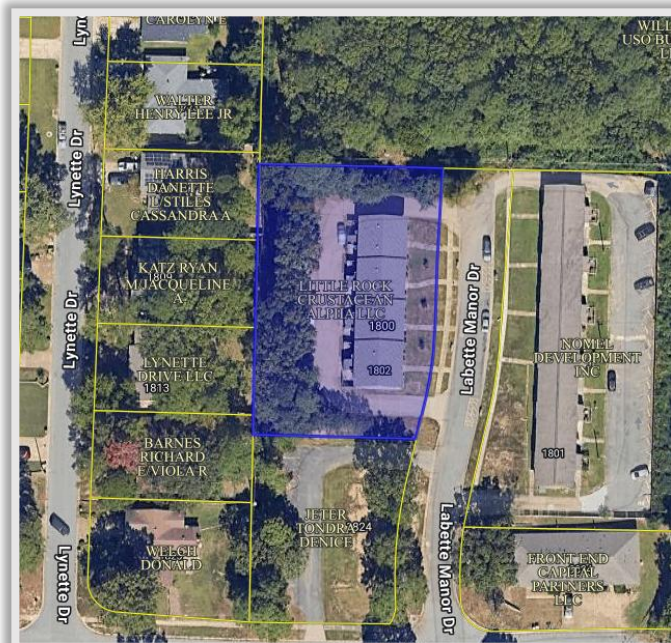
Property Understanding

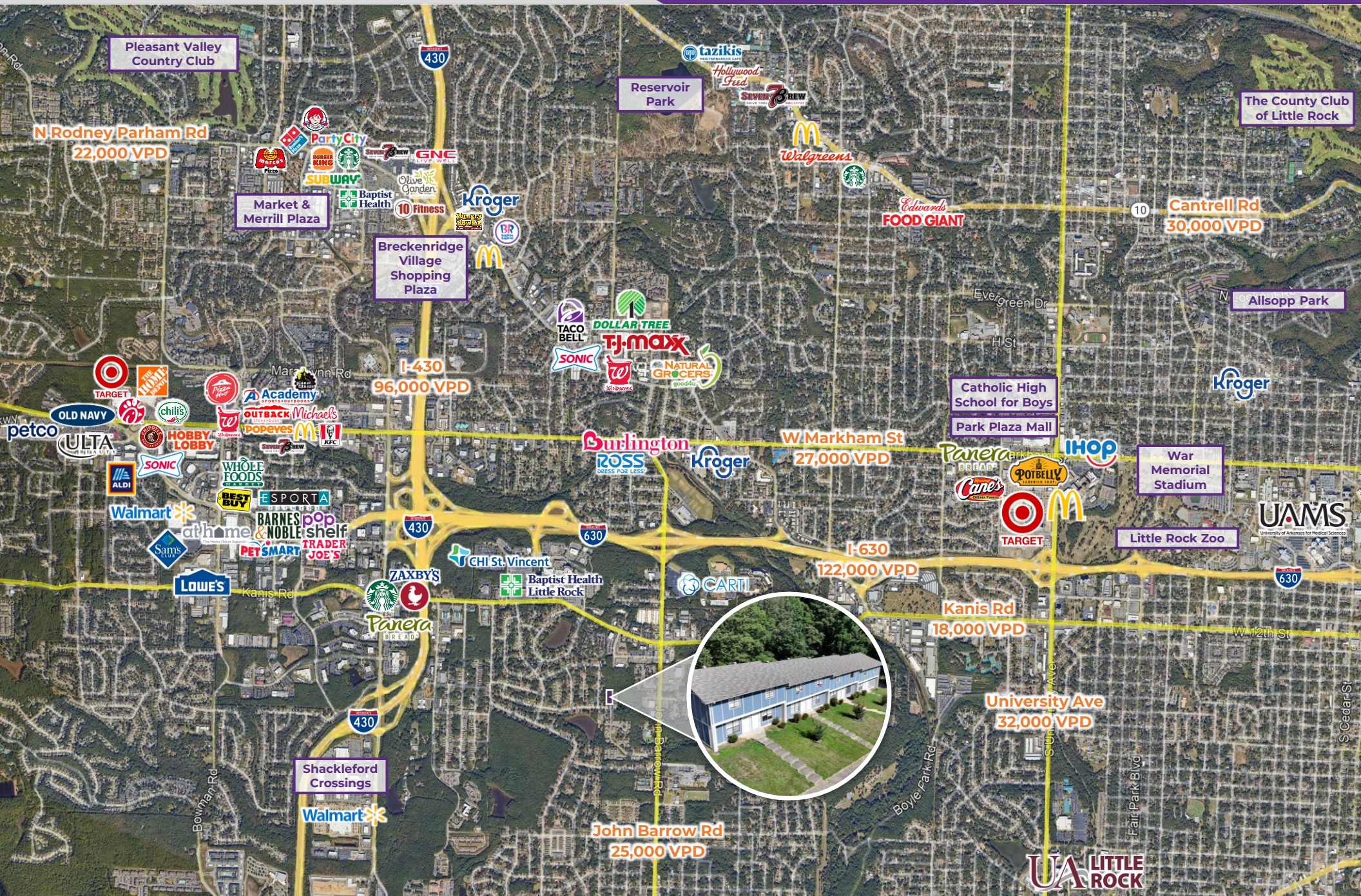
OVERVIEW

Offering	For Sale
Price	\$595,000
Address	1800 Labette Manor Dr
City/State	Little Rock, AR 72205
Property Type	Multifamily
Total Units	8
Building Size	±8,192 SF
Lot Size	±0.67 Acres
Traffic Count	John Barrow Rd – 25,000 VPD

PROPERTY HIGHLIGHTS

- Prime value-add multifamily investment in central Little Rock's medical corridor
- Significant improvements planned by current ownership, including removal of unused window A/C units to enhance the exterior façade, comprehensive landscaping upgrades, replacement of interior blinds, and restriping of the private rear parking lot to improve appearance and functionality
- Strategically located in the heart of the Baptist Health Medical Corridor—one of Little Rock's most active and growing healthcare hubs
- Unmatched connectivity with quick access to the I-430/I-630/Chenal Parkway Interchange ("The Big Rock Interchange"), which sees over 218,000 vehicles per day
- Expansive renter pool with proximity to major employers, including Baptist Health, CARTI, and CHI St. Vincent Heart Clinic, and the University of Arkansas at Little Rock (4 miles away), which serves approximately 8,100 students
- Ample surface and street parking available for both residents and guests





LOOKING NORTHWEST







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*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

75,208

144,700

327,220

34,306

63,946

141,053

39.5

39.6

39.9

\$86,877

\$100,531

\$96,562

4,032

6,824

12,674

**Demographic details based on property location*

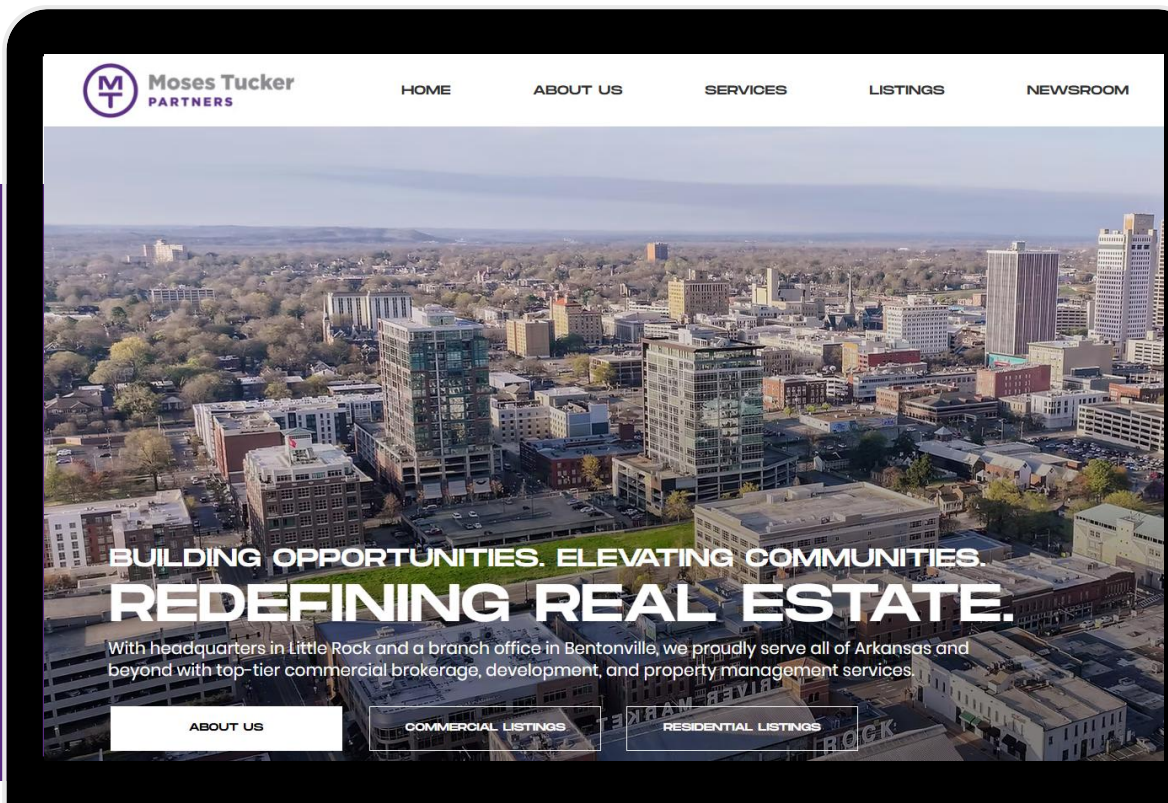
CONNECT

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