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# ± 2.91 ACRES OF LAND FOR SALE

## 3301 W Roosevelt Rd, Little Rock, AR



**CONTACT US TODAY**

479.271.6118 | [mosestucker.com](https://mosestucker.com)



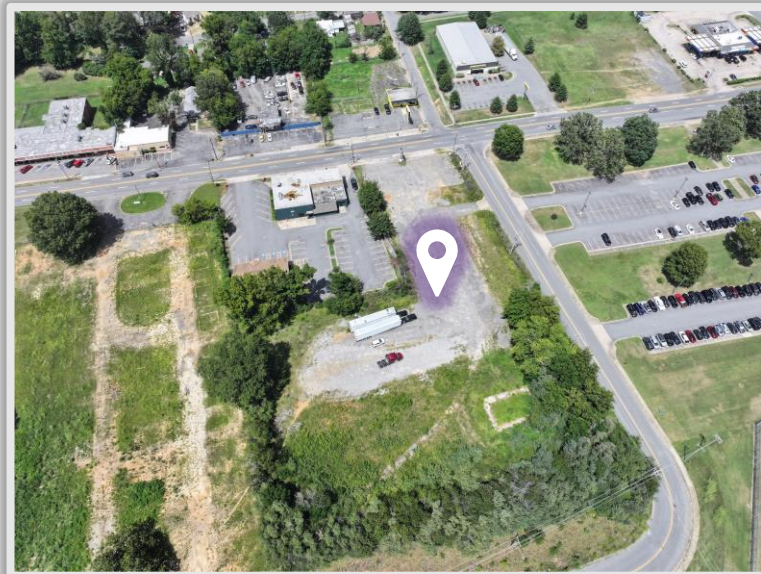
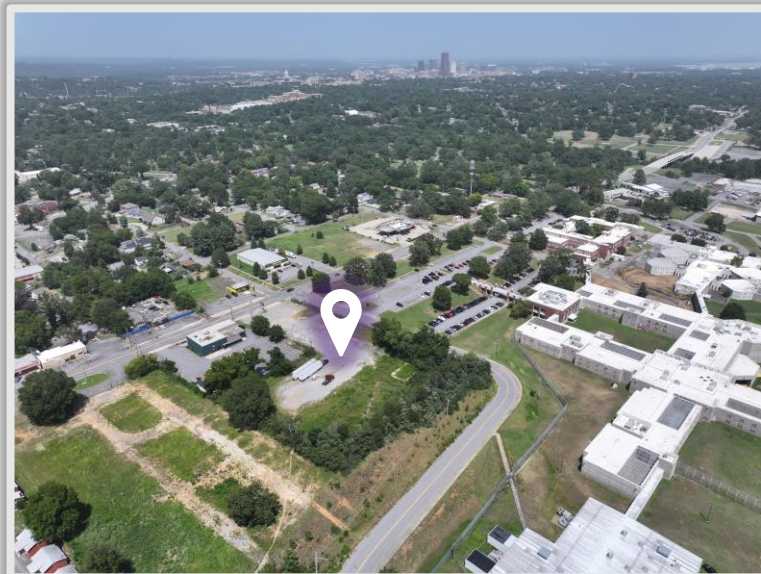
## Property Understanding

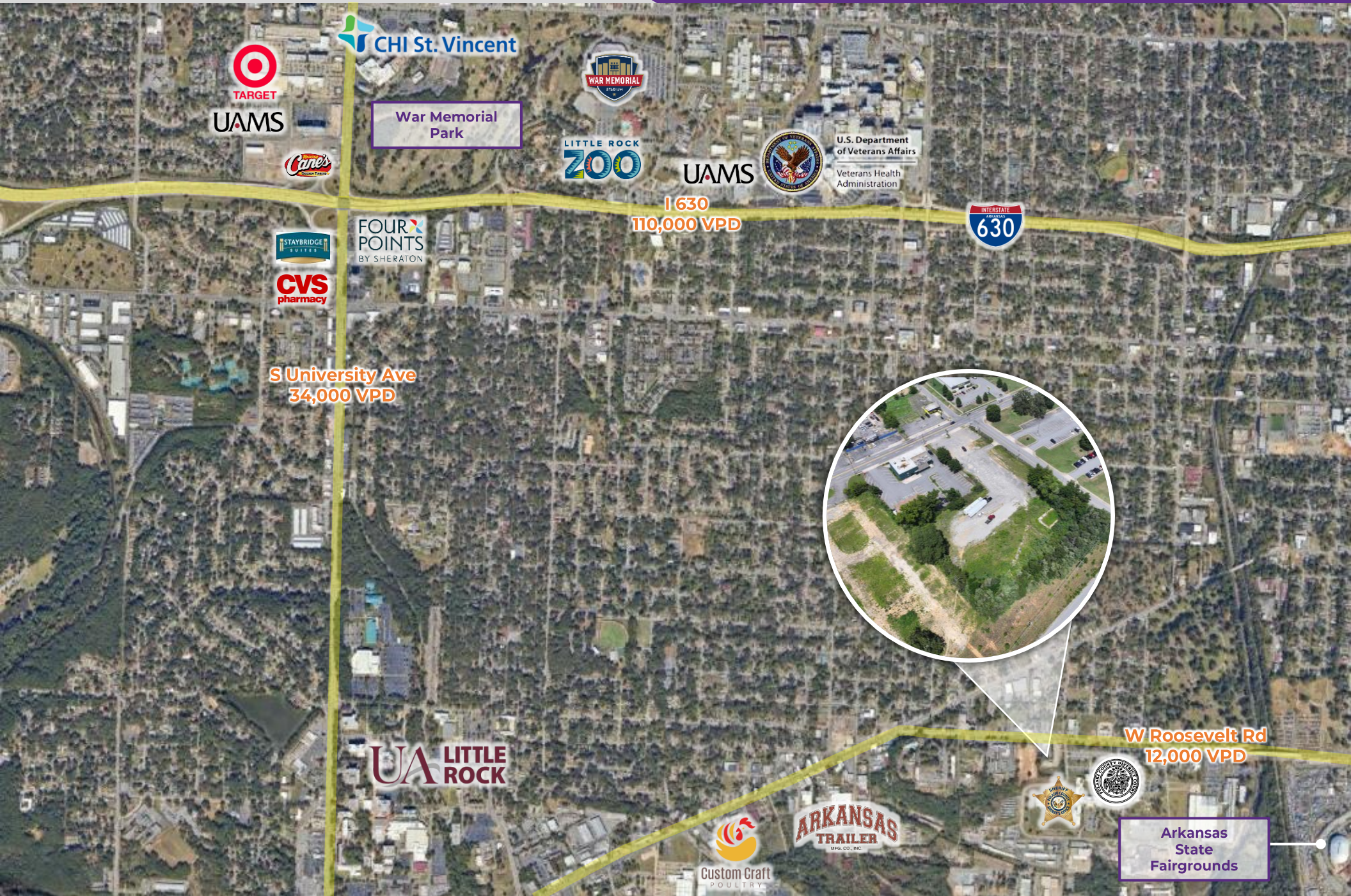
### OVERVIEW

Offering	For Sale
Price	\$275,000
Address	3301 W Roosevelt Rd
City/State	Little Rock, AR 72204
Property Type	Unimproved Land
Lot Size	± 2.91 Acres
Zoning	C-3

### PROPERTY HIGHLIGHTS

- **Frontage:** Approximately 124 linear feet on W Roosevelt Rd which is an east/west thoroughfare (12,000 VPD)
- Utilities available on-site
- Flat terrain favorable for future development
- 0.9 Miles to the Arkansas State Fairgrounds
- Zoned for commercial use
- Appraisal available upon request





## 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\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	52,705	129,497	309,780
<b>Households</b>	23,722	57,594	134,710
<b>Average Age</b>	39.7	39.4	39.7
<b>Average Household Income</b>	\$78,743	\$78,160	\$87,996
<b>Businesses</b>	4,338	7,617	13,124

*\*Demographic details based on property location*

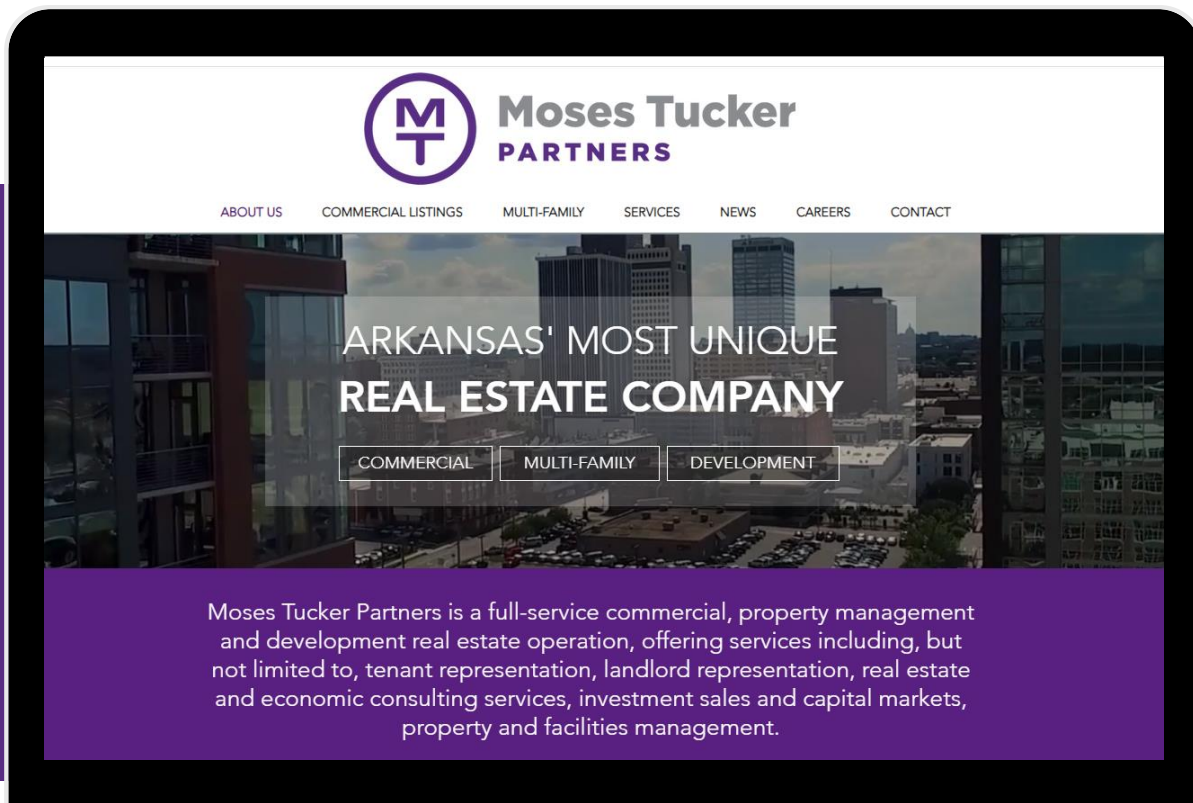
# CONNECT

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