

DEVELOPMENT OPPORTUNITY IN SOUTHWEST LITTLE ROCK

±4.88 Acres | 8123 Stagecoach Rd | Little Rock, AR 72210

AVAILABLE

Lot 1: ±2.80 Acres **UNDER CONTRACT**

Lot 2: ±2.08 Acres

PRICE

Lot 1: ~~\$382,500~~

Lot 2: \$340,000

COMMENTS

- Great location and visibility with frontage on Stagecoach Rd
- Located at the intersection of I-430 and Stagecoach Rd, less than a mile from Bass Pro Shop and the Outlets of Little Rock
- All utilities in place
- Zoned R-2
- Ideal location for a QSR, car wash, or car care facility

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	5,439	21,353	64,848	277,615
AVERAGE HH INCOME	\$68,630	\$67,772	\$71,668	\$81,100
TOTAL HH	2,270	8,813	25,324	115,050

TRAFFIC COUNTS

Stagecoach Rd: 17,500 VPD

Baseline Rd: 7,700 VPD

I-430: 76,800 VPD



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AGENT

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KELLEY COMMERCIAL PARTNERS

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NEW PRICE



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



KINDLEY WASSON
AGENT



HANK KELLEY, CRE, SIOR, CPM
CEO | EXECUTIVE BROKER | PARTNER

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

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