

TownePlace  
SUITES  
Marriott

# TOWNEPLACE SUITES LITTLE ROCK WEST

LITTLE ROCK | ARKANSAS

## INVESTMENT OVERVIEW

Marcus & Millichap has been chosen to exclusively market for sale the TownePlace Suites Little Rock West in Little Rock, Arkansas. The property is four stories with 92 all-suites rooms each with a kitchenette, and was newly renovated in September of 2024. Located along the I-430, less than 15 minutes away from Downtown Little Rock TownePlace Suites by Marriott is conveniently located in West Little Rock by the Shackelford Crossing Shopping Center. During your stay, easily get to attractions like the Simmons Bank Arena, the Little Rock Zoo, the Outlets of Little Rock, and the University of Arkansas at Little Rock. It's also near Arkansas Children's Hospital, UAMS Medical Center, and offices for AT&T.

**92 Keys** | **2.69 AC** | **2009 Built**

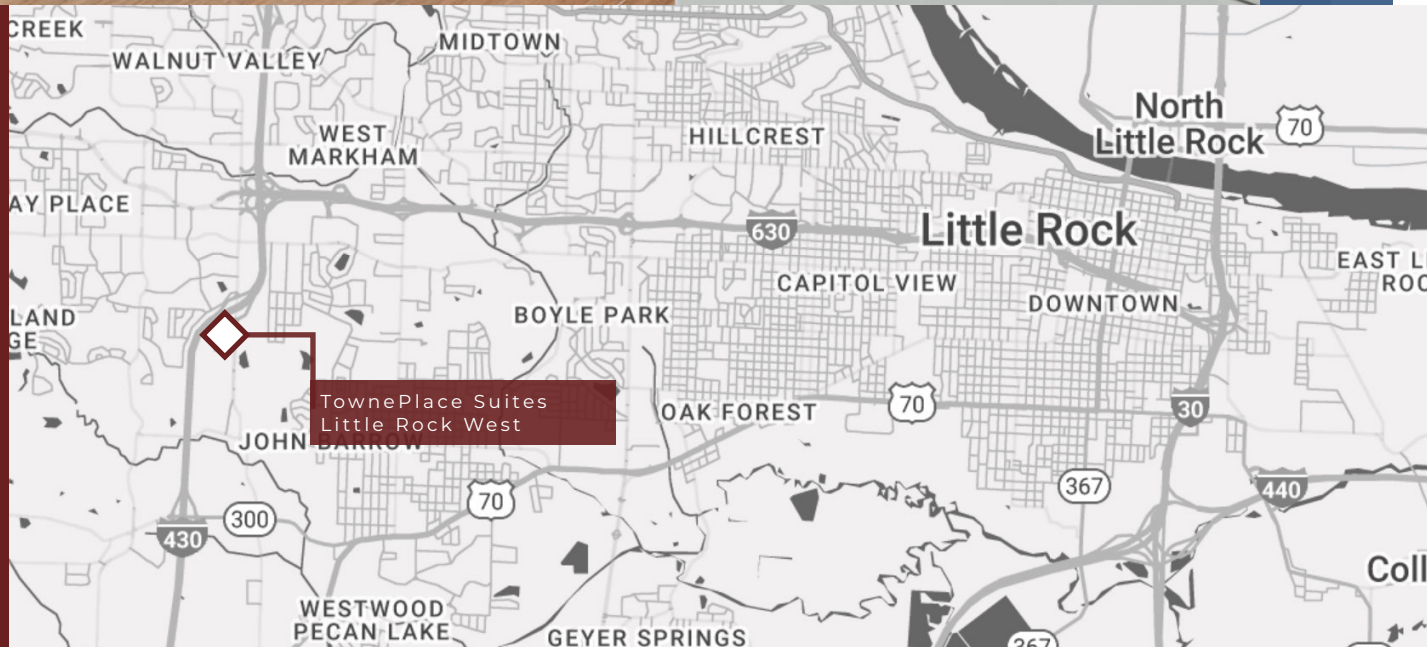


[ACCESS DEAL ROOM HERE](#)



## SITE SUMMARY

Address	12 Crossings Ct Little Rock, AR 72205
APN	44L-078-18-013-00
Stories	4
Land Area	2.69 AC
Franchise	Upper Midscale



# SITE SUMMARY

## PROPERTY AMMENITIES

All Suites

All Kitchenettes

Mobile Key

Fitness Center

Guest Laundry Access



## ROOM BREAKDOWN | 92 ROOMS

DOUBLE QUEEN - 19

STANDARD QUEEN - 6

DOUBLE QUEEN SUITES - 9

STANDARD KING - 58





## INVESTMENT HIGHLIGHTS

- Renovated Extended-Stay Hotel - Over \$1M in Capex (Completed 2025)
- Located 10 minutes away from Downtown Little Rock
- Major POI's Nearby: River Market Entertainment District, Statehouse Convention Center, Simmons Bak Arena, & War Memorial Stadium
- 300,000 sqft Elopack Warehouse (\$70M) is currently under construction within 15 minutes of the TownePlace Suites - Expected Open Date of Q1 2025
- Over 10 Major Hospitals and Colleges/Universities all within a 5-mile radius, perfectly located to service the Extended-Stay Guest Demand
- Offered Fee Simple, Unencumbered by Management

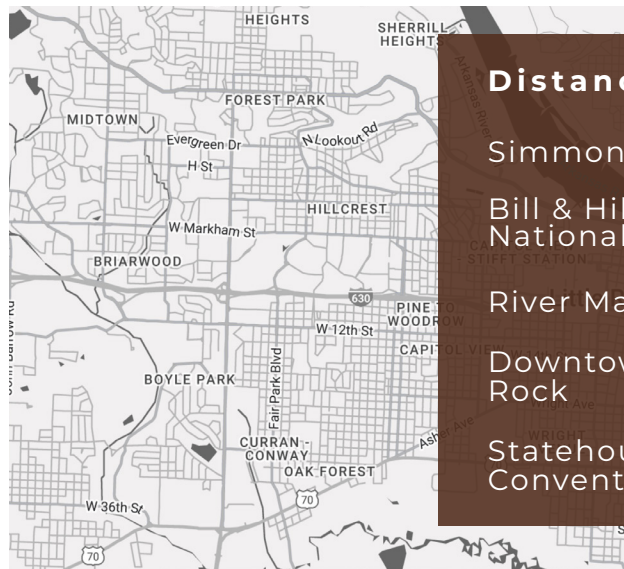
# DEMAND DRIVERS

**River Market** The River Market District is the centerpiece of Little Rock's downtown, this popular hub features a variety of shops, restaurants, and a lively farmer's market

**Simmons Bank Arena** (Formerly Verizon Arena) The Simmons Bank Arena has witnessed the creation of the vibrant development of an entertainment destination along both sides of the Arkansas River

**Bill & Hillary Clinton National Airport** The Bill & Hillary Clinton National Airport, also known as Adams Field, is Arkansas's largest commercial airport serving over 2.1 million passengers annually. Little Rock's airport hosts six airlines with dozens of daily departures and nonstop service to 14 destinations, plus daily departures to 334 unique destinations around the world.

**Little Rock Key Industries** Metro Little Rock's low operational costs, highly educated workforce and robust infrastructure at the heart of Central Arkansas fuel a unique business environment appealing to national and international companies like Walmart, AT&T, FIS Global, L'Oréal, Kimberly-Clark and Skippy Foods.



## Distance to

- Simmons Bank Arena 11 miles
- Bill & Hillary Clinton National Airport 14 miles
- River Market 10 miles
- Downtown Little Rock 10 miles
- Statehouse Convention Center 9 miles

## DEMOGRAPHICS - WITHIN 10 MILES



**215K**  
2023 Estimate  
Population Age 25+



**\$84,190**  
2023 Average  
Household Income



**134.8K**  
2023  
Total Households



**316K**  
2023  
Total Population

# TOWNEPLACE SUITES LITTLE ROCK WEST

LITTLE ROCK | ARKANSAS

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**Marcus & Millichap**

TAMMEN HOTEL GROUP