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# SPECIAL PURPOSE BUILDING & LAND FOR SALE

## 8201 Frenchmans Lane, Little Rock, AR

PRICE REDUCED



Cloverdale Middle  
School

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## Property Understanding

### OVERVIEW

Offering	For Sale
Reduced Price	<del>\$399,000</del> <b>\$329,000</b>
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"> <li>○ I-30 – 101,000 VPD</li> <li>○ Geyer Springs Rd – 27,000 VPD</li> <li>○ Baseline Rd – 21,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

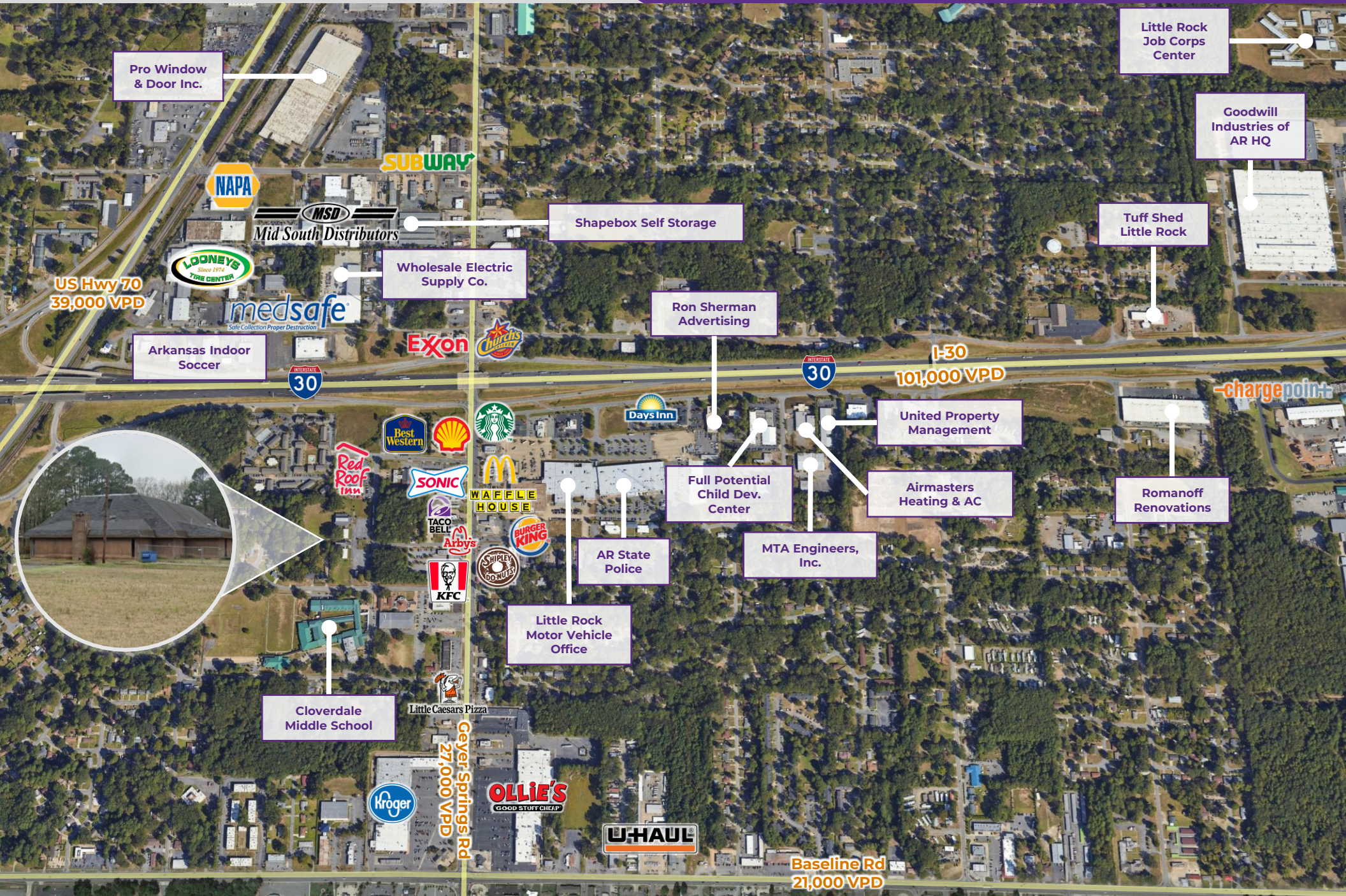
- ±8,000 SF gymnasium and approximately ±5.0 acres of land for sale less than 0.7 miles from I-30, which sees 101,000 vehicles per day
- The ±5.0-acre property combines two existing lots with an additional parcel that includes a gymnasium, which can be subdivided
- Surrounding businesses include Sonic,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













## Little Rock, 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
Population	40,513	92,488	282,472
Households	15,188	36,471	120,902
Average Age	35.5	38.0	39.4
Average Household Income	\$55,037	\$58,900	\$88,242
Businesses	1,076	2,884	11,707

*\*Demographic details based on property location*

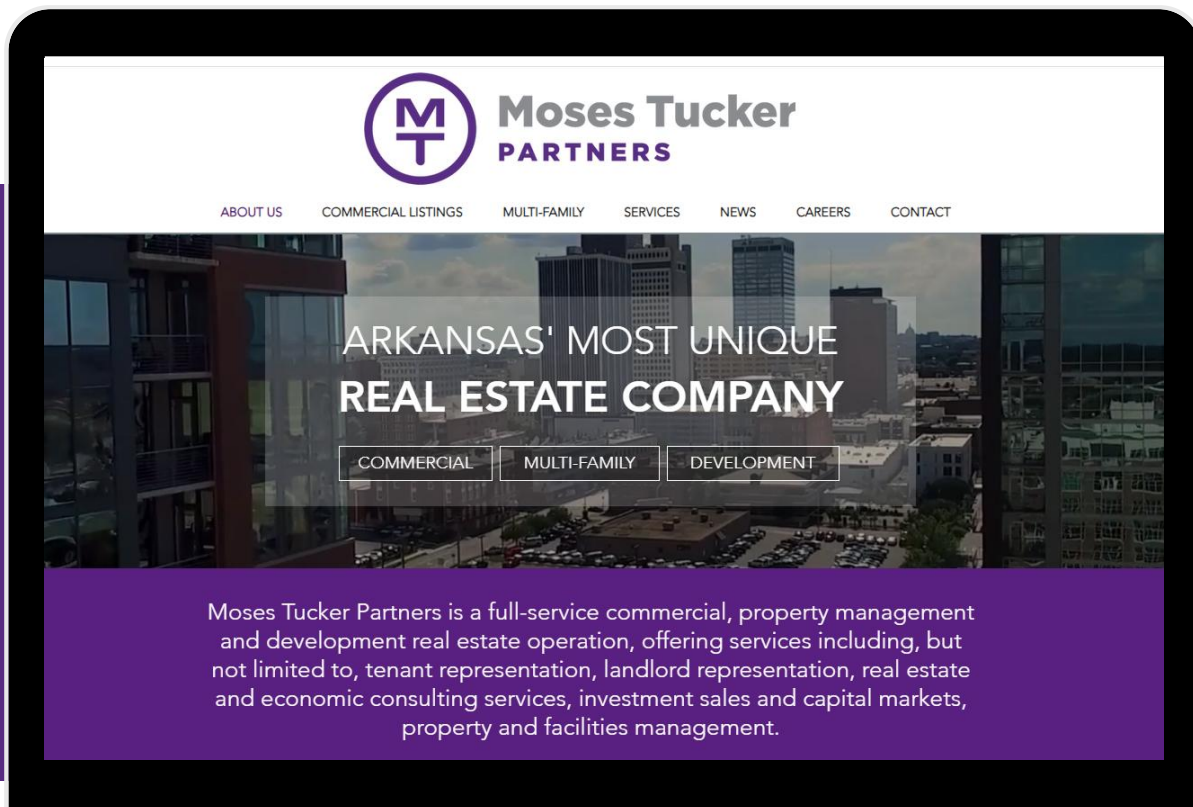
# CONNECT

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