

PROPERTY REPORT

8000 E Port Dr, Little Rock, AR 72206



Presented by

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Keller Williams Realty

12814 Cantrell Rd

Little Rock, AR 72223

8000 E Port Dr, Little Rock, AR 72206

● Active

* Active: 6/8/2021

List Price

\$2,470,000

Active Date: 6/8/2021

Listing ID: 21017676

Closed Price

\$2,300,000

Closed Date: 6/30/2017

Price Per Sq Ft

\$125

Property Facts	Public Facts	Listing Facts	Refinements
Property Type	Special Purpose	Commercial	-
Property Subtype	Religious	Building And Land	-
Number of Buildings	-	-	1
Number of Units	0	-	-
Number of Stories	1	One Story	-
Building Area (sq ft)	19,761	19,761	-
Lot Size	5.02 acres	5.01 acres	-
Lot Dimensions	5.020 AC	218235	-
Style	-	Built To Suit	-
Year Built	2003	2003	-
Roofing	-	Metal	-
Heating	None	Central Cool - Electric, Central Heat - Electric, Zoned Units	-
Cooling	None	-	-
Garage (spaces)	0	-	-
Foundation	-	Slab	-

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Extended Property Facts

Structure Details

Style	Built To Suit
Roofing	Metal
Levels Features	One Story
Foundation Features	Slab
Parking Features	26 Or More, Paved, Lot

Property Features

Potential Use	Church,Industrial,Medical Facility,Office,Retail,S
Style	Built To Suit
Foundation Features	Slab
Roof Features	Metal
General	Storage Buildings, Outside Storage, Guttering, Pole Sign, Other - See Remarks, Wheelchair Access
Parking	26 Or More, Paved, Lot
Lot Size Dimensions	218235
Floor	Wall-To-Wall Carpet, Partial Carpet, Tile, Concrete
Heating	Central Cool - Electric, Central Heat - Electric, Zoned Units
General	Storage Buildings, Outside Storage, Guttering, Pole Sign, Other - See Remarks, Wheelchair Access
Utilities	Sewer - Public, Water - Public, Municipal Electricity, Gas/Natural, TV - Satellite, Telephone-Private
Special	Legal Description
Building Sq. Ft.	19,761 sq ft

Interior Details

Canopy/Awning	350 sq ft
Canopy/Awning	3500 sq ft

Exterior Details

Lot Size - Square Feet	218671 sq ft
Lot Size - Acres	5.020 ac

Location Details

Zoning	C-3
Location Features	Level
Potential Use	Church,Industrial,Medical Facility,Office,Retail,S

Other Details

Asphalt Paving	80000
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Miscellaneous Details

Business Type	Special Purpose
Expenses Include	Maintenance, Insurance, Utilities, Other - See Remarks

Lot	Level
Tenant Expenses	All Utilities

Public Facts

Owner Information

Owner Name	FOUNDATION CAPITAL RESOURCES IN
Mailing Address	3900 S Overland Ave Springfield MO 65807-8766
Vesting	Company/Corporation
Contact Title	OFFICER
Contact Name	COURTNEY HAYES
Number of Tenants	1

Legal Description

APN	24L-013-00-016-01
FIPS Parcel Number	0511924L-013-00-016-01
Census Tract	051190040.072003
Abbreviated Description	SEC/TWN/RNG/MER:SEC 16 TWN 01N RNG 11W PT S1/2 NE NE SECTION 16-1N-11 MPDA COM NW COR S1/2 NE NE TH S88*56'E40' TO THE POB TH CONTINUE S88*56'E625' AL SLN HERMITAGE
City/Municipality/Township	Little Rock, AR 72206
General Use	Religious, Church, Worship
Overall Use	RELIGIOUS

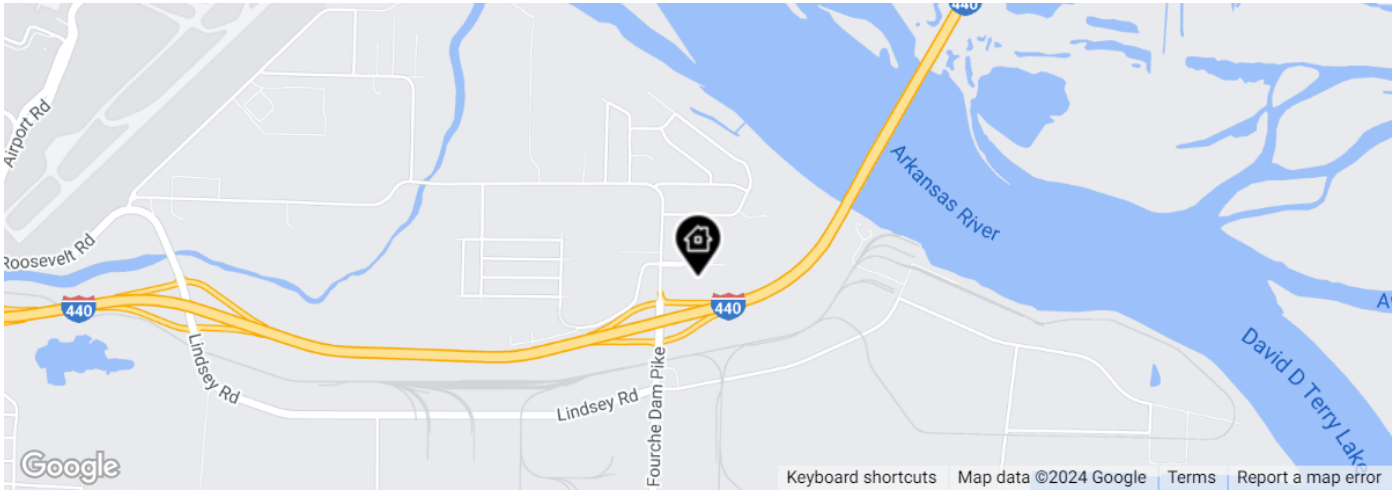
Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$451,980	\$87,470	\$539,450	\$37,762
2022	\$451,980	\$87,470	\$539,450	\$37,762
2021	\$451,980	\$87,470	\$539,450	\$37,762
2020	\$451,980	\$87,470	\$539,450	\$37,762
2019	\$451,980	\$87,470	\$539,450	\$37,762
2018	\$451,980	\$87,470	\$539,450	\$37,762
2017	\$451,980	\$87,470	\$539,450	\$37,762
2016	–	\$7,530	\$7,530	\$527
2015	–	\$7,530	\$7,530	–
2014	–	\$7,530	\$7,530	\$528
2013	–	\$7,530	\$7,530	–
2012	–	\$7,530	\$7,530	\$528
2011	–	\$7,530	\$7,530	–

Deed Records

Recording Date	6/7/2021	6/21/2021	7/5/2017
Document Type	Quit Claim Deed (non-arm's length)	Cancellation of Agreement of Sale (Hawaii)	Contract of Sale
Sales Price	—	—	\$2,300,000
Sales Price Code	Transfer Tax on document indicated as Exempt	Transfer Tax on document indicated as Exempt	Full amount stated on Document.
Buyer Name	FOUNDATION CAPITAL RESOURCES INC	CITY OF GRACE	THE CITY OF GRACE
Buyer ID	Corporation	Government	Government
Seller Name	CITY OF GRACE	FOUNDATION CAPITAL RESOURCES INC	FOUNDATION CAPITAL RESOURCES INC
Seller ID	Government	Corporation	Corporation
Document #	2021038808	2021042642	2017042275
Contract Date	6/2/2021	6/1/2021	6/30/2017

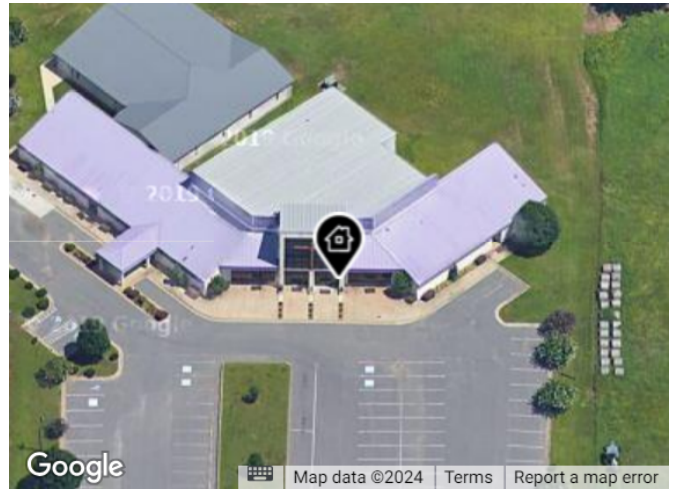
Maps



Legend: Subject Property

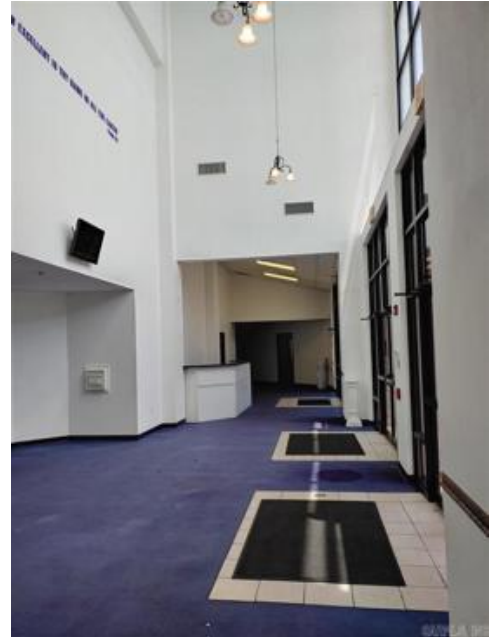


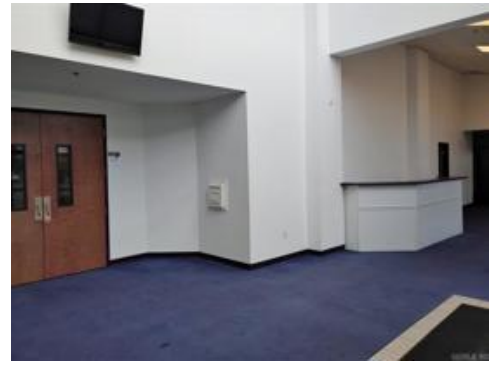
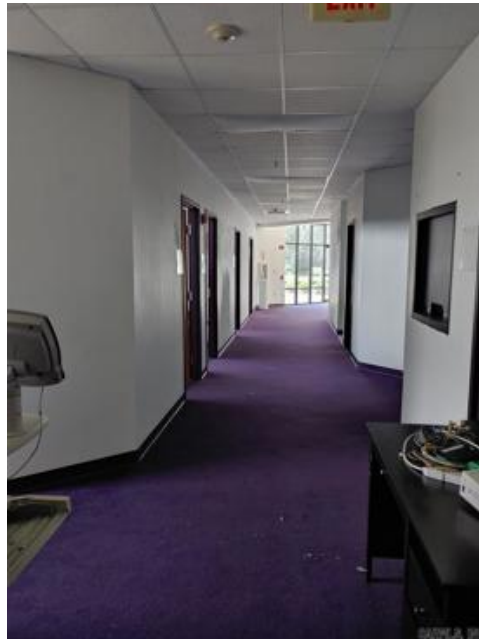
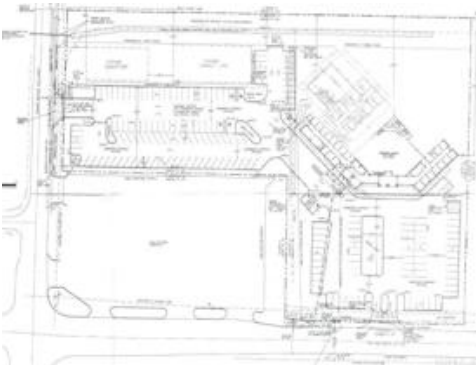
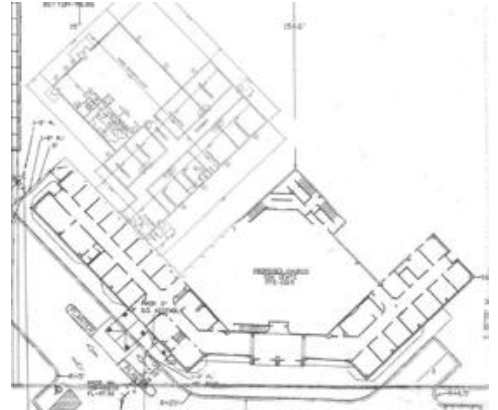
Legend: Subject Property



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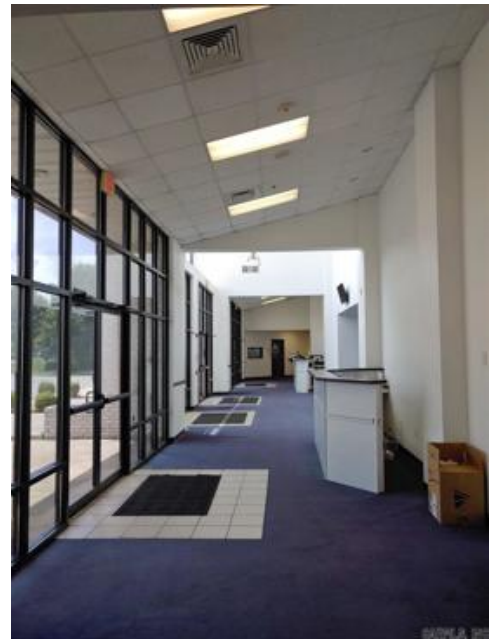
Property Photos

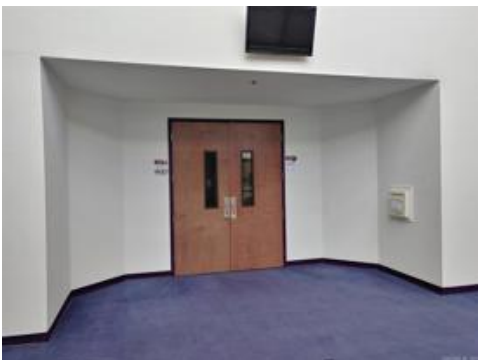
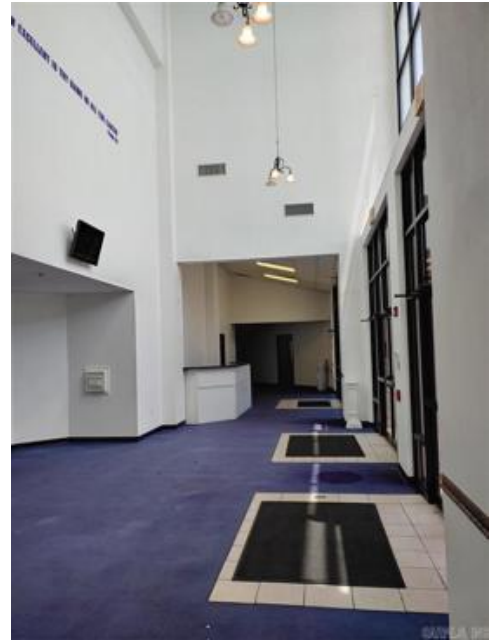


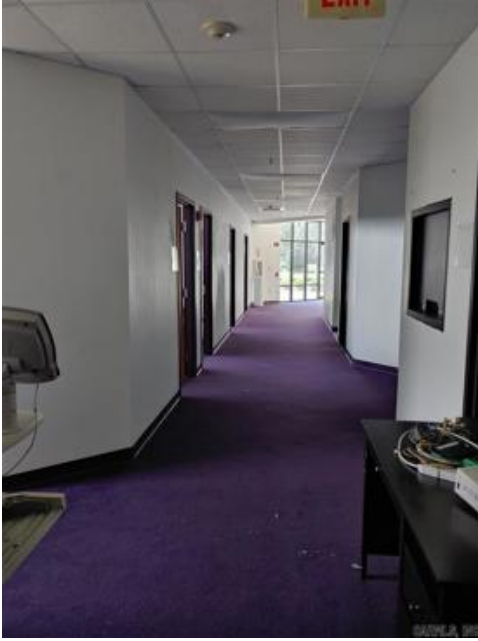




Historical Photos







Traffic Counts



Daily Traffic Counts:
 ▲ Up 6,000 / day
 ▲ 6,001 – 15,000
 ▲ 15,001 – 30,000
 ▲ 30,001 – 50,000
 ▲ 50,001 – 100,000
 ▲ Over 100,000 / day

1

2,488

2023 Est. daily traffic counts

Street: **Fourche Dam Pike**
 Cross: **Griffin Rd**
 Cross Dir: **S**
 Dist: **0.05 miles**

Historical counts

Year	Count	Type
2021	2,500	ADT
2020	2,600	ADT
2019	2,300	ADT
2018	2,400	ADT
2017	2,500	ADT

2

4,072

2023 Est. daily traffic counts

Street: **440**
 Cross: **-**
 Cross Dir: **-**
 Dist: **-**

Historical counts

Year	Count	Type
2021	4,100	ADT
2020	4,000	ADT
2019	4,200	ADT
2018	3,800	ADT
2017	3,800	ADT

3

630

2023 Est. daily traffic counts

Street: **440**
 Cross: **-**
 Cross Dir: **-**
 Dist: **-**

Historical counts

Year	Count	Type
2021	660	ADT
2020	630	ADT
2019	590	ADT
2018	560	ADT
2017	610	ADT

4

3,311

2023 Est. daily traffic counts

Street: **Fourche Dam Pike**
 Cross: **I-440**
 Cross Dir: **S**
 Dist: **0.05 miles**

Historical counts

Year	Count	Type
2020	3,400	ADT
2018	3,200	ADT

5

3,468

2023 Est. daily traffic counts

Street: **440**
 Cross: **-**
 Cross Dir: **-**
 Dist: **-**

Historical counts

Year	Count	Type
2021	3,400	ADT
2019	3,600	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)