

MULTIFAMILY PROPERTY FOR SALE

1900–2000 Reservoir Road, Little Rock, Arkansas



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Property Understanding

OVERVIEW

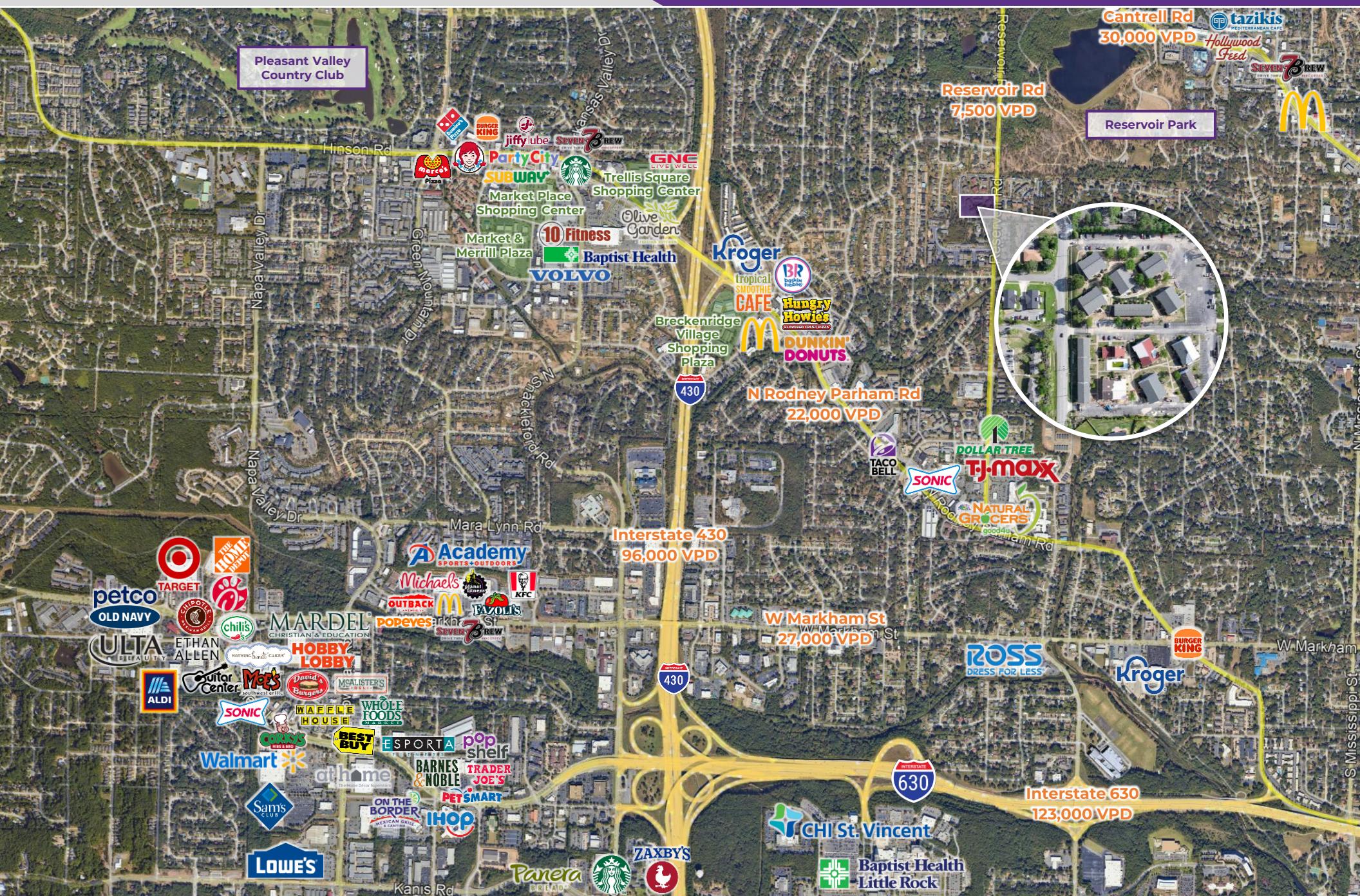
Offering	For Sale
Price	\$17,000,000
Address	1900–2000 Reservoir Rd, Little Rock, AR 72227
Property Type	Multifamily
Stories	2
Building / Floor Size	±145,728 SF / ±21,650 SF
Total Units	232 (studios, one-bedrooms & two-bedrooms)
Lot Size	±9.13 Acres
Year Built / Renovated	1974 / 2025
Traffic Count	Reservoir Rd – 7,500 VPD

PROPERTY HIGHLIGHTS

- Fully renovated, modern multifamily community in West Little Rock – all buildings feature brand-new roofs
- This sprawling 232-unit, five-building property recently underwent a full remodel to rebuild from tornado damage sustained in March 2023
- The ±9.13-acre complex features a brand-new pool with lounge areas, pickleball court, clubhouse, business center, gym, and dog park
- Unbeatable location along Reservoir Rd between Cantrell Rd and N Rodney Parham Rd – the combined daily traffic is 57,500 vehicles
- Dedicated parking lot with over 250 surface spaces
- Conveniently located less than 1.5 miles from Interstate 430
- Desirable location approximately one mile from Breckenridge Village, a recently modernized shopping plaza that is home to Deluca's Pizza, The Root Café, Neverwhere Coffee, Waldo's Chicken & Beer, and Scoop's Homemade Ice Cream











Little Rock, Arkansas



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*

Population

3 MILES

5 MILES

10 MILES

64,305

139,828

318,354

Households

30,319

63,240

138,417

Average Age

40.5

39.9

39.9

Average Household Income

\$106,063

\$102,823

\$95,050

Businesses

3,428

6,739

13,005

*Demographic details based on property location



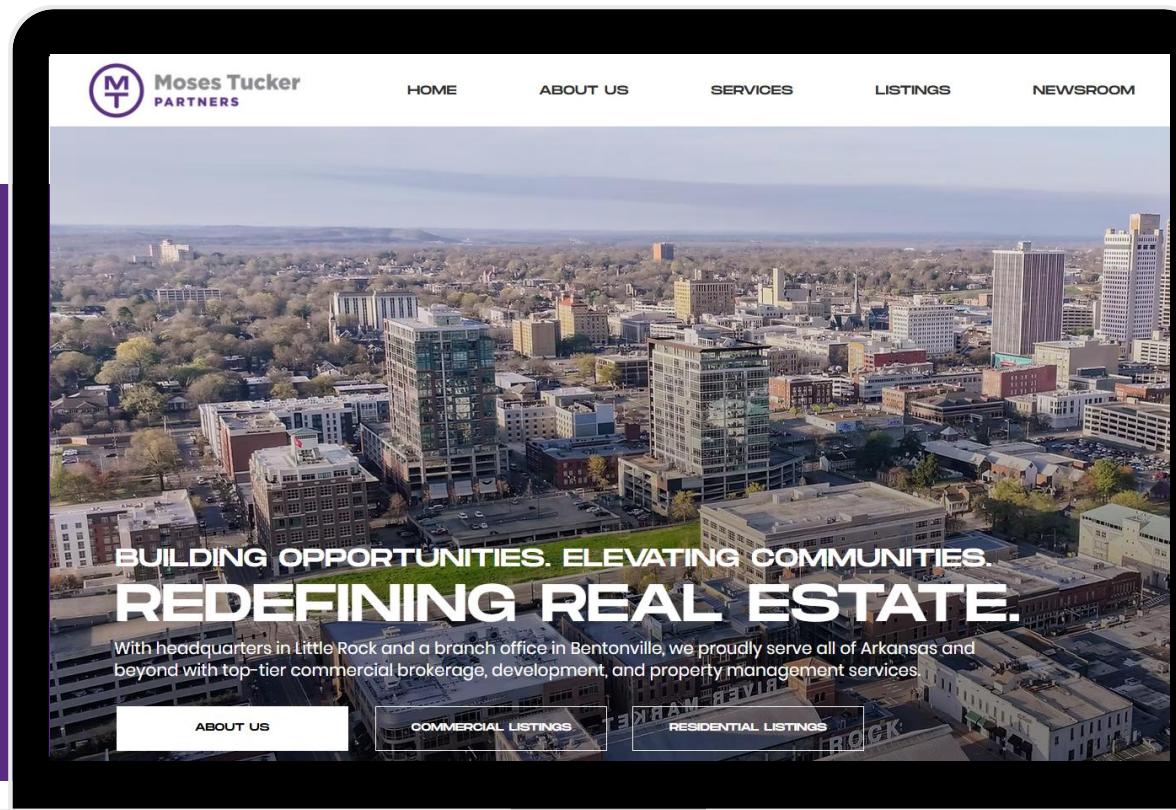
CONNECT

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