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# ±7.54 ACRES LAND AVAILABLE

## Bass Pro and Otter Creek, Little Rock, AR



Otter Creek Road  
11,000 VPD

AVAILABLE  
+/- 7.54 ACRES

I-30  
121,000 VPD



**CONTACT US TODAY**  
501.376.6555 | mosestucker.com



## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sale
<b>Price</b>	Call Agent
<b>Address</b>	Bass Pro & Otter Creek Road
<b>City/State</b>	Little Rock, AR
<b>Property Type</b>	Unimproved Land
<b>Lot Size</b>	±7.54 Acres
<b>Zoning</b>	C-4
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ Otter Creek Rd – 11,000 VPD</li> <li>○ I-30 – 121,000 VPD</li> </ul>

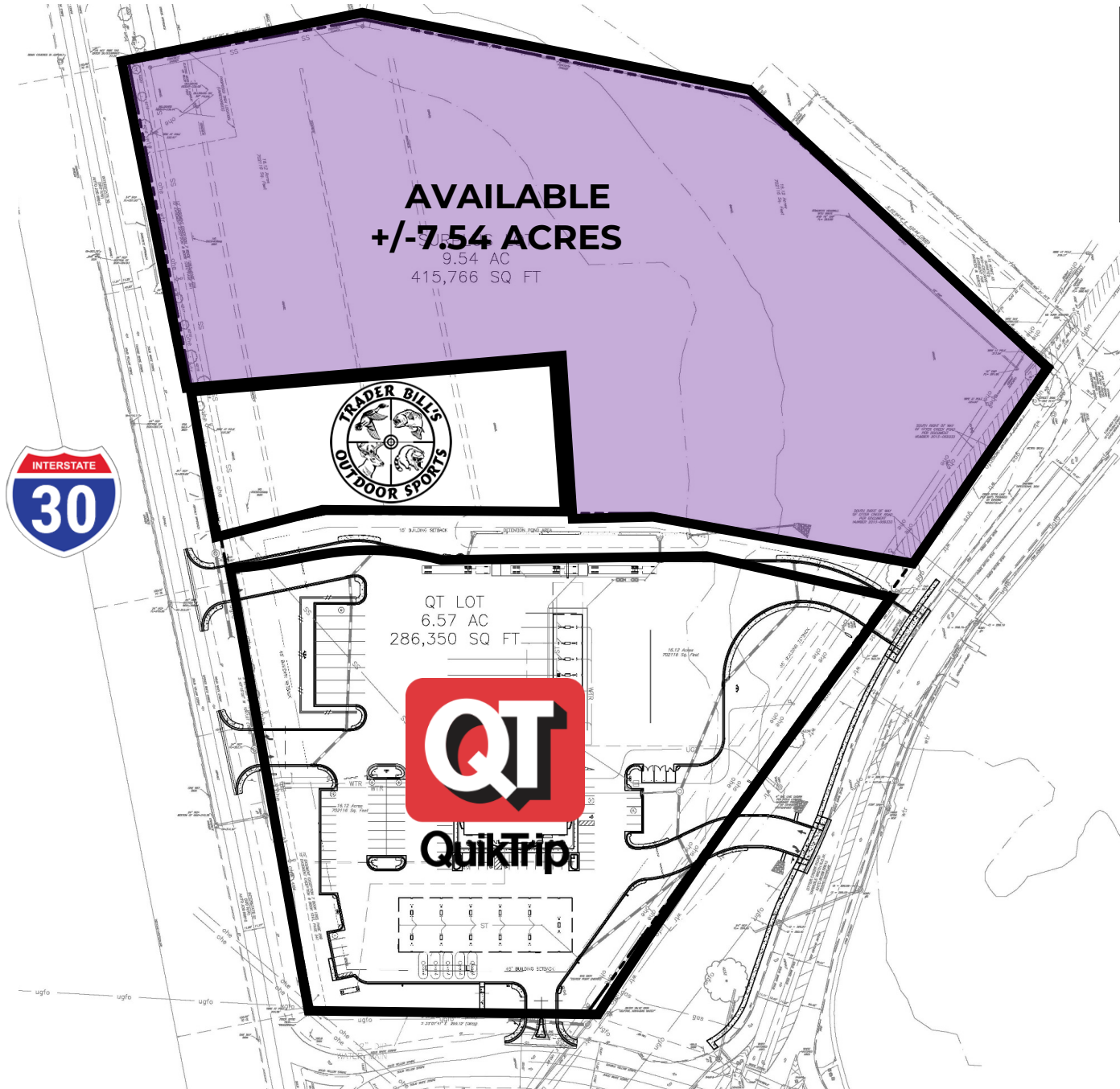
**Drone Video**

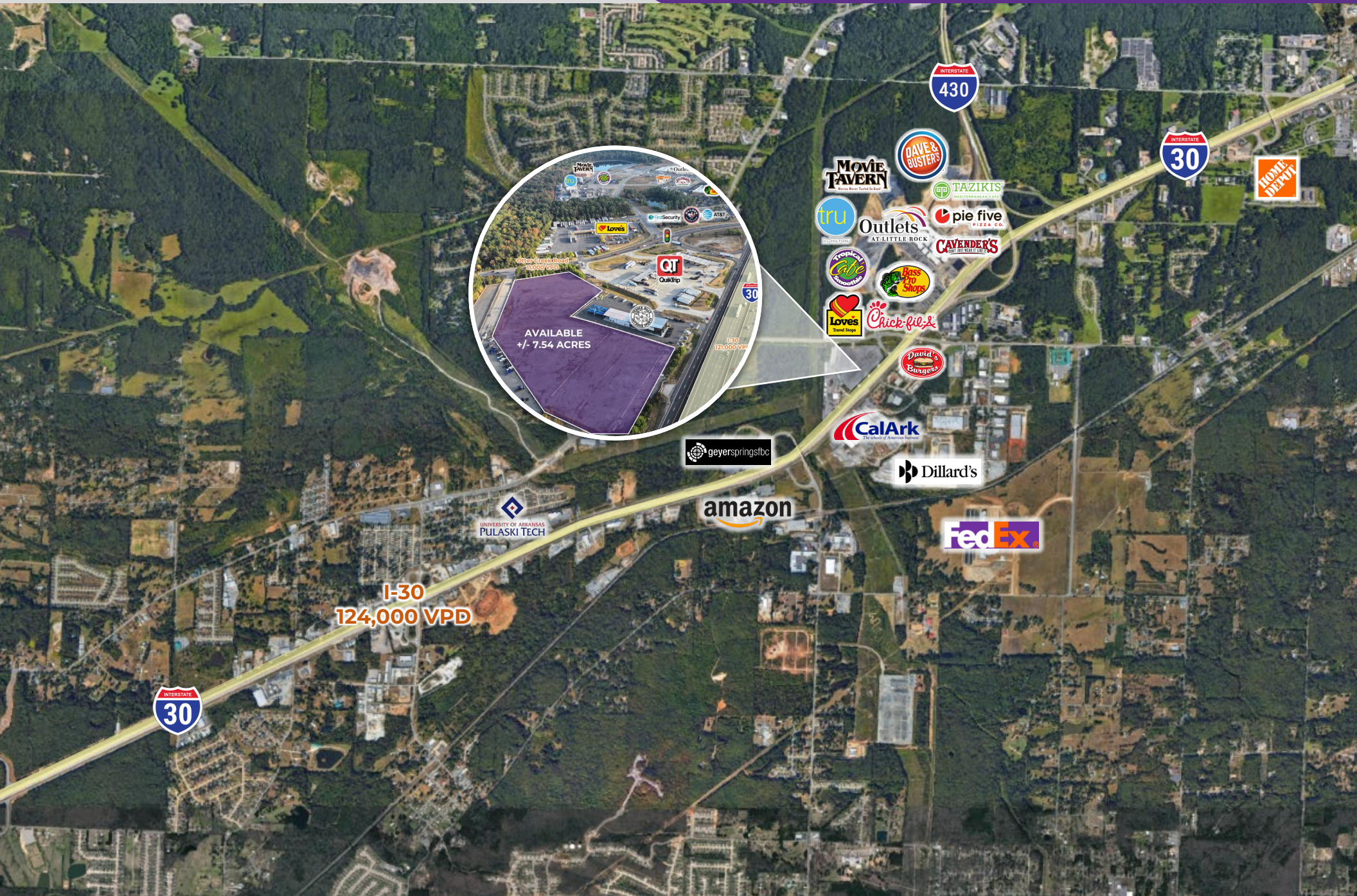
[Link Here](#)

### PROPERTY HIGHLIGHTS

- Prime frontage along I-30, Otter Creek Road, & Bass Pro Drive
- Main arterial linkage to/from Little Rock and close proximity to Bryant & Benton
- Adjoins the new QuikTrip Travel Center
- Easy on/off access to I-30 & I-430
- I-30 & I-40 is one of the heaviest traveled interchanges in Arkansas
- Across from Bass Pro Shops, Movie Tavern, Dave & Busters, Little Rock Outlets, and much more
- Ability to subdivide
- Convenience store and motor fuel sales prohibited







## Little Rock, AR



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city 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.

The Central Arkansas region experienced a significant growth in population 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. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.”

Specifically, the Mabelvale/Otter Creek area has seen immense growth in recent years. Notably, The Outlets of Little Rock opened a 365,000 SF open-air shopping center in 2015 with adjacent attractions such as Dave & Buster’s, Bass Pro Shops, Movie Tavern and more.

### DEMOGRAPHICS\*

**Population**

### 3 MILES

26,358

### 5 MILES

73,250

### 10 MILES

280,885

**Households**

10,542

28,364

116,818

**Average Age**

37.2

37.2

39.3

**Average Household Income**

\$56,609

\$60,904

\$72,408

**Businesses**

555

1,416

9,889

*\*Demographic details based on property location*

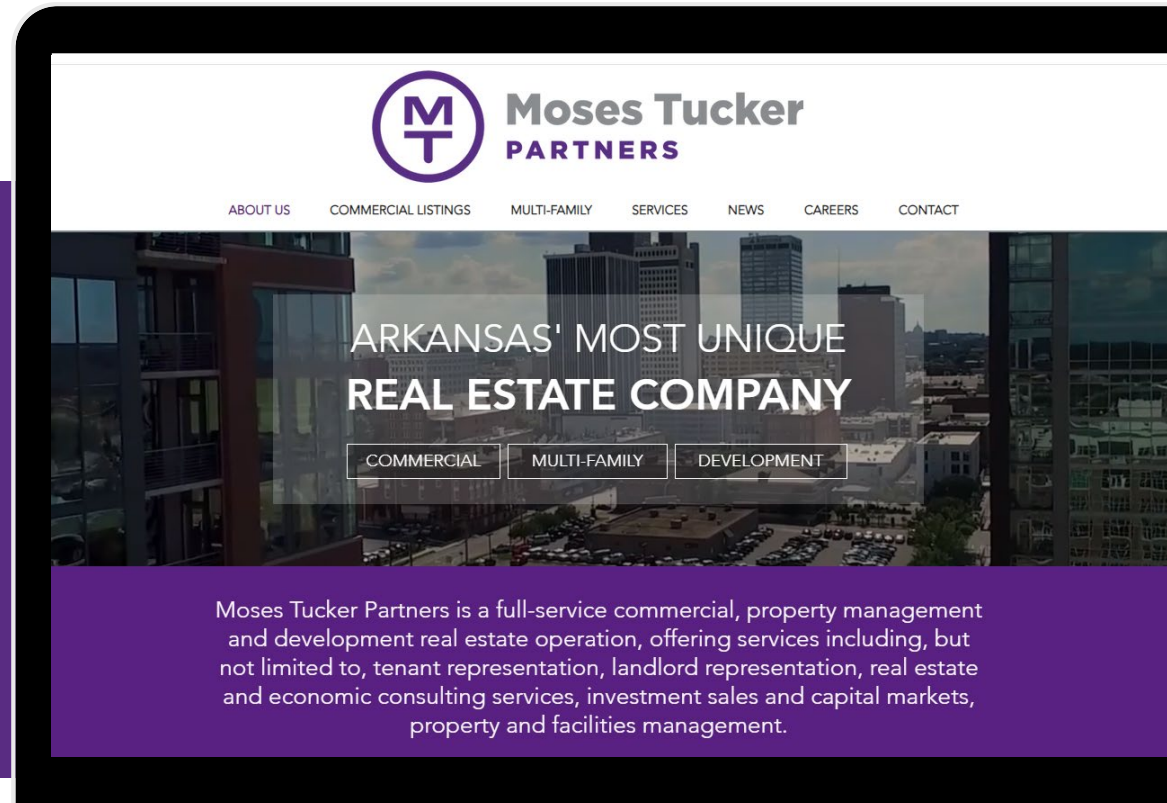
# CONNECT

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