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±1.67 ACRES OF LAND FOR SALE

W Roosevelt Rd, Little Rock, Arkansas



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Property Understanding

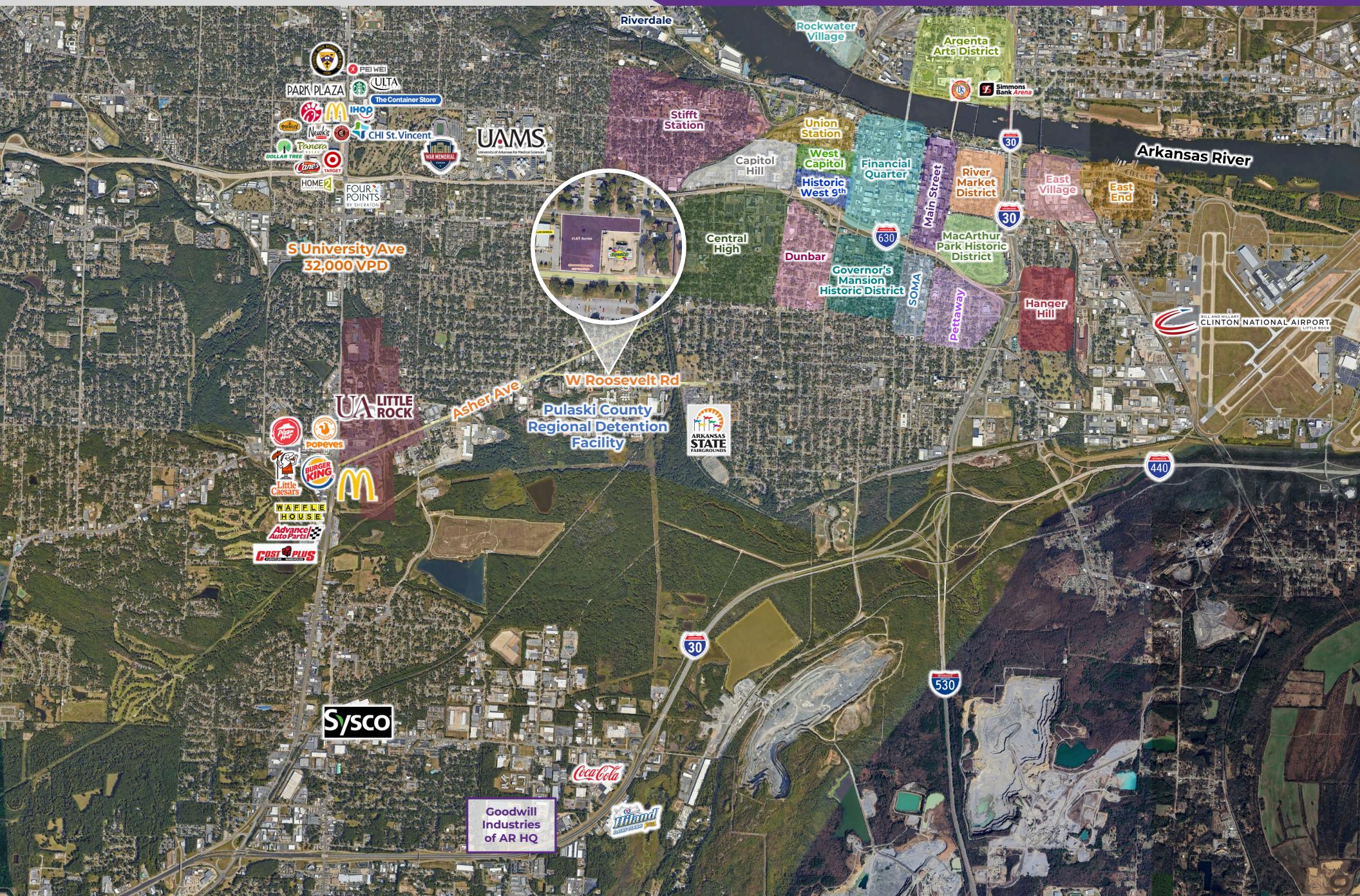
OVERVIEW

Offering	For Sale
Price	\$225,000
Address	W Roosevelt Rd
City/State	Little Rock, AR 72204
Property Type	Land
Lot Size	±1.67 Acres
Zoning	C-3 (Commercial)
Traffic Count	W Roosevelt Rd – 23,000 VPD

PROPERTY HIGHLIGHTS

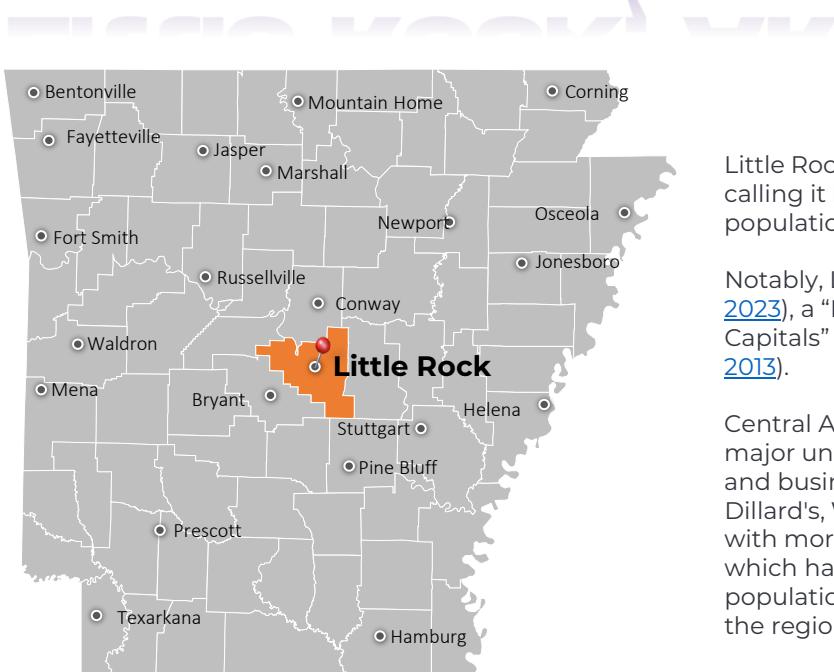
- Zoned C-3, allowing for a wide range of commercial uses
- Located along W Roosevelt Road, a well-traveled corridor with excellent visibility and access
- Strategic position near the Pulaski County Regional Detention Facility and other civic/government facilities
- Easy access to I-30 and I-530, connecting to downtown Little Rock and regional markets
- Surrounded by established residential neighborhoods and commercial activity, supporting retail, service, or office developments







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*

Population

3 MILES

5 MILES

10 MILES

51,773

128,178

310,417

Households

23,420

57,077

134,919

Average Age

39.9

39.6

39.8

Average Household Income

\$83,038

\$80,293

\$90,255

Businesses

4,256

7,428

12,953

*Demographic details based on property location



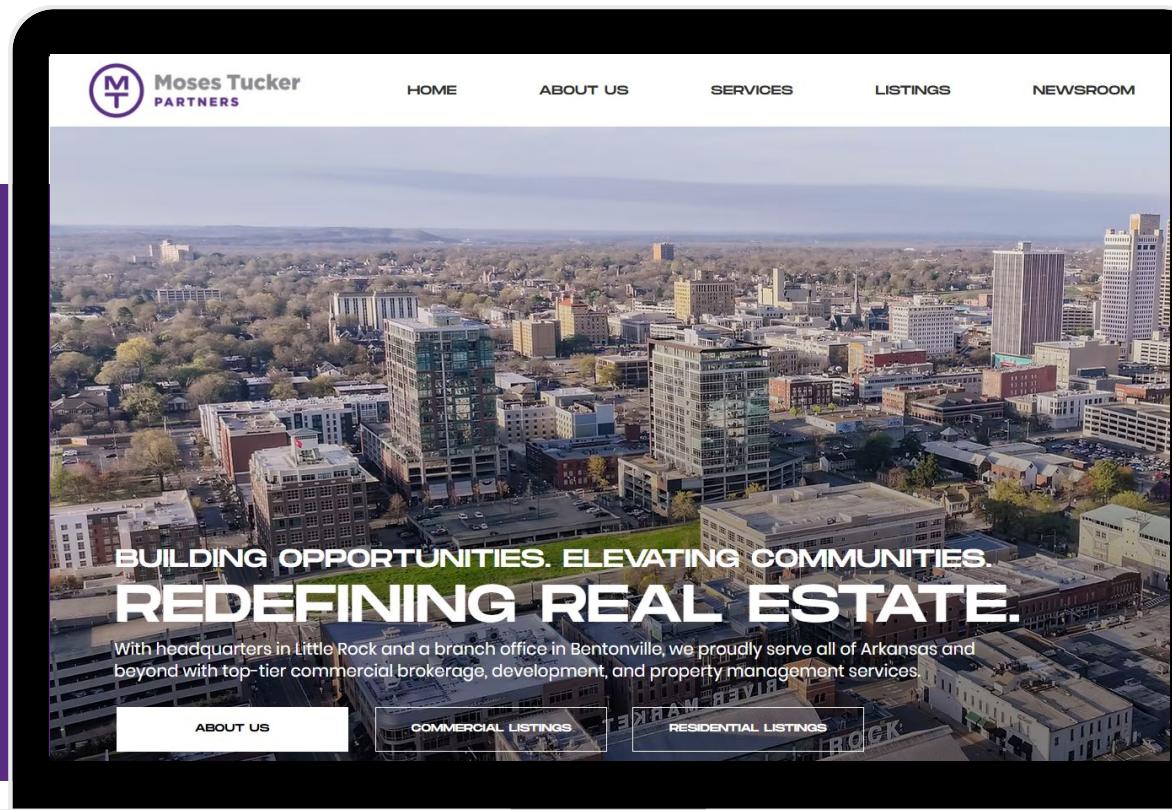
CONNECT

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