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MULTIFAMILY PROPERTY FOR SALE

115 N Taylor Street, Little Rock, AR



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Property Understanding

OVERVIEW

Offering	For Sale – Price Reduced
Price	\$1,995,000 \$2,200,000
Address	115 N Taylor Street
City/State	Little Rock, AR 72205
Property Type	Multifamily
Building Size	±17,550 SF
Units	27 units
Year Built	1955
Lot Size	±0.76 Acres
Zoning	O-3 (General Office) & R-5 (Urban Residence)
Traffic Count	W Markham St – 18,000 VPD

PROPERTY HIGHLIGHTS

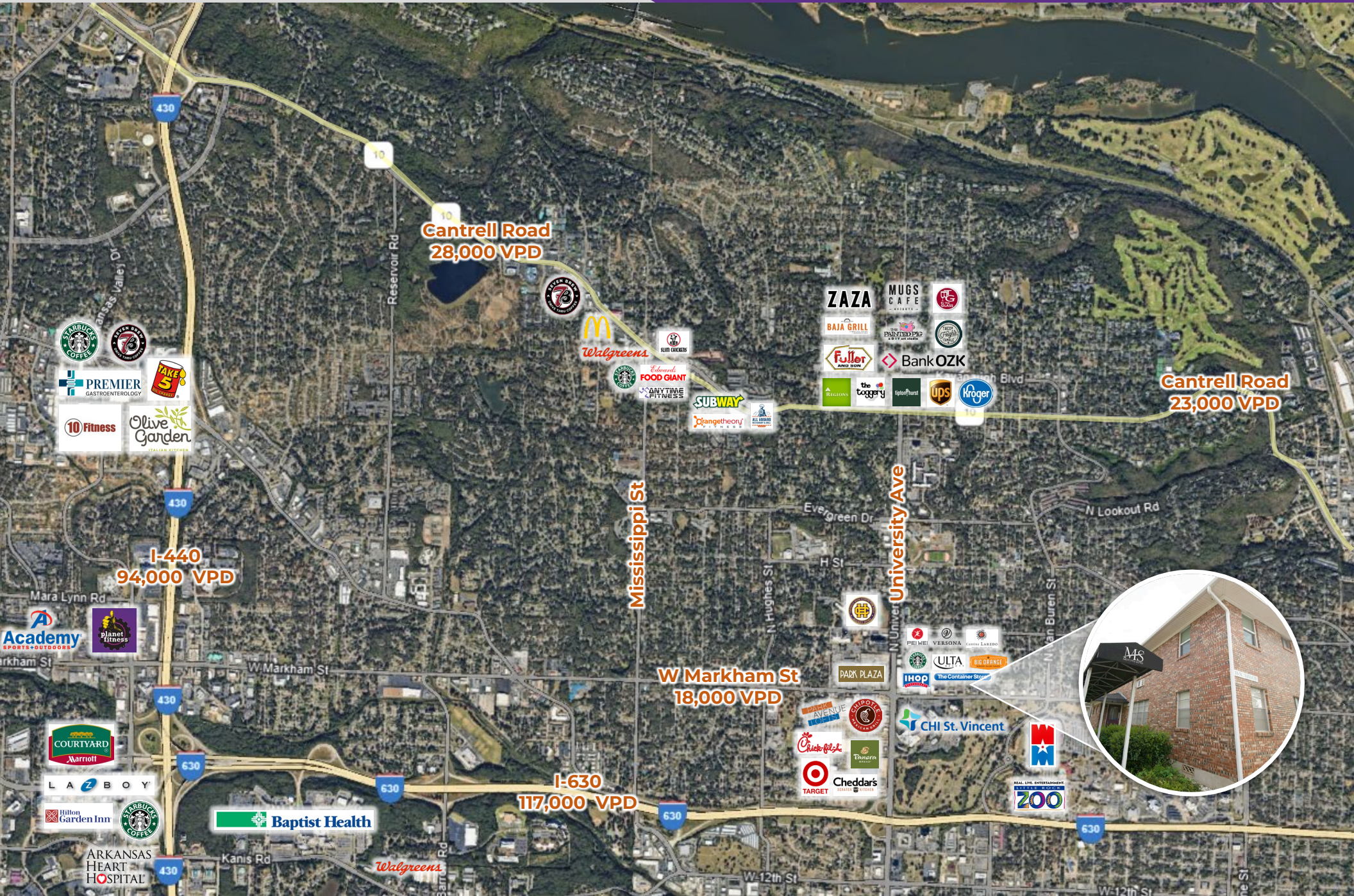
- **Value add potential**
- Property is conveniently located near UAMS (1.2 miles) and CHI St. Vincent's Hospital (0.3 miles)
- Located in the Midtown district of Little Rock within close proximity to numerous businesses and entertainment destinations, including Park Plaza Mall, MidTowne Shopping Center, Target, The Little Rock Zoo, War Memorial Park, and Stadium
- Midtown is strategically located near downtown Little Rock, providing residents with easy access to major employment centers, government offices, and cultural attractions



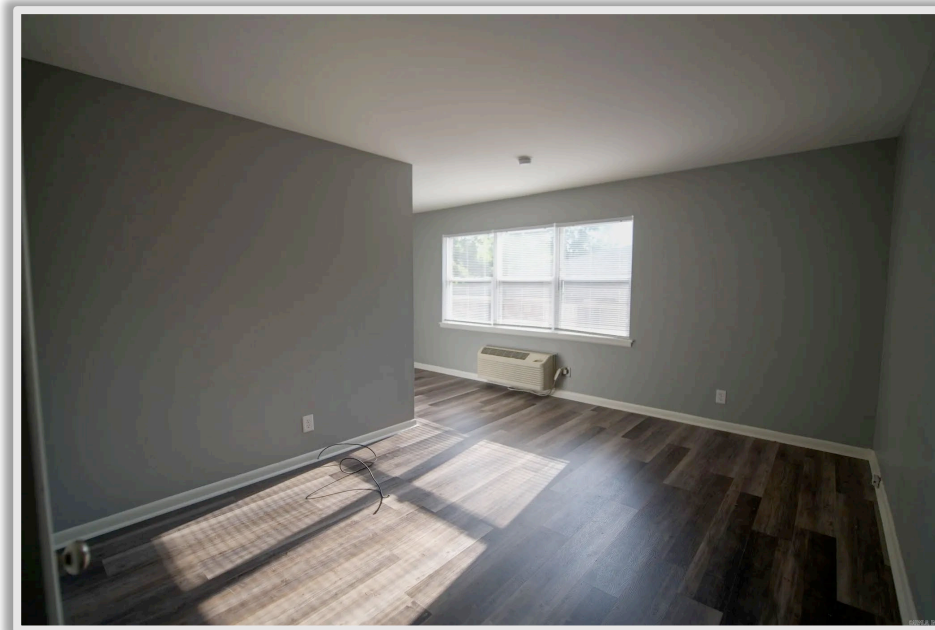
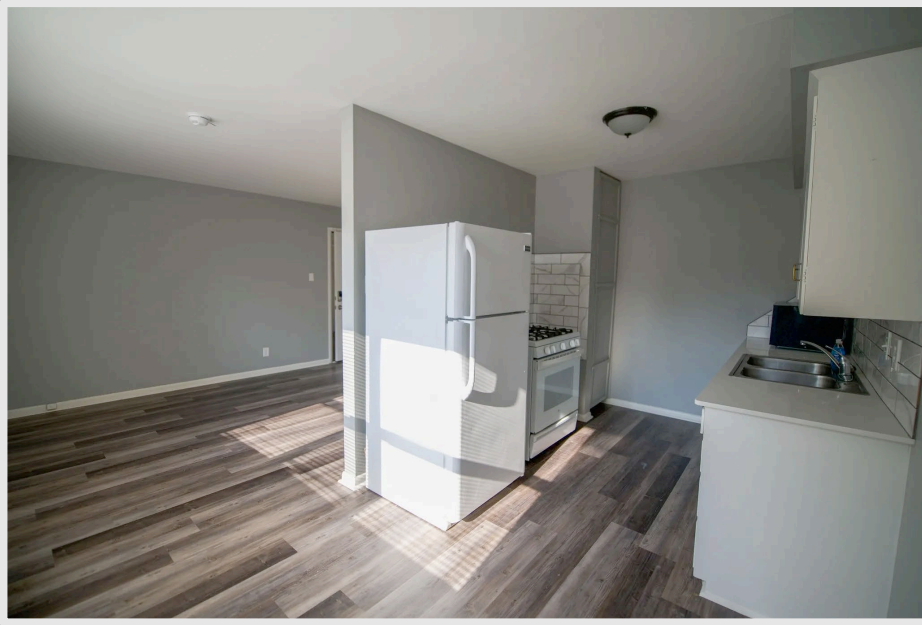
INVESTMENT HIGHLIGHTS

	2023	2024
Rent	\$278,757	\$134,600
Maintenance	\$11,259	\$5,785
Insurance	\$19,651	\$19,651
Property Tax	\$23,745	\$24,650
Utilities	\$21,956	\$13,569









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

Households

Average Age

Average Household Income

Businesses

71,181

151,469

333,594

32,291

68,836

144,718

40.2

39.7

39.8

\$96,407

\$85,287

\$92,518

4,150

8,907

13,604

**Demographic details based on property location*

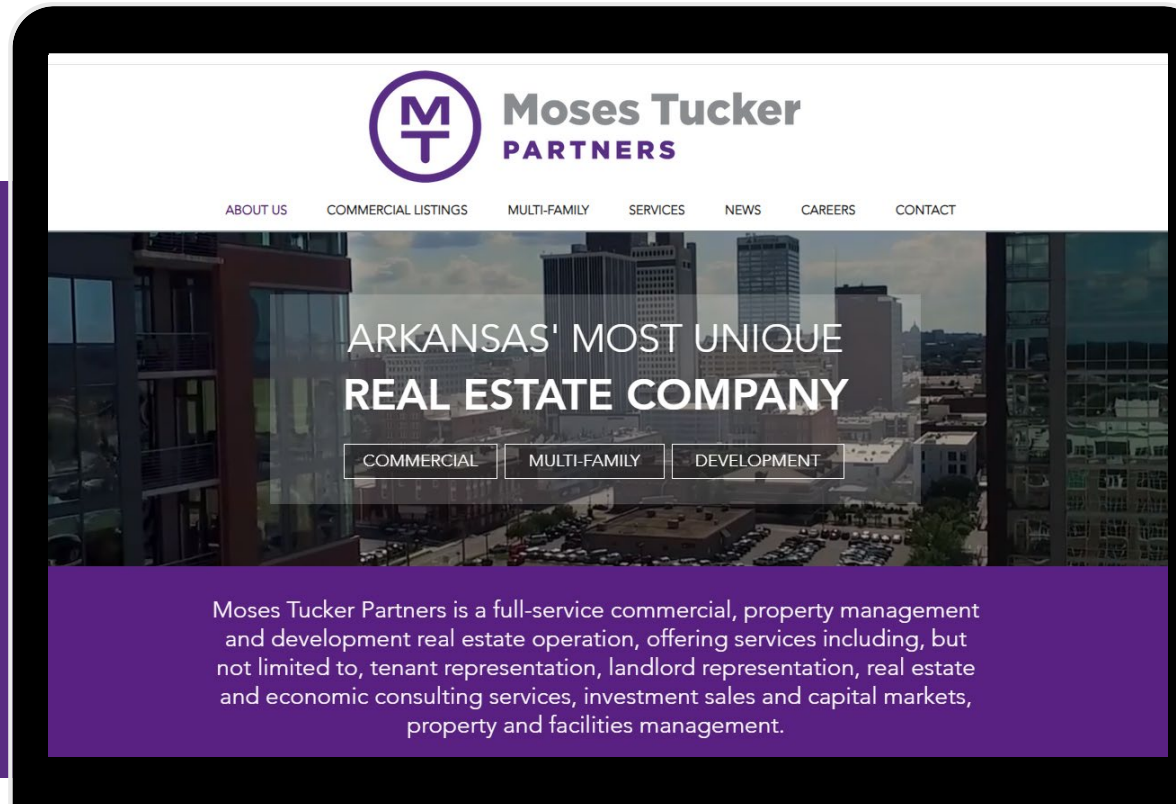
CONNECT

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