

Asking Price:

\$1.25M

Ground Lease:

\$105,000

Annually

CONTACT US

Bill Pendergist, SIOR

+1 501 850 0750

bill.pendergist@ar.colliers.com

Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

F: +1 501 372 0671

FOR SALE

I-30 Frontage Road

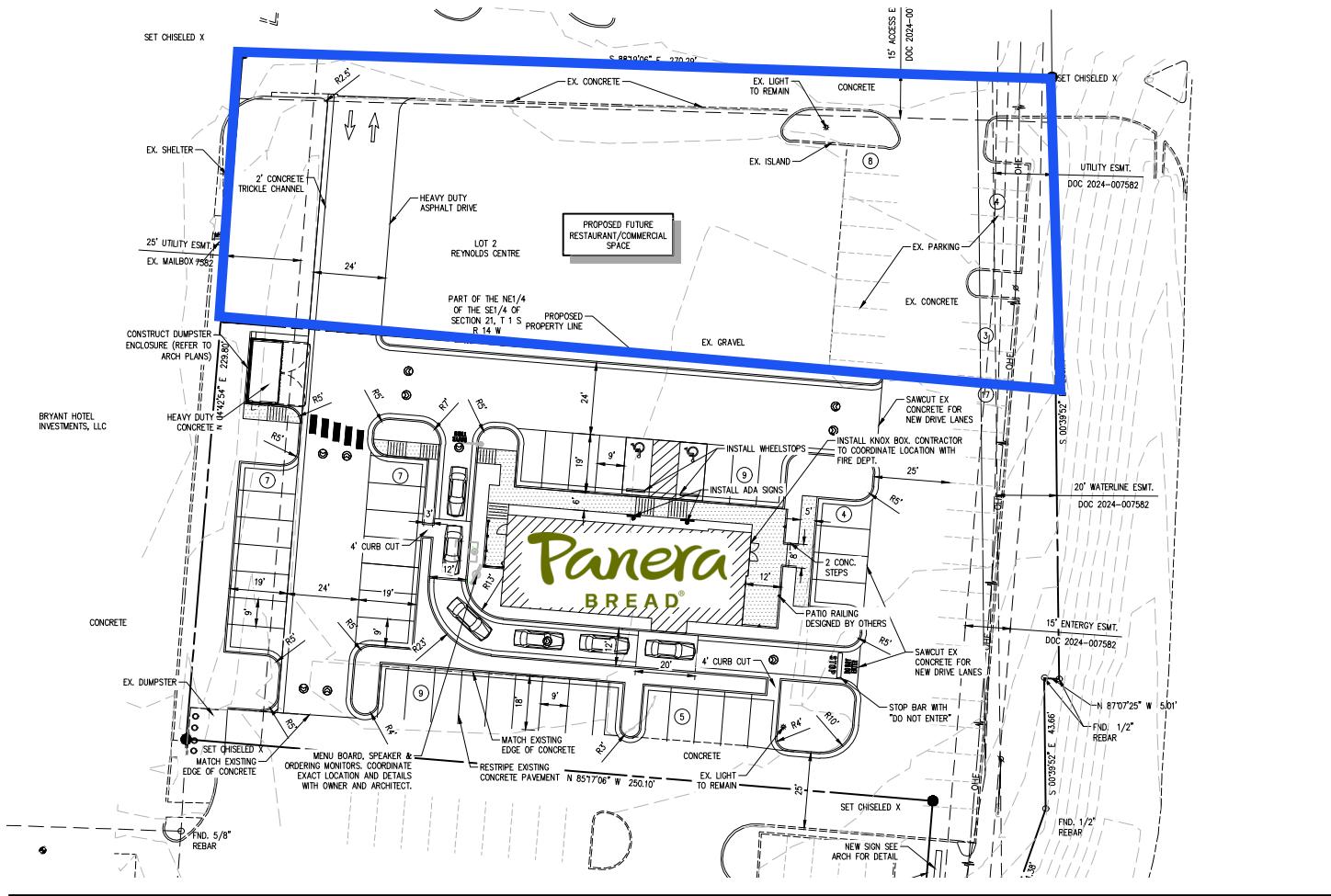
Bryant, AR

Next to David's Burgers & Future Panera Bread

Features

- Lot size: Approximately 0.8 acres
- Sale price: \$1,250,000
- Ground lease: \$105,000/annually, absolute net
- Build-to-suit available
- Site delivered building pad ready with parking lot
- Freestanding building with drive-through available
- Incredible visibility with cross-access to traffic light, Reynolds Road and I-30
- Billboard signage available
- Traffic counts: approximately 16,000 vehicles per day on I-30 Frontage Road, 82,000 vehicles per day on I-30, and 33,000 vehicles per day on N. Reynolds Road

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.



CONTACT US

Bill Pendergist, SIOR

+1 501 850 0750

bill.pendergist@ar.colliers.com

2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	5,918	31,555	65,505
Total Households	2,366	12,775	25,988
Average Household Income	\$114,843	\$102,158	\$100,659

Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

F: +1 501 372 0671

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.