I-430 & Colonel Glenn Road | Little Rock, AR 72204

OFFERING SUMMARY

Sale Price: $3,400,000

Price / AC: $54,450

Lot Size: 63 Acres +/-

Zoning: O-2 & R-2

PROPERTY OVERVIEW

63 acres +/- of prime development land located at the I-430 & Colonel Glenn Road intersection. Positioned adjacent to the newly constructed TopGolf & convenient access to major thoroughfares. All utilities at or near site.

*Listing agent has ownership interest in the property. Owner hearby discloses that one or more parties of the ownership entity hold a valid Arkansas Real Estate License.

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 42-43-007

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The Pointe Brodie Creek

Bowman Pointe

PMI

Interstate 430

W 36th St

ATP Arkansas Tractor Parts & Supply Co.

S Shackleford Rd

TOPGOLF

ARLO apartment homes

Bowman Rd

CRAIN AUTOMOTIVE TEAM

SUBWAY
Wendy's
LUMBER HOME CENTER

Colonel Glenn Rd

Baptist Health

BMW

SONIC

UAMS
TACO BELL
Holiday Inn Express & Suites
Fairway Lawns
K

Community Coffee

Starbucks

McLARTY NISSAN
Little Rock · North Little Rock · Benton
MAZDA
McLARTY Auto Group

Toyota
SKY ZONE Trampoline Park

SUBARU

ACURA of Little Rock

CINEMARK

extended STAY AMERICA

TSC TRACTOR SUPPLY CO

DOLLAR GENERAL

David O'Dodd Rd

KIA LANDERS
STEVE LANDERS CHRYSLER DODGE JEEP RAM
TRANE
VW

INTERSTATE 430

TRITON STONE GROUP

J.A. FAIR WAREAGLES

PORSCHE

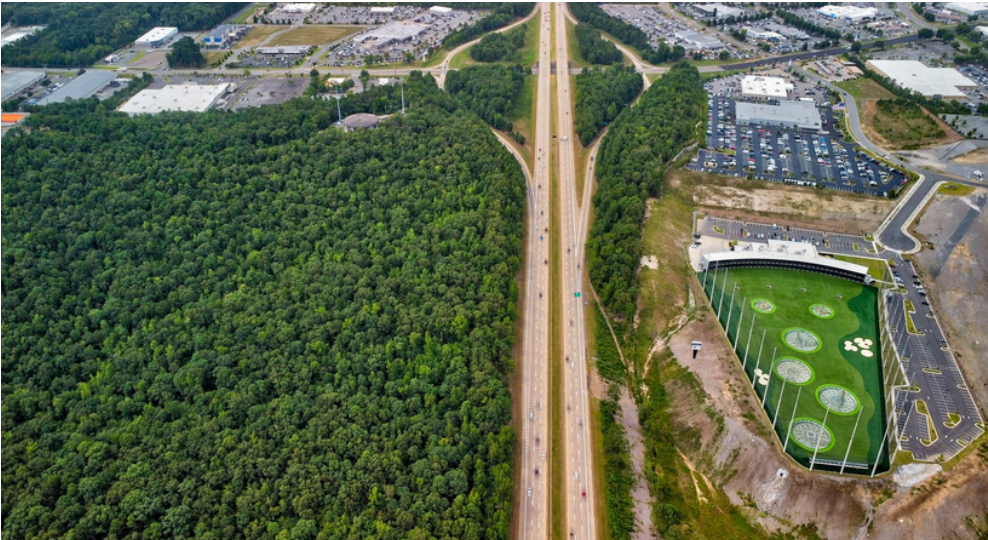Little Rock Water Reclamation Authority
ONE WATER ONE FUTURE

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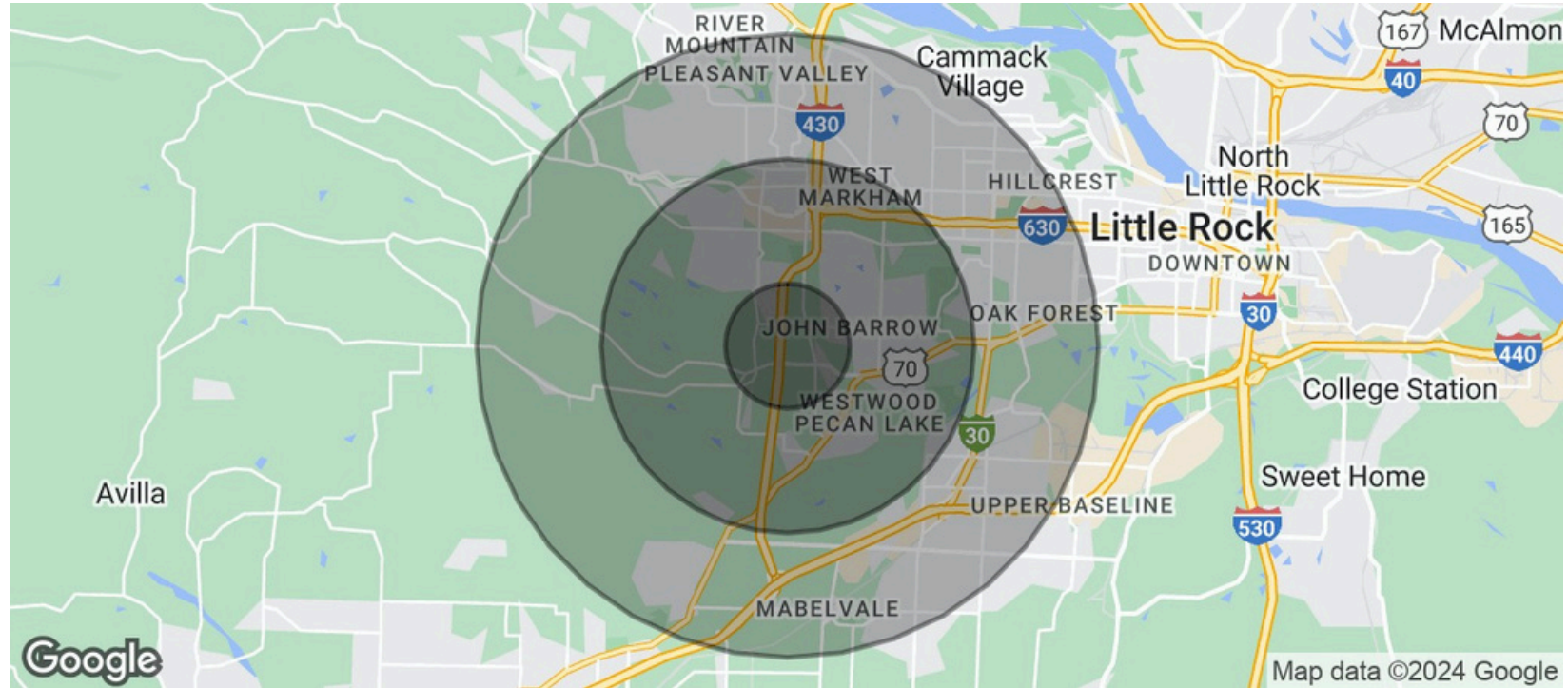
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,647	71,537	150,101
Average Age	35.1	36.0	35.4
Average Age (Male)	33.6	34.6	33.8
Average Age (Female)	36.4	37.8	37.2

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2020 American Community Survey (ACS)

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