



Realty Group



**Zoned MOC
+/- 3.56 Acres**

FOR SALE

3.56 Acres +/-, Development Land

Tract F-9, The Ranch
6501 Chenonceau Blvd. | Little Rock, AR 72223

Property Highlights:

Lot for sale at the intersection of Ranch Drive and Chenonceau Blvd. off of Highway 10 in West Little Rock. Retail/Office corner in area with solid growth. Zoned MOC, great visibility, located near large residential areas and shopping centers.

PRESENTED BY:

George Petrov

501.413.3664

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george@P4RealtyGroup.com

THE RANCH, Tract F-9

P₄

Features:

- Close proximity to professional offices
- Close proximity to K-12 educational opportunities
- Close proximity to multiple shopping opportunities and dining establishments
- All utilities available
- Traffic counts:
Highway 10 - 17,000 VPD
Chenal Parkway - 8,400 VPD



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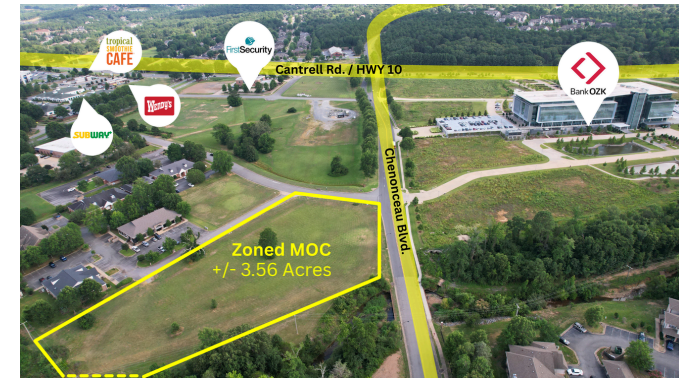
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The Ranch is a multi-use development located on Arkansas Highway #10 and was designated in 1990 as Little Rock's first scenic corridor. The developers of The Ranch have adopted development and construction standards which are designed to assure that The Ranch will be one of Little Rock's premiere developments.

The Ranch land use plan includes office and retail uses as well as private and public schools. The Ranch includes an exclusive residential community with breathtaking views, lake with access to the Little Maumelle River, playground & picnic area. There are also luxury townhomes and an amenity-rich apartment community.

	1 MILE	3 MILE	5 MILE
Daytime Pop.	3,071	13,740	39,521
Avg. HH Income	\$168,052	\$167,861	\$143,413
Total HH	1,300	5,448	16,427

