



**Lot 15 & 16
Zone C-3
± 4.63 Acres**

PROPERTY FOR SALE
VALLEY RANCH DRIVE

Little Rock, AR 72223

LOT 15 - 2.29 acres +/-, zoned C-3

LOT 16 - 2.34 acres +/-, zoned C-3

Price available upon request



PRESENTED BY:

George Petrov

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Realty Group

LOT 15 + 16

Valley Ranch Drive, Little Rock, AR 72223
Price available upon request

EXECUTIVE SUMMARY

COMMENTS

- Close proximity to professional offices.
- Close proximity to K-12 educational opportunities
- Close proximity to multiple shopping opportunities and dining establishments
- Frontage on Valley Ranch Drive with access to Cantrell Rd / HWY 10
- Solid growth area
- Zoned C-3

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
DAYTIME POP	3,071	13,740	39,251
AVG. HH INCOME	\$168,052	\$167,861	\$143,413
TOTAL HH	1,300	5,448	16,427

TRAFFIC COUNTS

Cantrell Rd / HWY 10 - 17,000 VPD

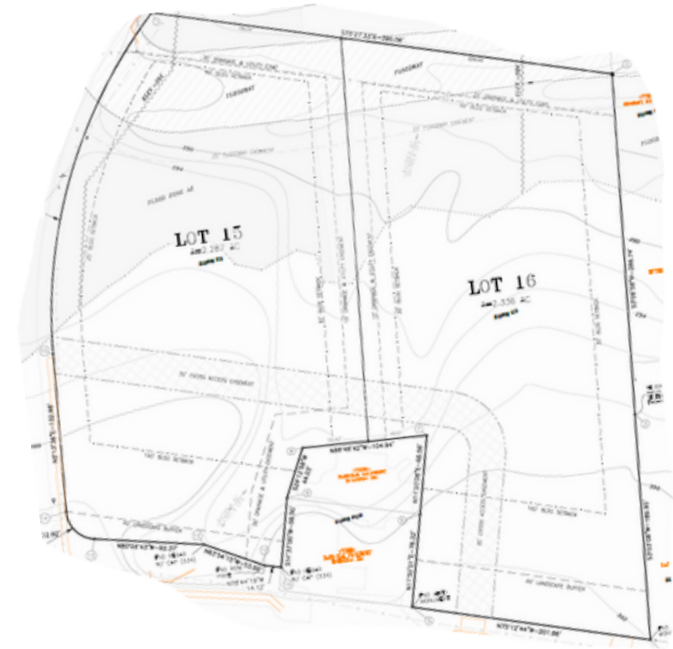
Chenal Parkway - 8,400 VPD

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THE RANCH

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.

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