

PROPERTY FOR SALE

# VALLEY RANCH DRIVE

Little Rock, AR 72223

LOT 17 - 6 acres +/-, zoned O-3

LOT 18 - 32 acres +/-, zoned multi-family

*Price available upon request*



Realty Group

PRESENTED BY:

**George Petrov**

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# LOT 17 + 18

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

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## 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
- Proposed development - 200 apartment units, 200 townhomes
- Zoned O-3, MF-12

### 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

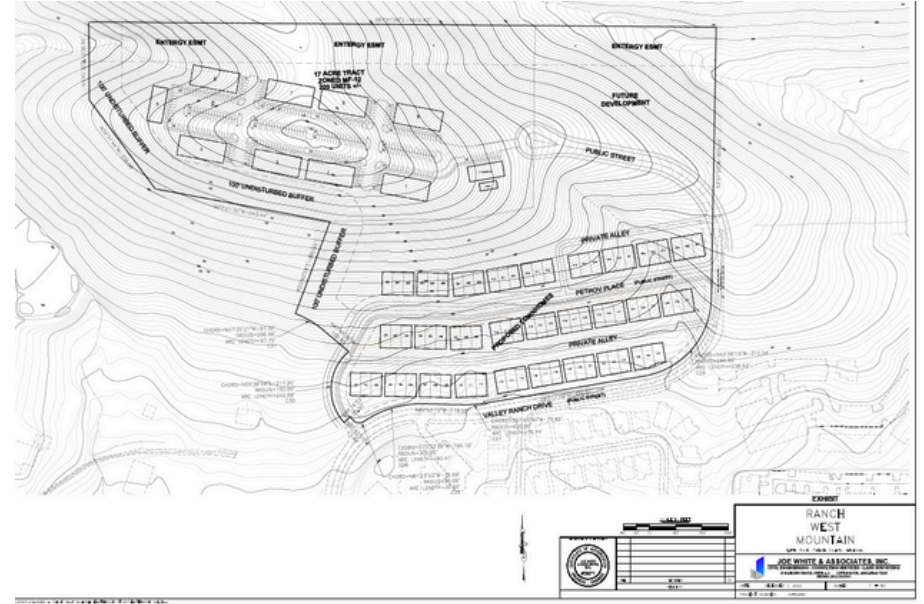
Chenal Parkway - 8,400 VPD

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**The Ranch 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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