

WEST LITTLE ROCK DEVELOPMENT OPPORTUNITY – LAND FOR SALE

Highway 10 & Chenal | Little Rock, AR 72223



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AVAILABLE

±1.28 - ±60.14 Acres

*Lots 6 - 9 can be combined into one ±28.25 corporate campus

** (See attachment for lot breakdown)

PRICE

\$6.00 PSF - \$20.00 PSF

** (See attachment for price breakdown)

COMMENTS

- Development Opportunity
- Cantrell Road Frontage
- Steadily growing commercial area
- Close proximity to new Bank OZK Headquarters and other professional office establishments
- Near Wal-Mart Supercenter
- Close to Robinson Schools, Little Rock Christian Academy and Baptist Prep School Systems
- Dairy Queen restaurant nearby recently broke the company's world sales record
- Zoned O-3, C-3 & PCD

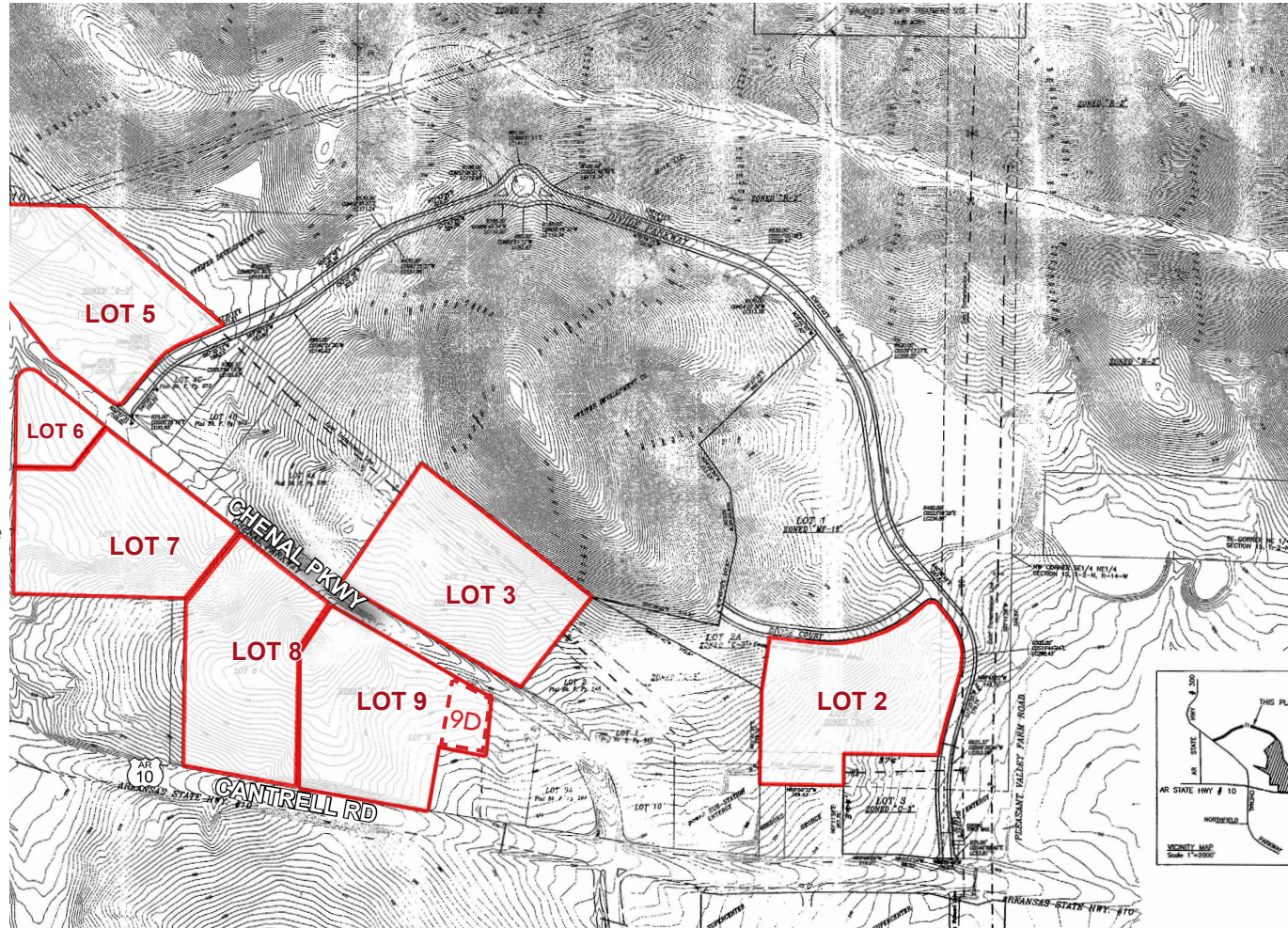
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,136	15,182	37,257	157,938
AVERAGE HH INCOME	\$143,254	\$179,413	\$161,460	\$101,727
TOTAL HH	1,221	5,834	14,834	70,013

TRAFFIC COUNTS

Cantrell Rd/Hwy 10: 16,000 VPD

Chenal Parkway: 12,600 VPD



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KELLEY COMMERCIAL PARTNERS

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LOT & PRICE BREAKDOWN

Lot #	Zoning	Size (Acres)	Price Per SF
2	O-3	9.37	\$6.00
3	O-3	9.9	\$7.00
5	O-3	10.01	\$6.00
6	O-3	2.1	\$7.00
7	O-3	9.36	\$7.00
8	C-3	9.13	\$12.00
9	C-3	7.66	\$12.00
SOLD	SOLD	SOLD	SOLD
SOLD	SOLD	SOLD	SOLD
9D	PCD	1.33	\$15.00
SOLD	SOLD	SOLD	SOLD
6, 7, 8, 9 together as a corporate campus	C-3	28.25	8.00

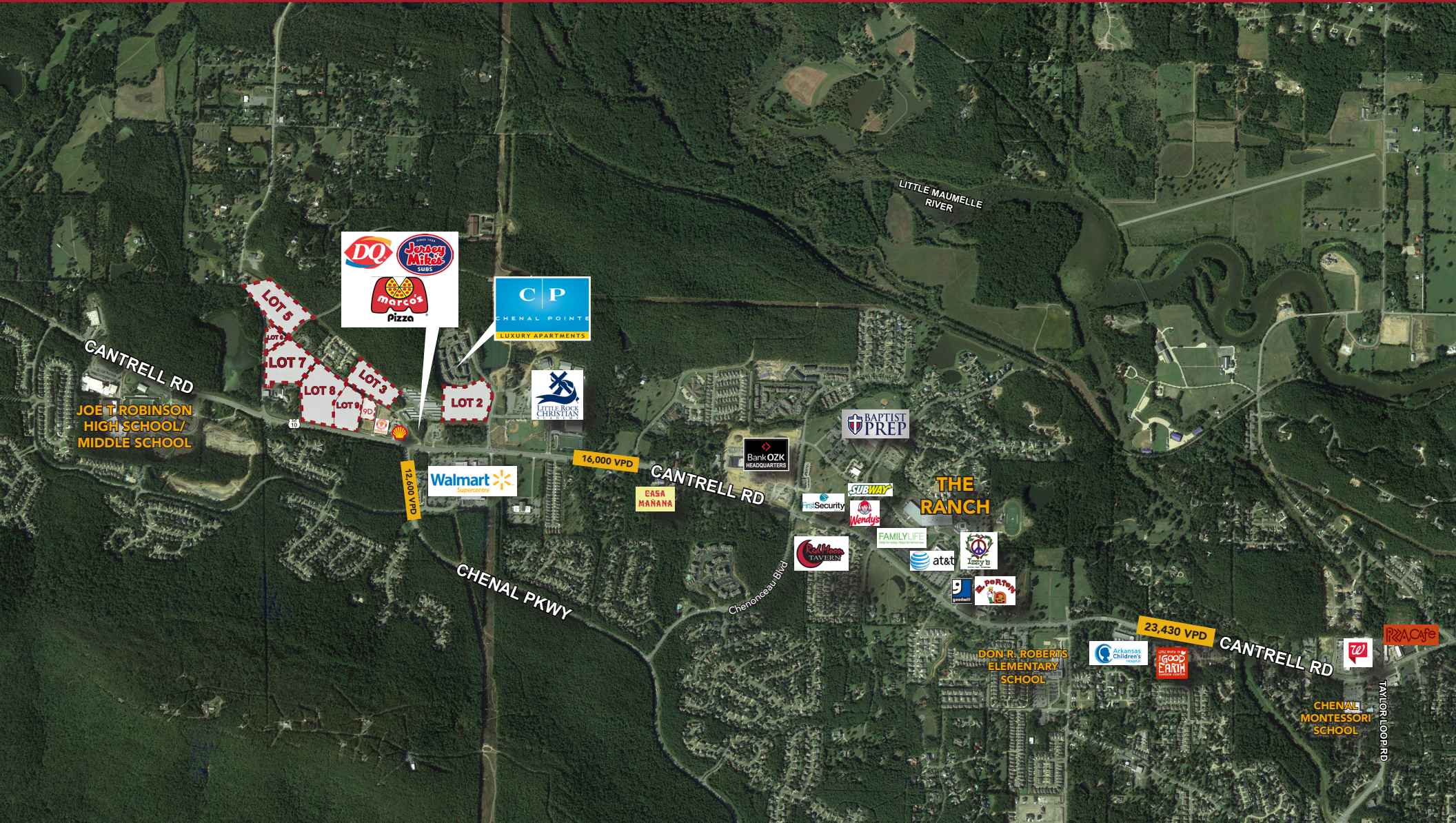
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



NICK KELLEY
PARTNER | EXECUTIVE VICE PRESIDENT



HANK KELLEY, CRE, SIOR, CPM
CEO | PARTNER | EXECUTIVE BROKER

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BROKERAGE

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DEVELOPMENT MANAGEMENT

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CHAINLINKS
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