

6.11 Acres For Sale with I-430 Frontage

7901 Stagecoach Rd, Little Rock, Arkansas

Property Highlights

- **FOR SALE: \$750,000**
- 6.11 Acres Total
- Two Buildings (±2700 SF and ±3,100 SF) previously used as office and plant nursery retail
- High-visibility location (76,000 VPD), featuring existing structures for immediate use and potential for redevelopment or outdoor storage
- Working pylon sign at property for maximum visibility
- Interstate 430 frontage
- Zoned PCD

Traffic Counts

Interstate 430: 76,000 VPD (ARDOT '24)
Stagecoach Rd: 24,000 VPD (ARDOT '24)

Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	1,495	26,523	93,228
Daytime Population	1,231	26,759	88,843
Average HH Income	\$75,175	\$76,179	\$79,789

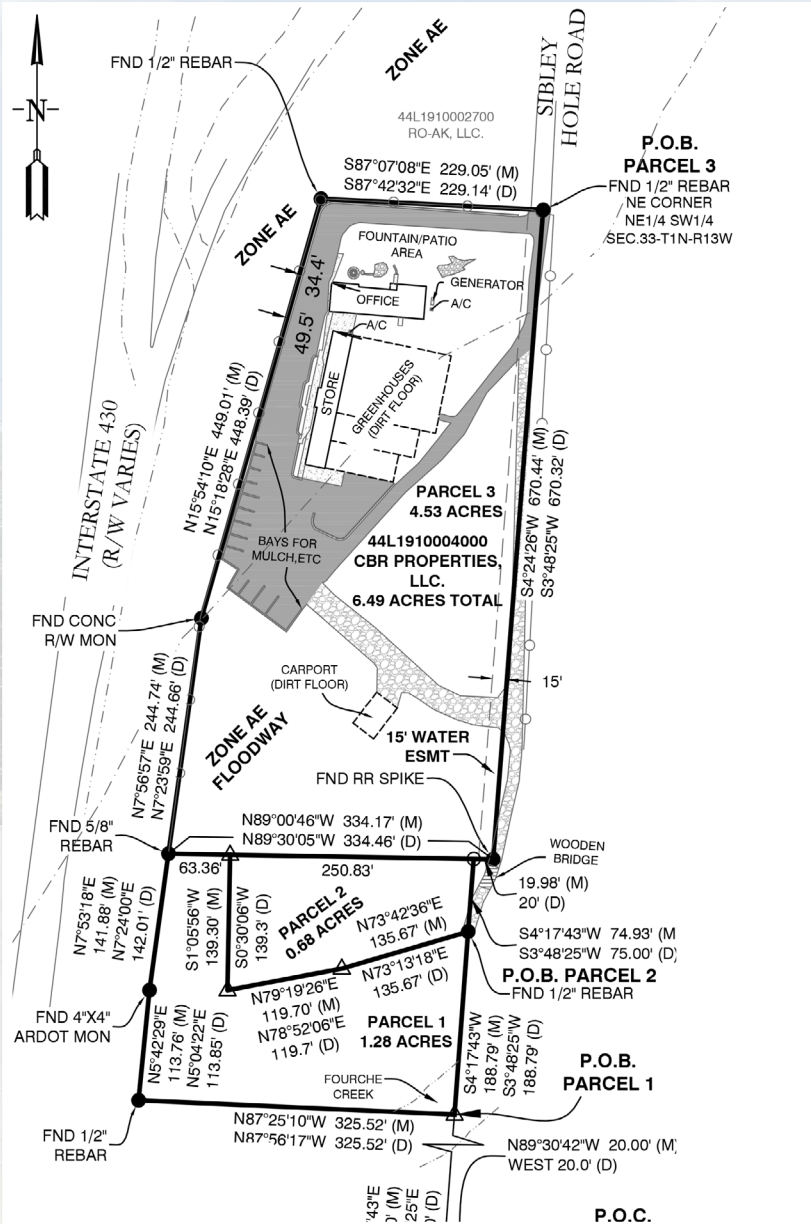


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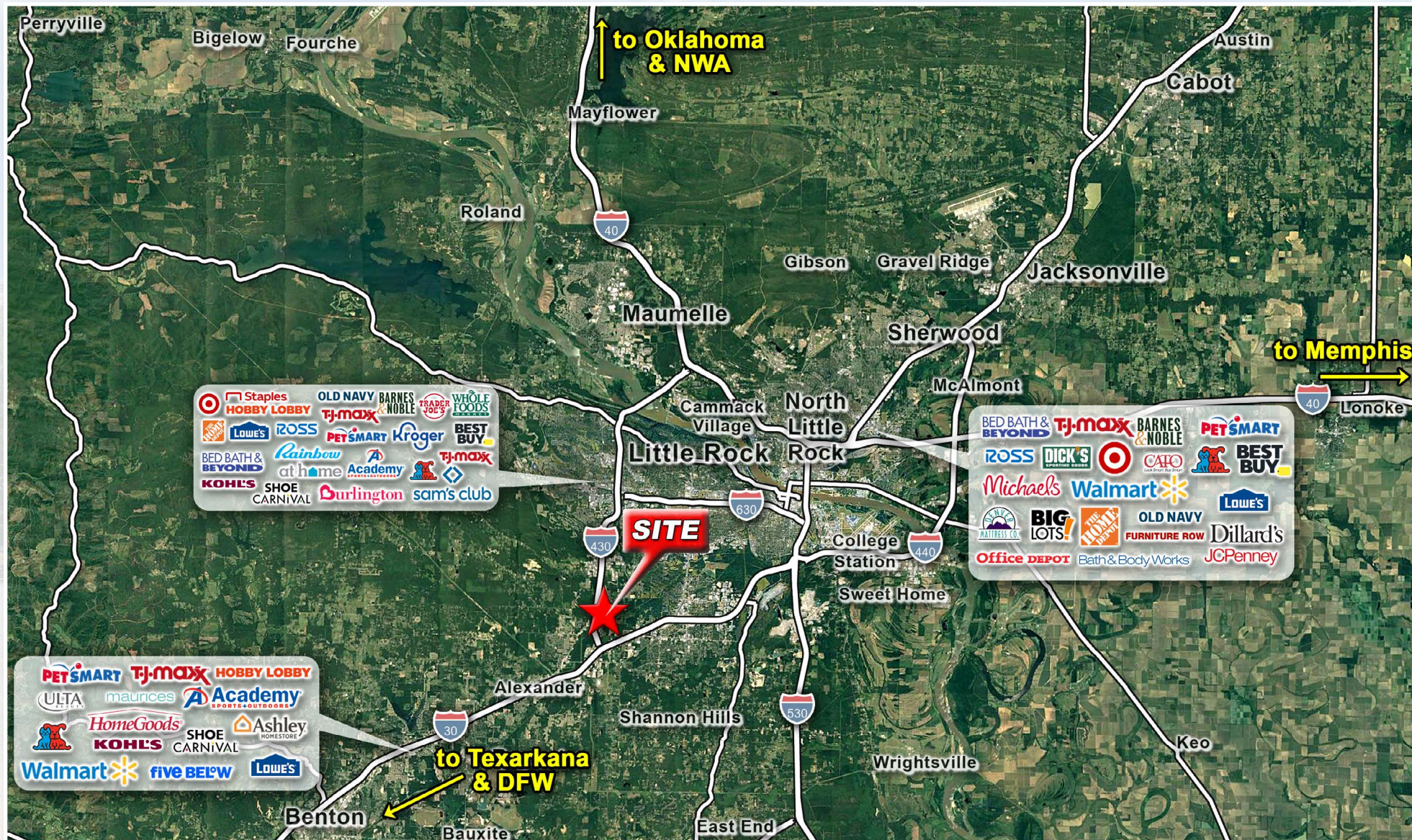


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