

DEVELOPMENT OPPORTUNITY IN SOUTHWEST LITTLE ROCK

±12.33 Acres | 8526 Stagecoach Rd | Little Rock, AR 72210



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AVAILABLE

Parcel 1: ±7.46 Acres

Parcel 2: ±4.87 Acres

Total ±12.33 Acres

**Parcels can be subdivided

PRICE

\$1,124,000

COMMENTS

- Two parcels in Southwest Little Rock with frontage on Stagecoach Rd
- Parcels can be subdivided
- Located just minutes from I-30 & I-430, near the Outlets of Little Rock & Bass Pro Shops
- All utilities in place
- Multi-family development potential

DEMOGRAPHICS

	3 MILES	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,880	22,007	85,019	285,103
AVERAGE HH INCOME	\$81,375	\$81,524	\$88,893	\$109,345
TOTAL HH	2,253	9,289	34,351	122,499

TRAFFIC COUNTS

I-430: 77,100 VPD

Stagecoach Rd: 21,450 VPD

W. Baseline Rd: 9,630 VPD



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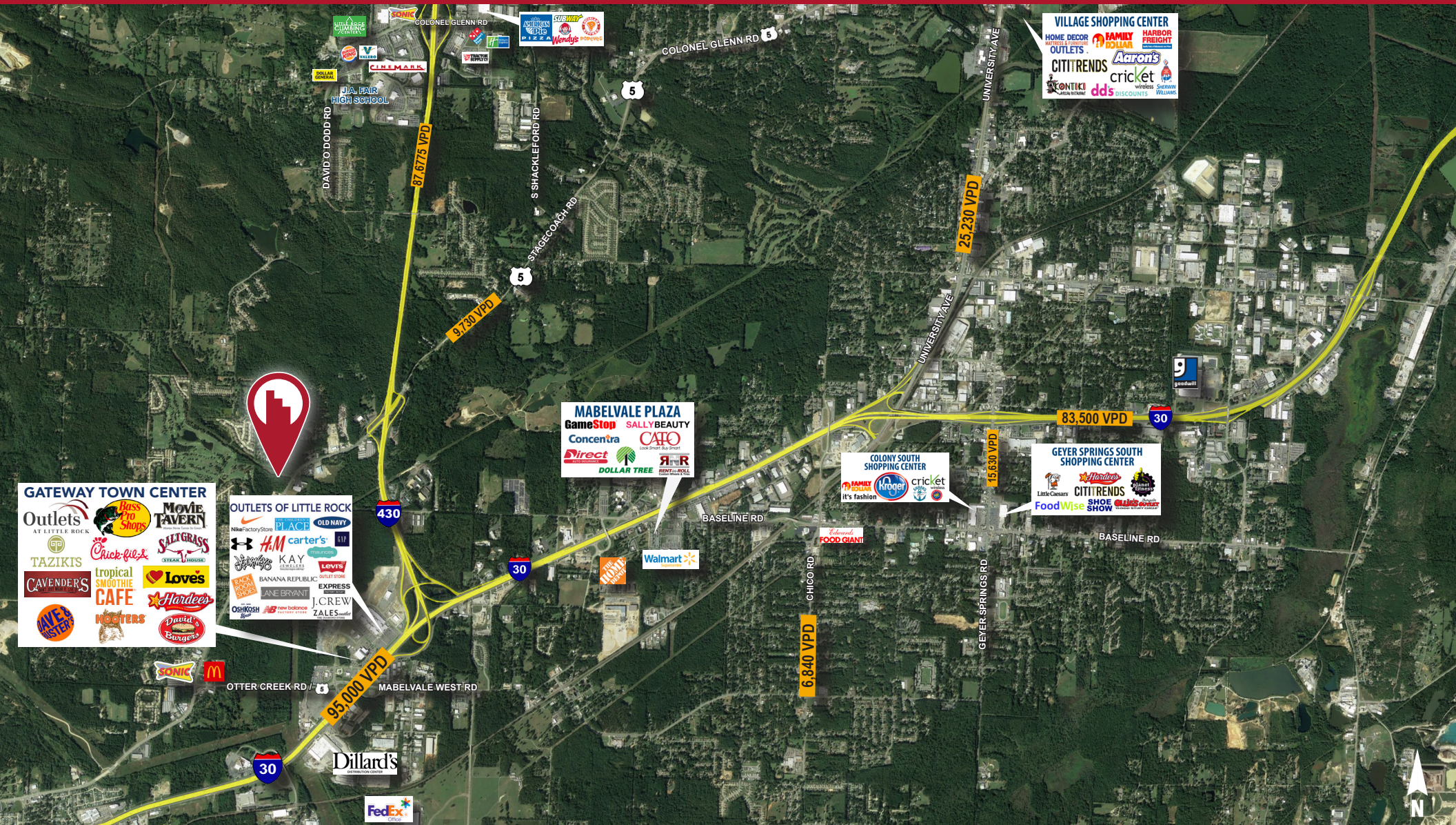
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PARTNERS

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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.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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