



[ **FOR SALE** ]

**0.60 +/- ACRE LAND**

**Lot 3, University & Evergreen, Little Rock, AR**



**APPROX. 238' FRONTAGE UNIVERSITY AVENUE**



[ **FOR MORE INFORMATION** ]

**PADGETT MANGAN**

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pmangan@rpmgroup.com

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

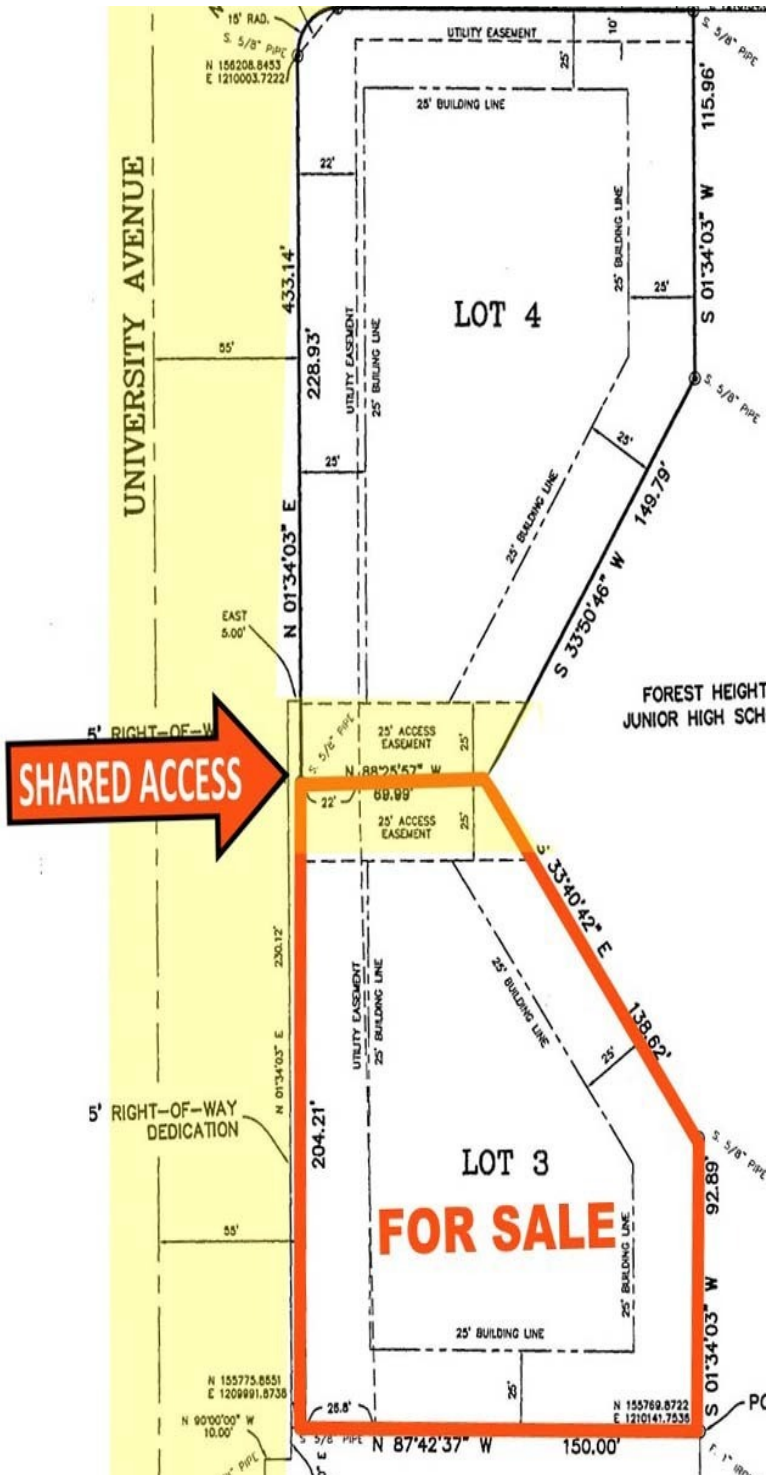




# RPM GROUP

COMMERCIAL & INVESTMENT DIVISION

# FOR SALE



**SALE PRICE:** \$350,000

**LOT SIZE:** 0.60 +/- acres

**ZONING:** O-2

**TRAFFIC COUNTS:** 20,854 VPD University Avenue

### PROPERTY HIGHLIGHTS

- Located on N. University Avenue and Evergreen Avenue in Little Rock, Arkansas
- Approx. 238' frontage on N. University Avenue
- Close proximity to Heights/Hillcrest District, CHI St. Vincent Hospital and UAMS campus
- Ideal location for retail, medical or professional office.
- Property is next to Forest Heights STEM Academy
- Orion Federal Credit Union under development on adjacent lot.
- Shared driveway/access will be completed as part of the Orion development.

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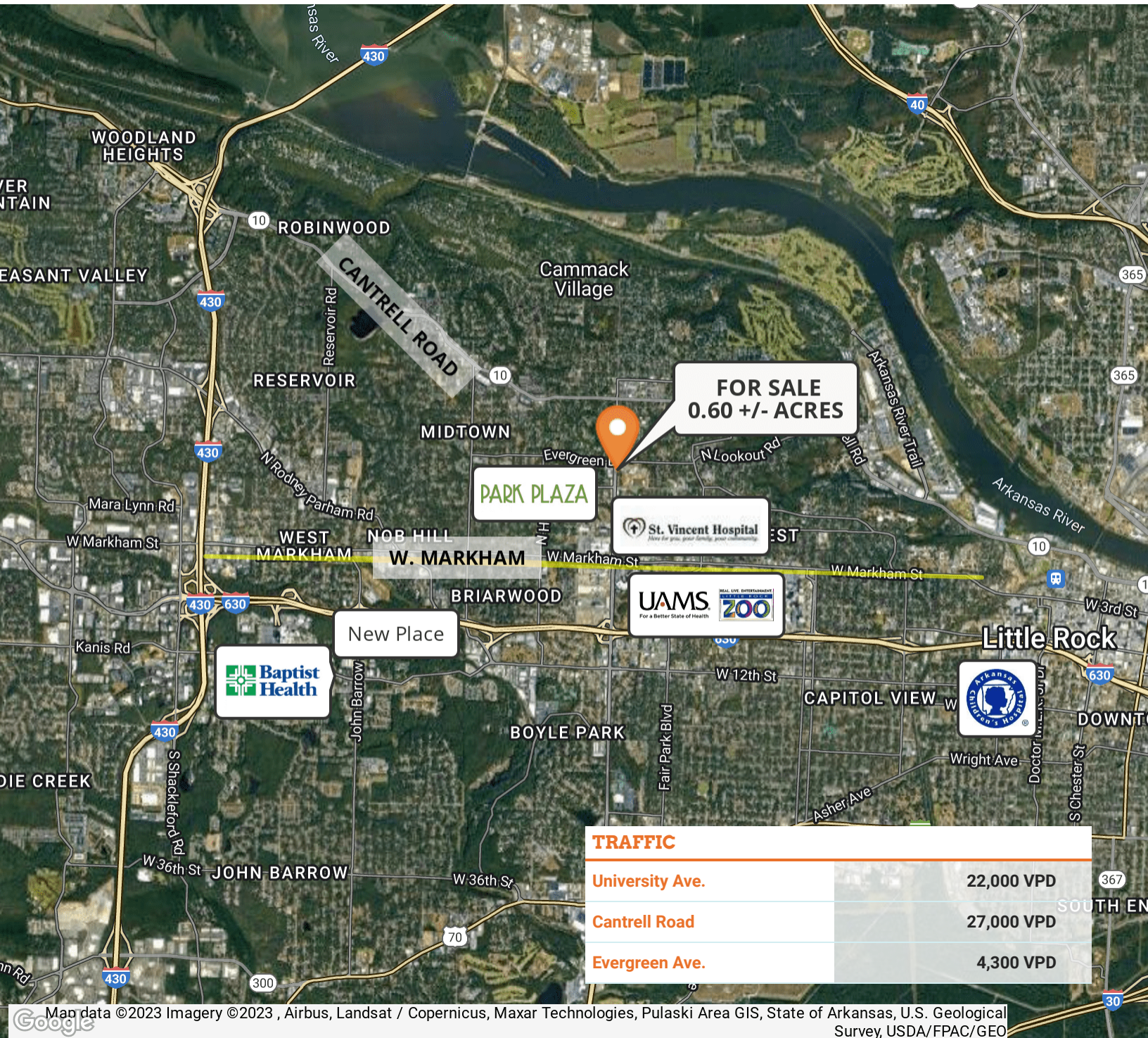






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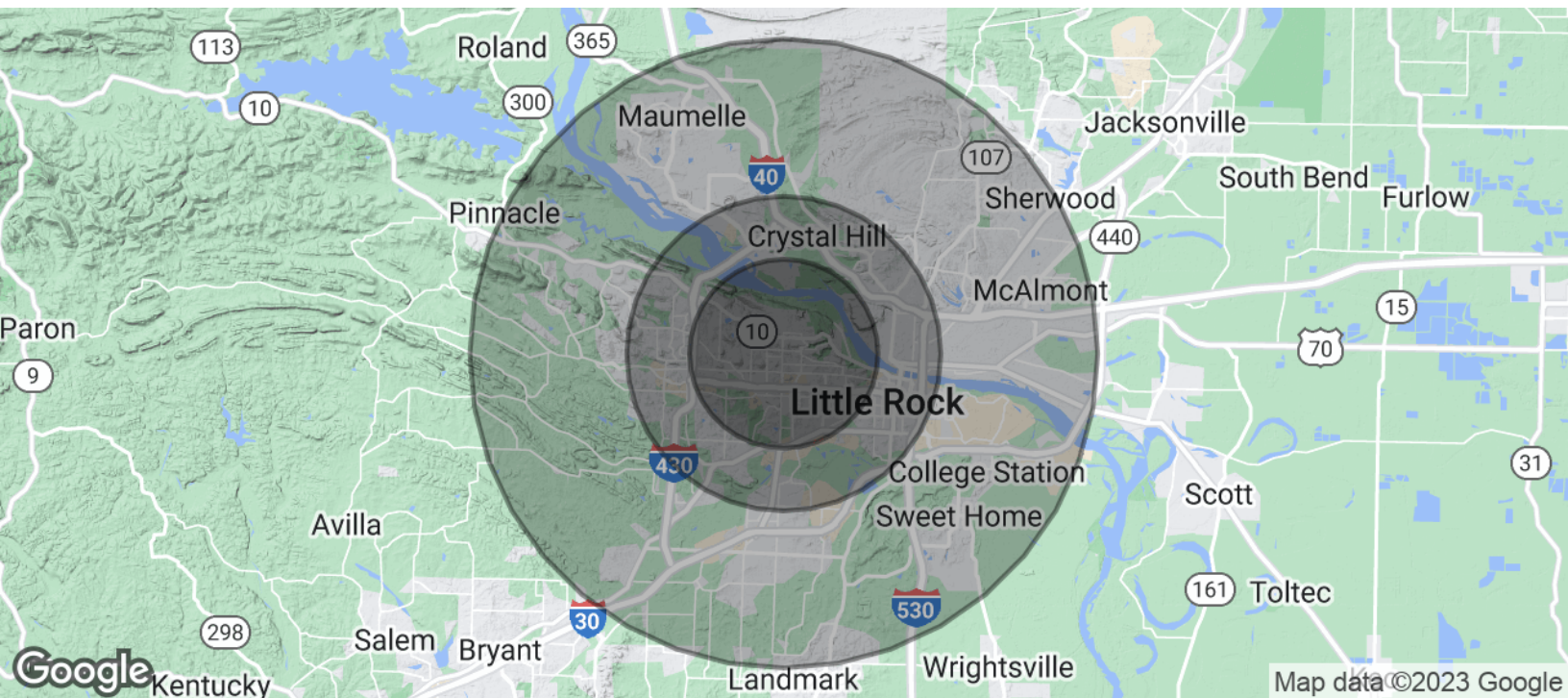




**RPM**  
GROUP

# Demographics Map & Report

COMMERCIAL & INVESTMENT DIVISION



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	67,118	146,849	317,472
Average Age	37.6	36.9	37.6
Average Age (Male)	35.3	35.7	35.6
Average Age (Female)	39.3	38.4	39.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	35,151	77,220	152,950
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$70,929	\$62,426	\$70,285
Average House Value	\$224,220	\$178,040	\$179,158

\* Demographic data derived from 2020 ACS - US Census

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