

# LAND FOR SALE

## MEDICAL & RETAIL CORRIDOR DEVELOPMENT OPPORTUNITY



Kaufman Rd, Little Rock, AR 72211



### OFFERING SUMMARY

Sale Price:	\$400,752
Lot Size:	1.15 Acres
Price / Acre:	\$348,480
Zoning:	POD
Market:	Little Rock Metro

Traffic Count on I-430 this location 86,000

Bisbee Cemetery has non-specific right of ingress/egress

### PROPERTY OVERVIEW

High-traffic, high-demographic, and high visibility make this West Little Rock land a rare commercial development opportunity! Nearby businesses include: Arkansas Heart Hospital, Arkansas Federal Credit Union, Hampton Inn, Residence Inn, Panera Bread, Zaxby's, Southern Bankcorp, Parker Lexus, Starbucks, and many other essential services and amenities. All utilities in place with a PCD for possible development of hotels, medical offices, restaurants, some retail, multifamily and more!

### PROPERTY HIGHLIGHTS

- High traffic, high-demographic West Little Rock location surrounded by essential businesses with visibility from I-430
- Priced at \$8 per square foot in this fast-growth area
- Easy access to I-430, I-630, I-30, I-40, and I-530
- Surrounding businesses include hotels, luxury auto dealership, medical facilities, restaurants, office buildings, financial institutions, retail, and more!
- Excellent location for a hotel, medical practice office, financial services provider office and many other commercial uses.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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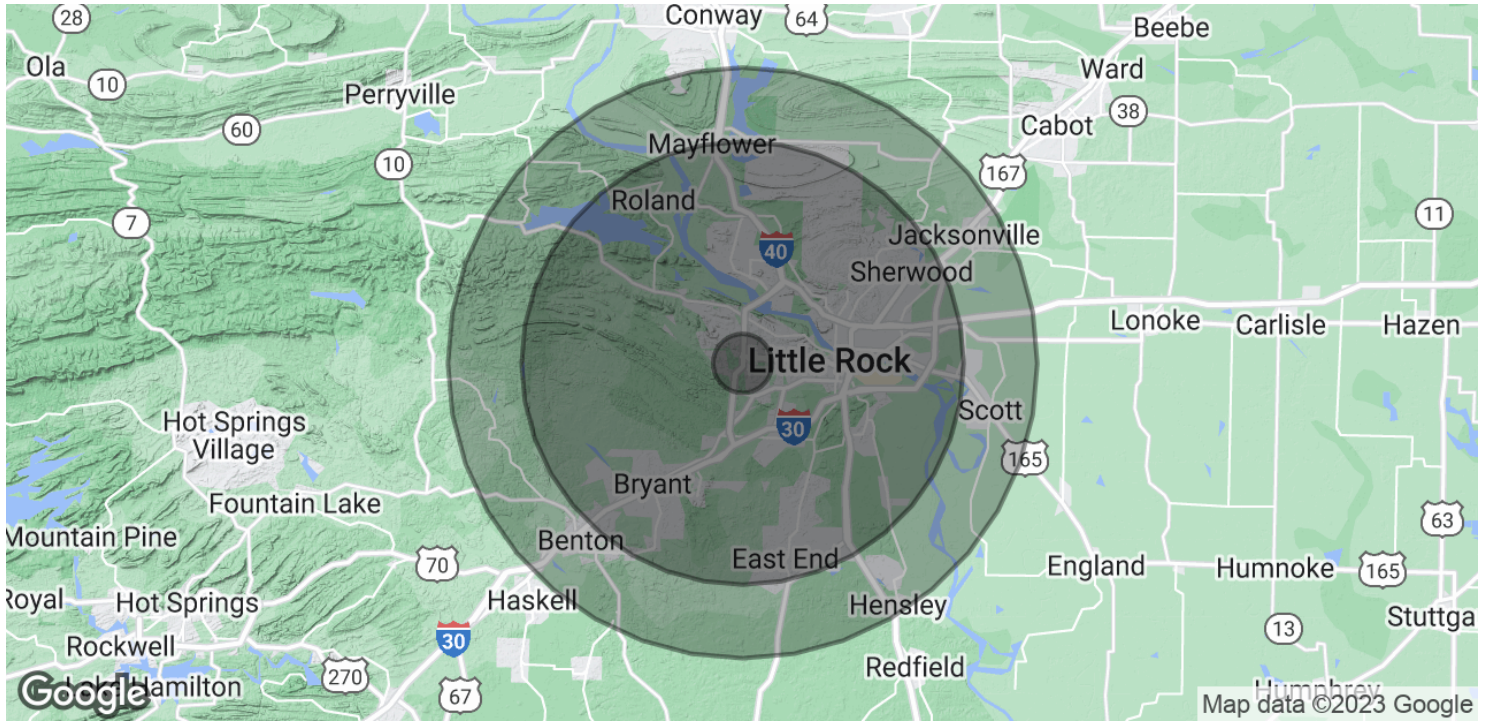
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POPULATION	2 MILES	15 MILES	20 MILES
Total Population	30,423	423,545	500,700
Average Age	36.8	38.1	38.2
Average Age (Male)	35.6	36.1	36.4
Average Age (Female)	38.6	39.6	39.4

HOUSEHOLDS & INCOME	2 MILES	15 MILES	20 MILES
Total Households	15,767	195,571	228,385
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$58,286	\$71,831	\$69,980
Average House Value	\$143,991	\$180,941	\$173,362

\* Demographic data derived from 2020 ACS - US Census

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