

# HIGH-VISIBILITY DEVELOPMENT OPPORTUNITY

MIXED-USE COMMERCIAL DEVELOPMENT LAND ALONG I-430 CORRIDOR



3000 S Shackleford Rd, Little Rock, AR 72205



## OFFERING SUMMARY

Sale Price:	\$5,646,354
Lot Size:	12.47 Acres
Price / Acre:	\$452,795
Zoning:	Mixed Use
Market:	Little Rock Metro
Traffic Count:	92,000

## PROPERTY OVERVIEW

**NEW PRICE!** This 12.47+- acres Little Rock commercial development opportunity is strategically located just south of the popular Shackleford Crossings shopping center, Wal-Mart Supercenter, a busy hotel complex and has 329'+/- of frontage on I-430. The property is high and dry and includes a triangular 0.125 acre tract at the intersection of S Shackleford and Shackleford Pass, a perfect spot for a small coffee kiosk! Surrounding businesses include Comfort Inn & Suites, La Quinta Inn, TownePlace Suites by Marriot, Wal-Mart Supercenter, Main Event Little Rock, Longhorn Steakhouse, Texas Roadhouse, Cracker Barrel, and Top Golf Little Rock. With mixed use future land use zoning, this development property presents an excellent opportunity for retail, hospitality, multifamily, office, industrial, and many other commercial uses.

## PROPERTY HIGHLIGHTS

- Located just across I-430 from TopGolf and just south of Shackleford Crossings Shopping Destination, which includes restaurants, retail, and Main Event entertainment venue
- **NEW PRICE!** Only \$10.50/sf for land with 329'+/- frontage on I-430 and visibility to 92,000 VPD at this location!
- Surrounding businesses include Comfort Suites, La Quinta Inn, Towneplace Suites by Marriot, Wal-Mart Supercenter, Top Golf, Main Event, Chuck E. Cheese, Zips Car Wash, Longhorn Steakhouse, Arby's, Texas Roadhouse, Cracker Barrel, and many more!

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# LAND FOR SALE

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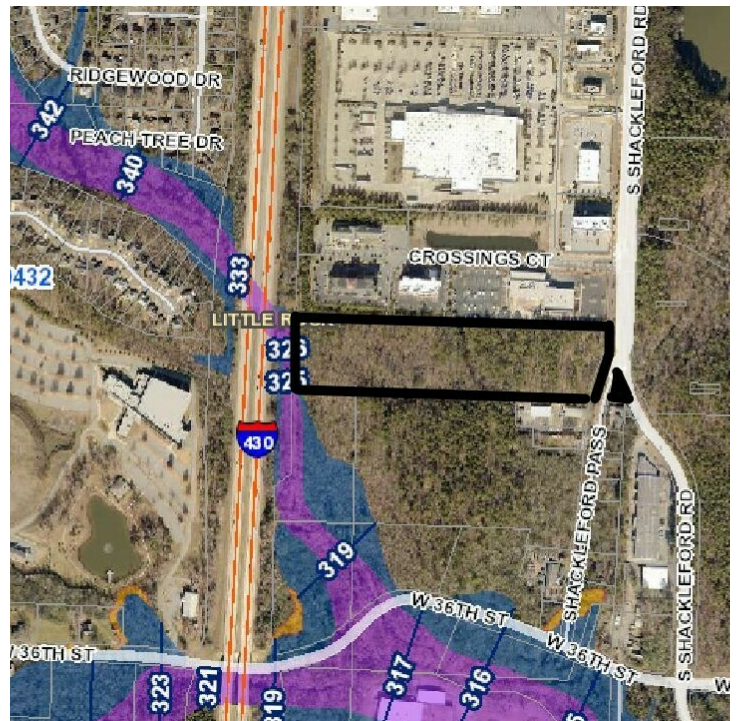
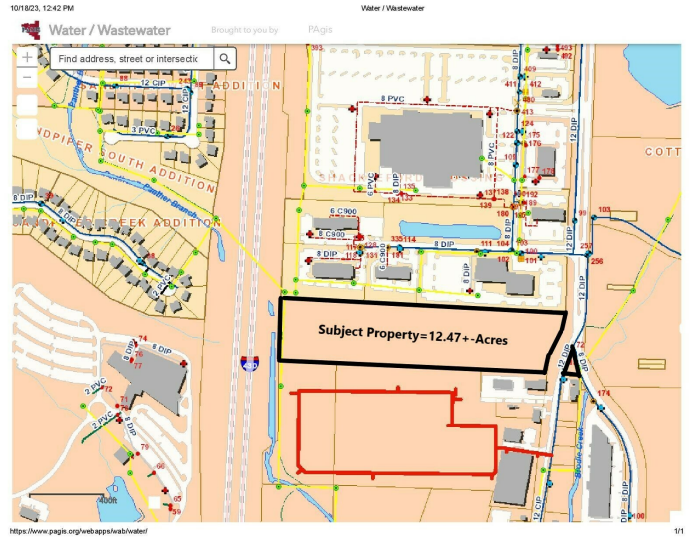
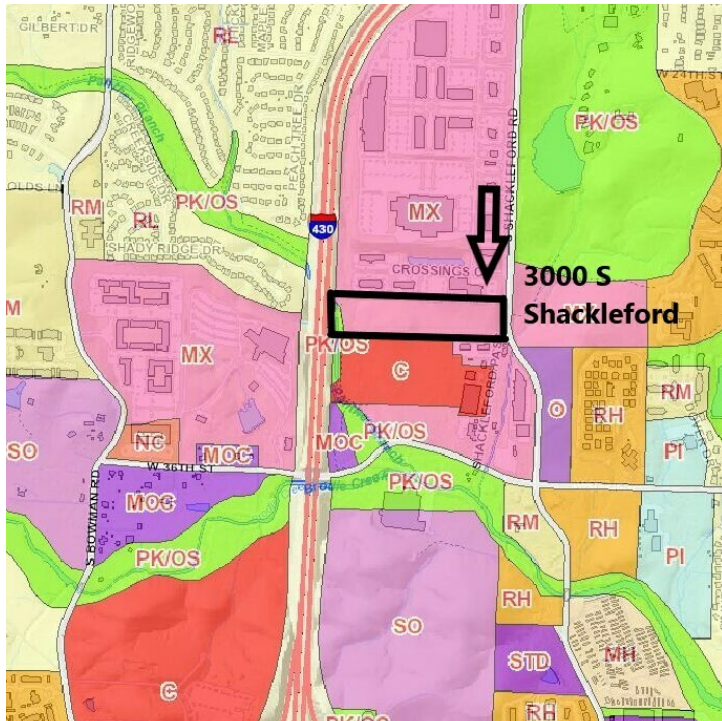
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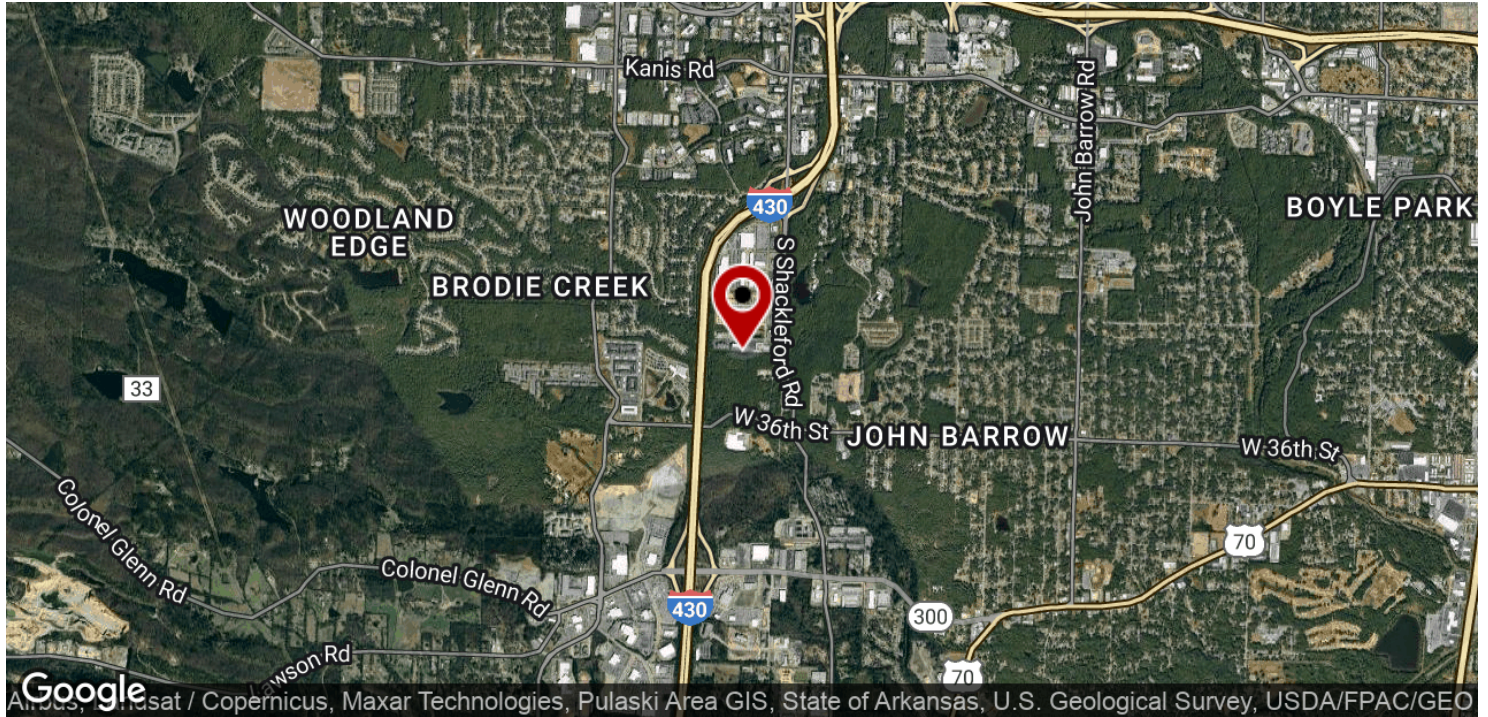
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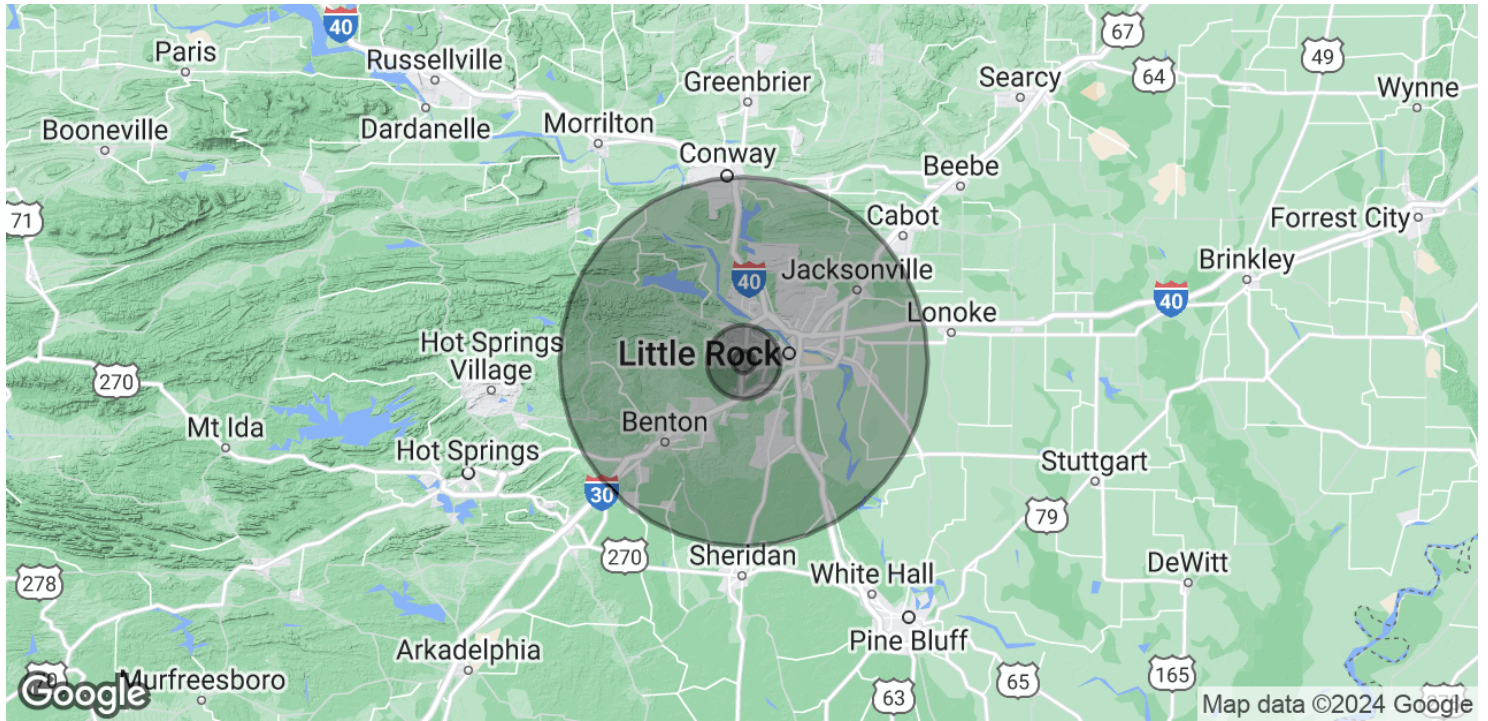
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POPULATION	1.5 MILES	5 MILES	25 MILES
Total Population	12,033	136,016	569,561
Average Age	37.9	36.6	38.1
Average Age (Male)	36.7	35.0	36.4
Average Age (Female)	39.9	37.9	39.2

HOUSEHOLDS & INCOME	1.5 MILES	5 MILES	25 MILES
Total Households	5,634	64,884	256,380
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$63,118	\$70,211	\$69,349
Average House Value	\$156,545	\$178,027	\$171,415

\* Demographic data derived from 2020 ACS - US Census

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