

PROPERTY REPORT

Kaufman, Little Rock, AR 72211



Presented by

Johnny Mitchum | Executive Broker

Arkansas Real Estate License: EB0043654



Work: (501) 940-3231 | Fax: (501) 907-5958 | Fax: (501) 907-5958

Main: jmitchum@kw.com

Office: www.MitchumRealEstate.com

Keller Williams Realty

12814 Cantrell Rd

Little Rock, AR 72223

Kaufman, Little Rock, AR 72211

●

Active

* Active: 11/29/2023

List Price

\$400,752

Active Date: 11/29/2023

Listing ID: 23038227

Property Facts

	Public Facts	Listing Facts
Property Type	Land	Land
Property Subtype	Commercial-Vacant Land	Commercial Lot
Number of Units	0	–
Lot Size	0.48 acres	1.15 acres
Lot Dimensions	20909 SF	–
Garage (spaces)	0	–

Extended Property Facts

Property Features

Road	Paved
Utilities	Water - Public, Municipal Electricity, Gas/Natural
Special	Boundary Survey, Legal Description, Other - See Remarks

Exterior Details

Lot Size - Square Feet	20909 sq ft
Lot Size - Acres	0.480 ac

Location Details

Location Features	Level, Unimproved, Other - See Remarks
-------------------	--

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Public Facts

Owner Information

Owner Name	GCP HOLDINGS LLC
Mailing Address	977 Conroy Rd Birmingham AL 35222-4424
Vesting	Company/Corporation

Legal Description

APN	44L-080-00-033-00
Abbreviated Description	SEC/TWN/RNG/MER:SEC 10 TWN 01N RNG 13W PT W1/2 E1/2 NW NW BEG 861' N & 20' E OF SW COR E140' TO W R/W I-430 N6* W151 7' W118 9' TO E R/W KAUFMAN S 150' TO BEG 10 1N
City/Municipality/Township	Little Rock, AR 72211

Assessed Values

Date	Improvements	Land	Total	Tax
2023	—	\$49,680	\$49,680	\$405
2022	—	\$49,680	\$49,680	\$371
2021	—	\$47,040	\$47,040	\$340
2020	—	\$47,040	\$47,040	\$315
2019	—	\$47,040	\$47,040	\$293
2018	—	\$47,040	\$47,040	\$270
2017	—	\$47,040	\$47,040	\$248
2016	—	\$3,220	\$3,220	\$225
2015	—	\$3,220	\$3,220	—
2014	—	\$3,220	\$3,220	\$226
2013	—	\$3,220	\$3,220	\$226
2012	—	\$3,220	\$3,220	\$222
2011	—	\$3,220	\$3,220	—
2010	—	—	—	\$186

Mortgage Records

Recording Date	12/27/2023
Lender Name	THE FARMERS & MERCHANTS BANK
Lender Type	Bank
Loan Amount	\$120,000
Document Number	2023067253
Loan Type	Commercial
Contract Date	12/21/2023
Due Date	12/15/2026

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

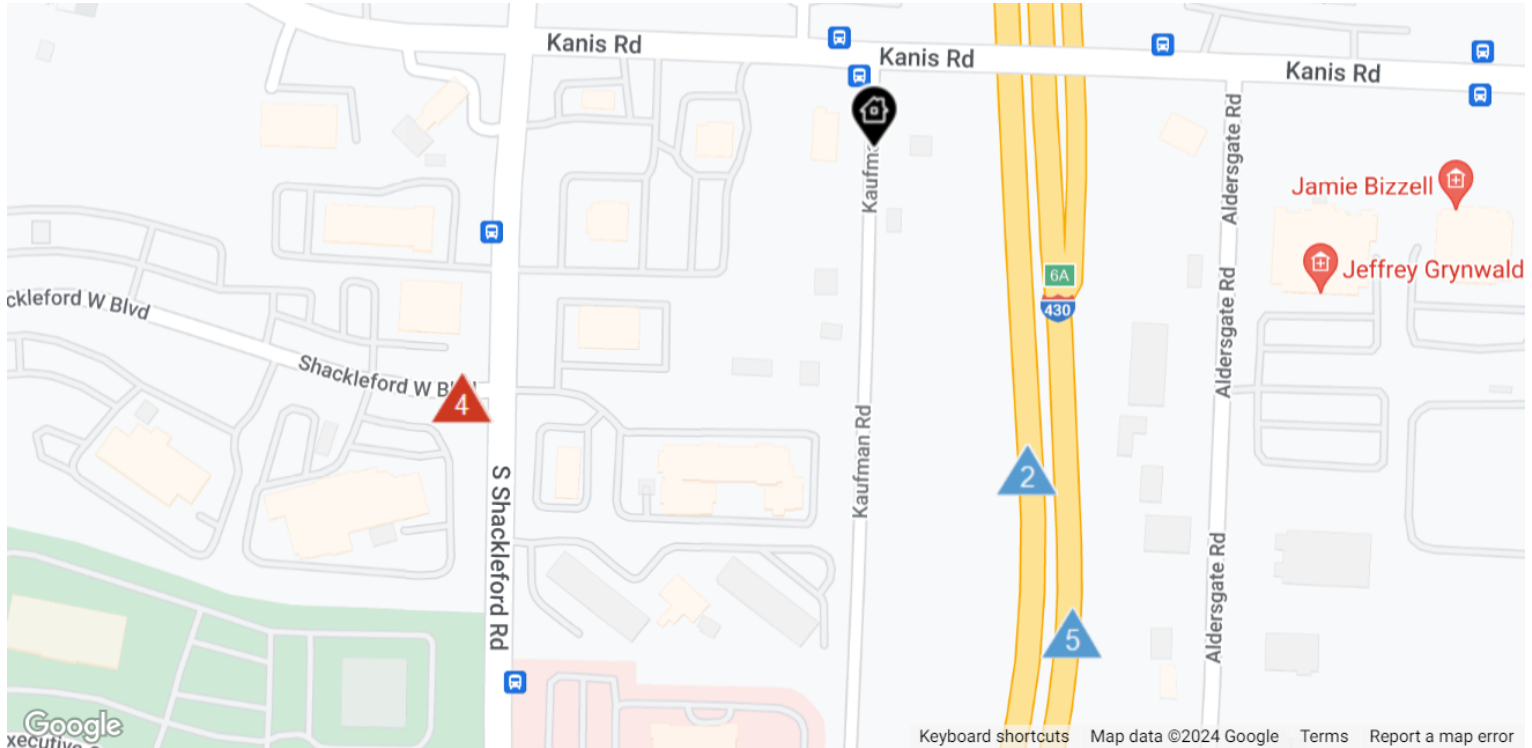
Property Photos



Historical Photos



Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

89,591

2023 Est. daily traffic counts

Street: Kanis Rd

Cross: I- 430

Cross Dir: N

Dist: 0.14 miles

Historical counts

Year		Count	Type
2021	▲	96,000	ADT
2020	▲	81,000	ADT
2018	▲	86,000	ADT

2

87,071

2023 Est. daily traffic counts

Street: –

Cross: –

Cross Dir: –

Dist: –

Historical counts

Year		Count	Type
2019	▲	86,000	ADT

3

23,783

2023 Est. daily traffic counts

Street: Shackleford West Boulevard

Cross: –

Cross Dir: –

Dist: –

Historical counts

Year		Count	Type
2019	▲	24,000	ADT

4

21,959

2023 Est. daily traffic counts

Street: Shackleford West Boulevard

Cross: S Shackleford Rd

Cross Dir: E

Dist: 0.01 miles

Historical counts

Year		Count	Type
2021	▲	23,000	ADT
2020	▲	19,000	ADT
2018	▲	25,000	ADT

5

85,129

2023 Est. daily traffic counts

Street: I- 430

Cross: Kanis Rd

Cross Dir: N

Dist: 0.2 miles

Historical counts

Year		Count	Type
2017	▲	86,000	ADT
2016	▲	86,000	AADT
2015	▲	83,000	ADT
2014	▲	76,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)