

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
Submarket:	Central Arkansas
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.

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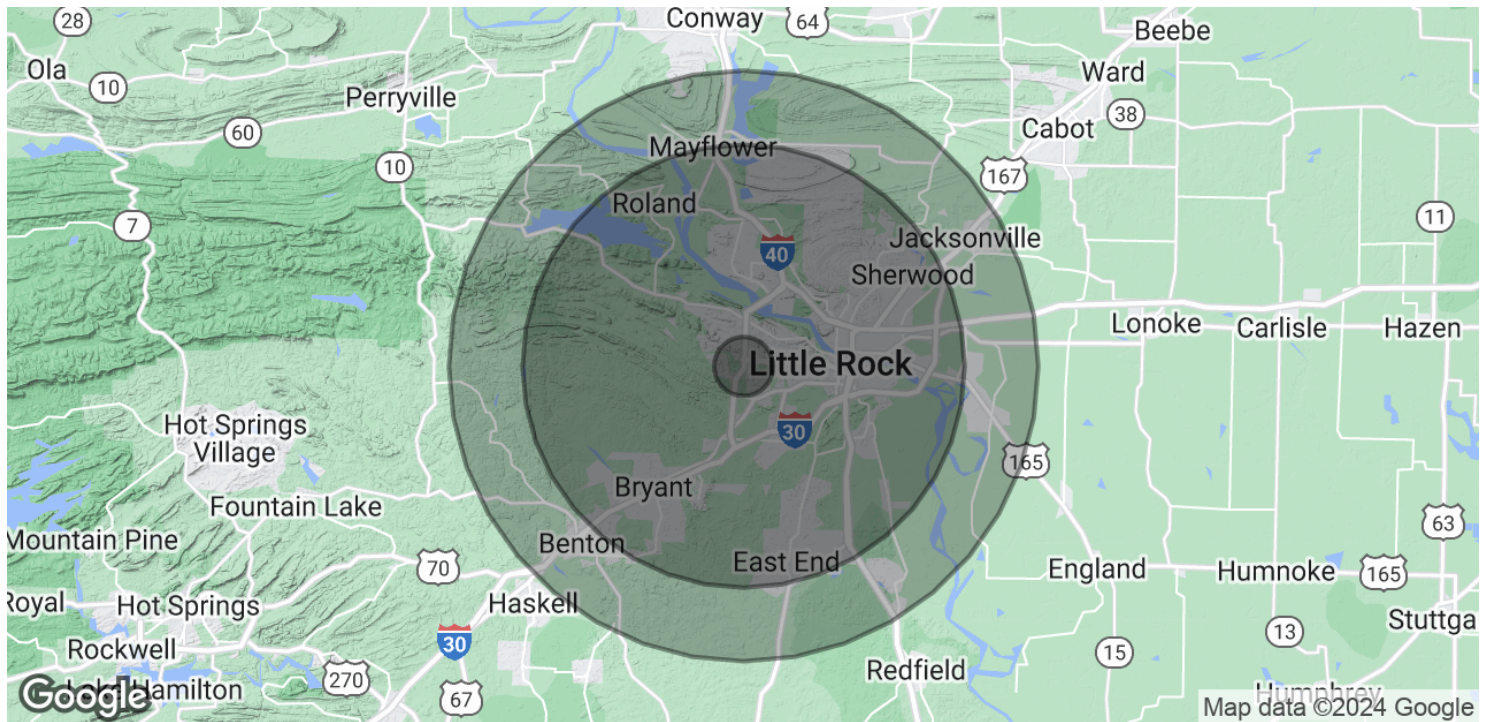
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12814 Cantrell Road
Little Rock, AR 72223

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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

2020 American Community Survey (ACS)

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