

LAND FOR SALE

15300 KANIS RD.



OFFERING SUMMARY

Sale Price:	\$435,600
Lot Size:	± 1 Acres
Zoning:	O-2
Price / SF:	\$10.00
Market:	Central Arkansas
Sub Market:	West Little Rock

LOCATION OVERVIEW

Located on Kanis Rd. just off of Chenal Parkway adjacent to the Fitzroy, a new 294 unit apartment complex on Chenal. Kanis road consists of 12,000 VPD with plans to expand from 2 to 4 lanes. Chenal Parkway which consists of 28,000 VPD is considered one of the main East to West thoroughfares in Little Rock. This site is situated in close proximity to several national restaurants, retailers and a high end shopping center such as Kroger, Marshalls, Starbucks, Walgreens, Kohl's, Target, Home Depot, Five Guys, The Chenal Promenade and more.

PROPERTY HIGHLIGHTS

- 120 ft of frontage on Kanis Rd
- Fitzroy Apartments adjacent to the property
- Kanis is a growing corridor with plans to expand to a four lane road
- Utilities available at site



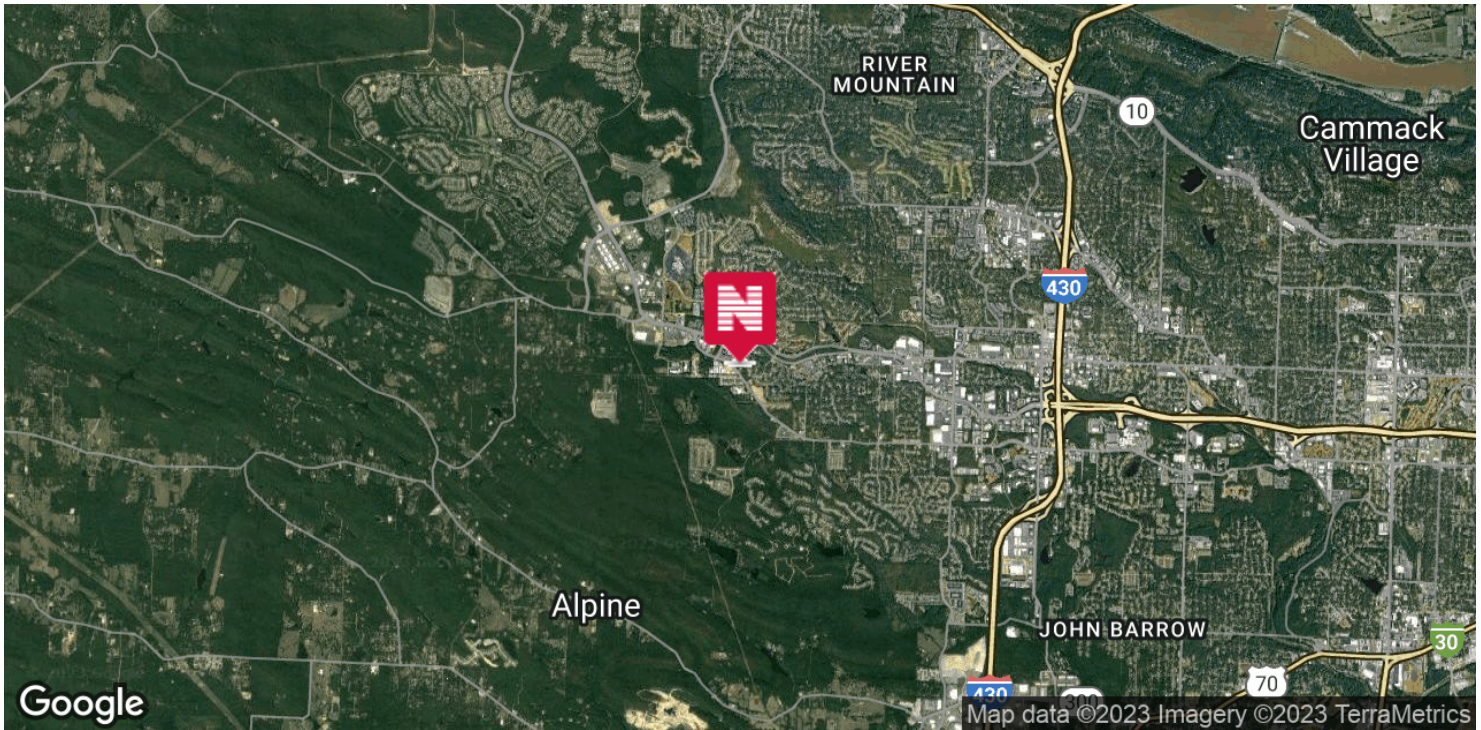
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Moses Tucker Partners **Clint Bailey** Associate Director 501.358.8280 cbailey@newmarkmtp.com

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	5,452	38,904	86,337
Median age	34.1	36.1	37.1
Median age (Male)	34.5	35.7	35.9
Median age (Female)	34.2	36.7	38.5
Total households	2,340	16,522	36,709
Total persons per HH	2.3	2.4	2.4
Average HH income	\$82,428	\$95,503	\$86,399
Average house value	\$158,766	\$293,216	\$281,749



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