

# Mixed Use Development Site in Downtown Little Rock-North Little Rock

2ND STREET PROMENADE IN THE ARGENTA ARTS & INNOVATION DISTRICT

## 201 MAPLE STREET, NORTH LITTLE ROCK, AR



**Greg Nabholz, CCIM** Senior Managing Director **501.329.4468** [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)



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## 201 MAPLE STREET, NORTH LITTLE ROCK, AR

### 2ND STREET PROMENADE DISTRICT

- District Boundary
- Promenade
- Promenade Connectors
- 201 Maple Street
- SIX BRIDGES CORRIDOR CONNECTORS
- Arkansas River Trail
- Rock Region Metro Streetcar Stops
- Bridges

### MAJOR ANCHORS

- Arkansas Boathouse Club
- Arkansas Inland Maritime Museum
- Arkansas Regional Innovation Hub
- Arkansas Sports Hall of Fame
- Dickey Stephens Park
- Verizon Arena
- Robinson Center
- Old Statehouse Museum
- Statehouse Convention Center
- Historic Arkansas Museum
- Central Arkansas Library System
- Arkansas Studies Institute
- First Security Amphitheater
- River Market
- Museum of Discovery
- Witt Stephens Nature Center
- Clinton Presidential Park



## Offering Highlights

Sale Price	\$271,600 - \$562,500
Lot Size	± 2.06 Acres
Zoning	C-6
Market	Central Arkansas
Sub Market	Downtown Little Rock - N. Little Rock
Cross Streets	Broadway Street
Daily Traffic Count	Interstate 30 - 102,000 Broadway Street - 12,000 Broadway Bridge - 23,000
Population	3 miles 50,300 10 miles 299,300 50 miles 1,028,000 (Metro LR)

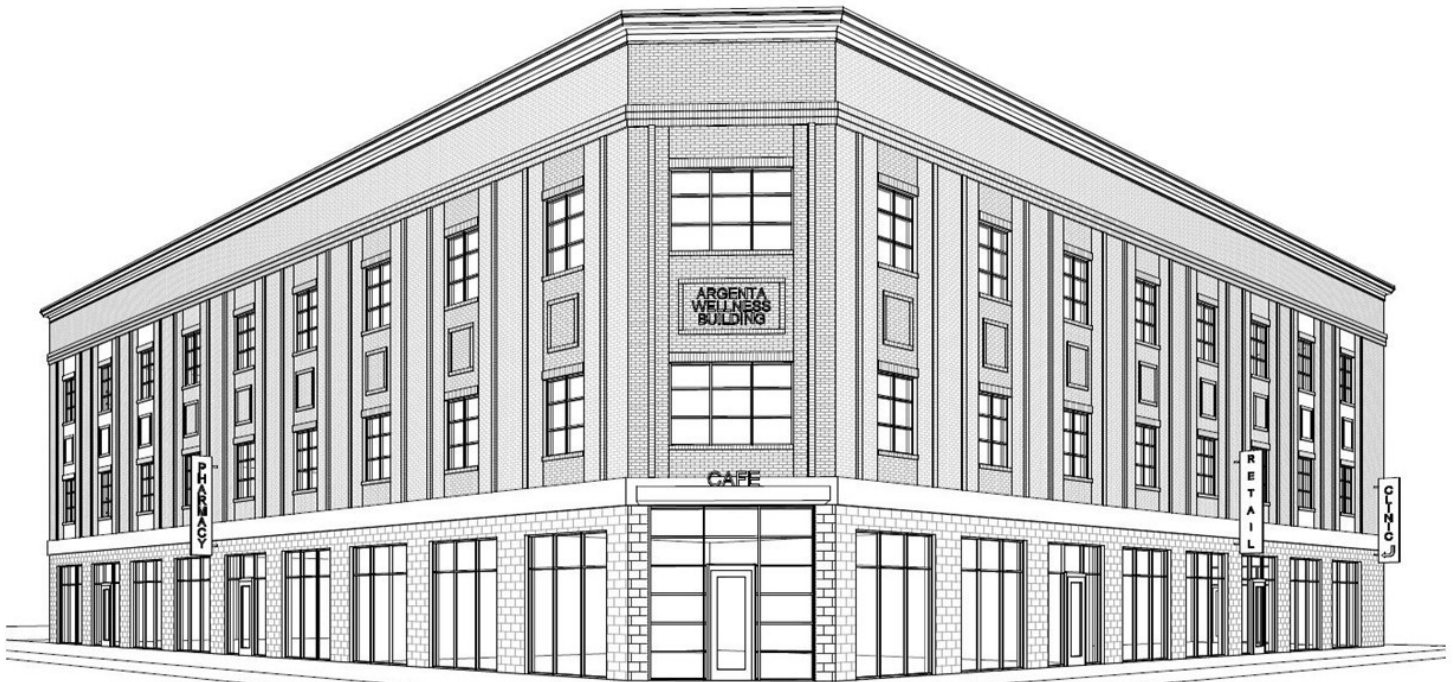
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## 201 MAPLE STREET - CONCEPT SITE PLAN & LOT B BUILDING RENDERING

SITE PLAN WITH 4 LOTS WITH 1 OF THE LOTS DEDICATED TO SHARED PARKING



RENDERING LOT B MIXED USE OFFICE/RETAIL BUILDING

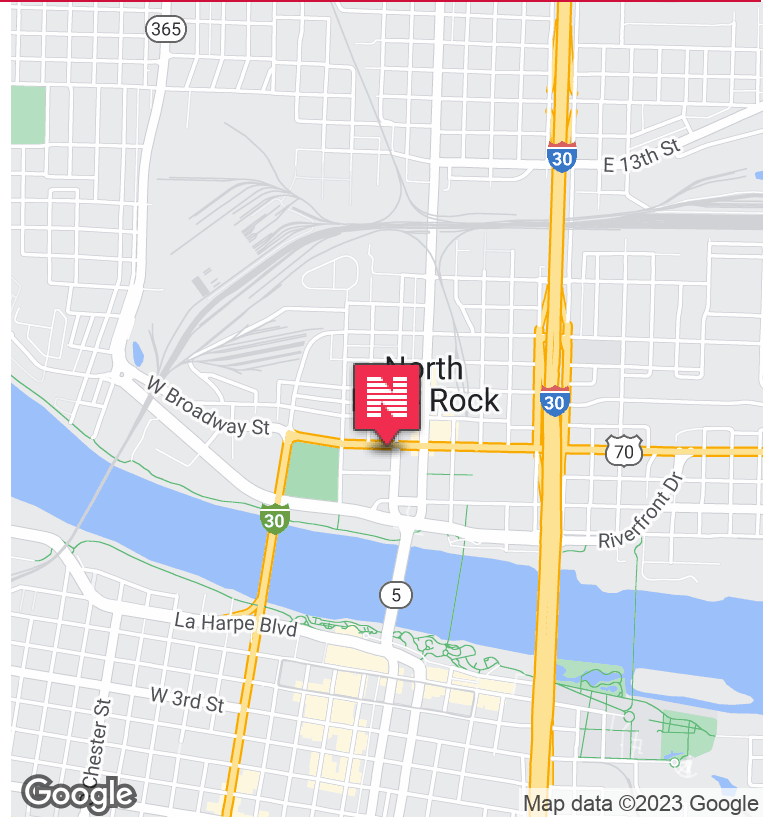
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## Property Overview

**Newmark**  
**Moses Tucker Partners**  
[www.newmarkmtp.com](http://www.newmarkmtp.com)

**Central Arkansas**  
200 River Market Ave, Suite 501  
Little Rock, AR 72202  
501.376.6555

**Northwest Arkansas**  
805 S Walton Blvd  
Bentonville, AR 72712  
479.271.6118

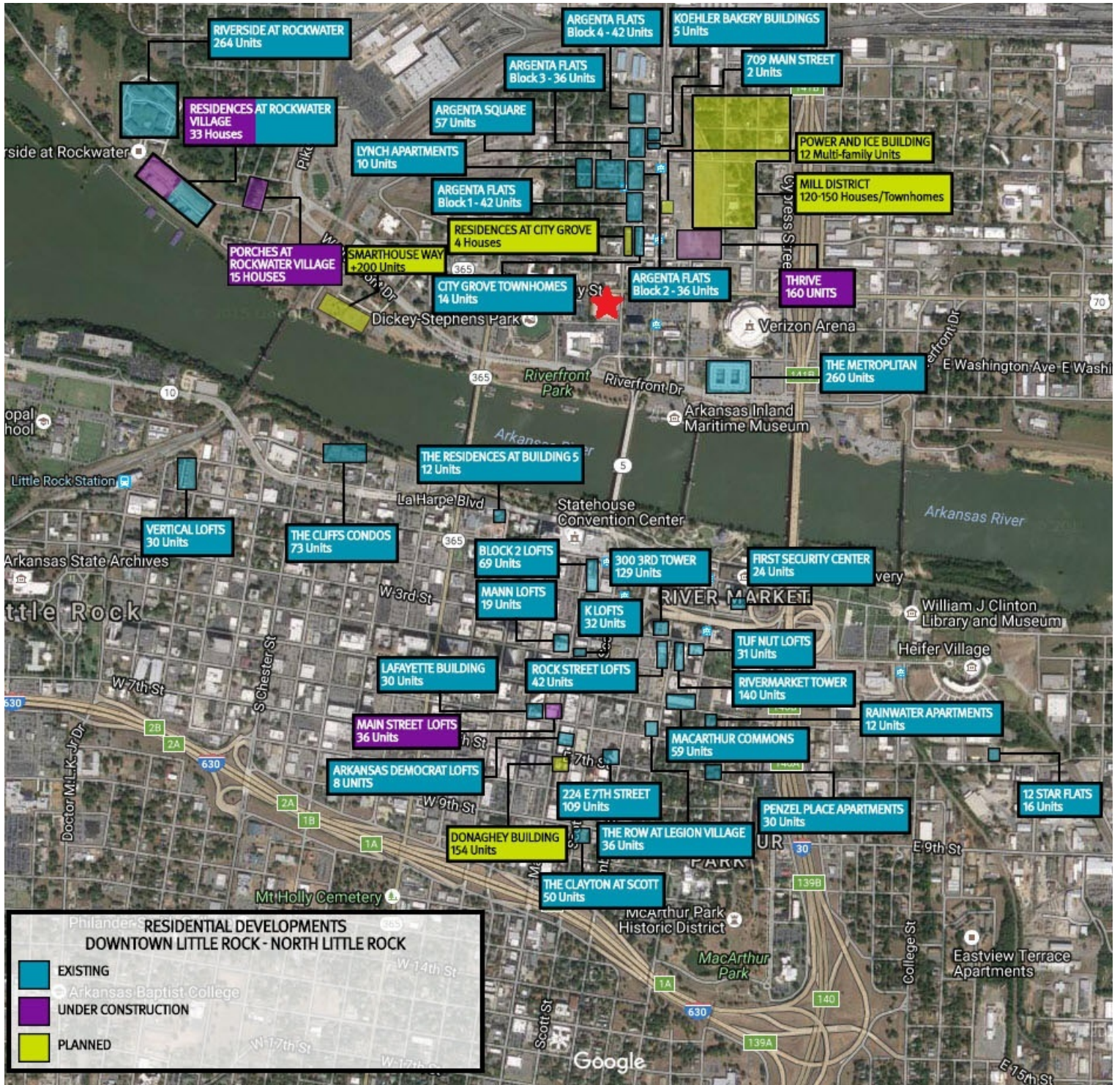
Newmark Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. Independently owned and operated



# DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK

2ND STREET PROMENADE IN THE ARGENTA ARTS & INNOVATION DISTRICT

## RESIDENTIAL DEVELOPMENT ACTIVITY NEAR 201 MAPLE STREET



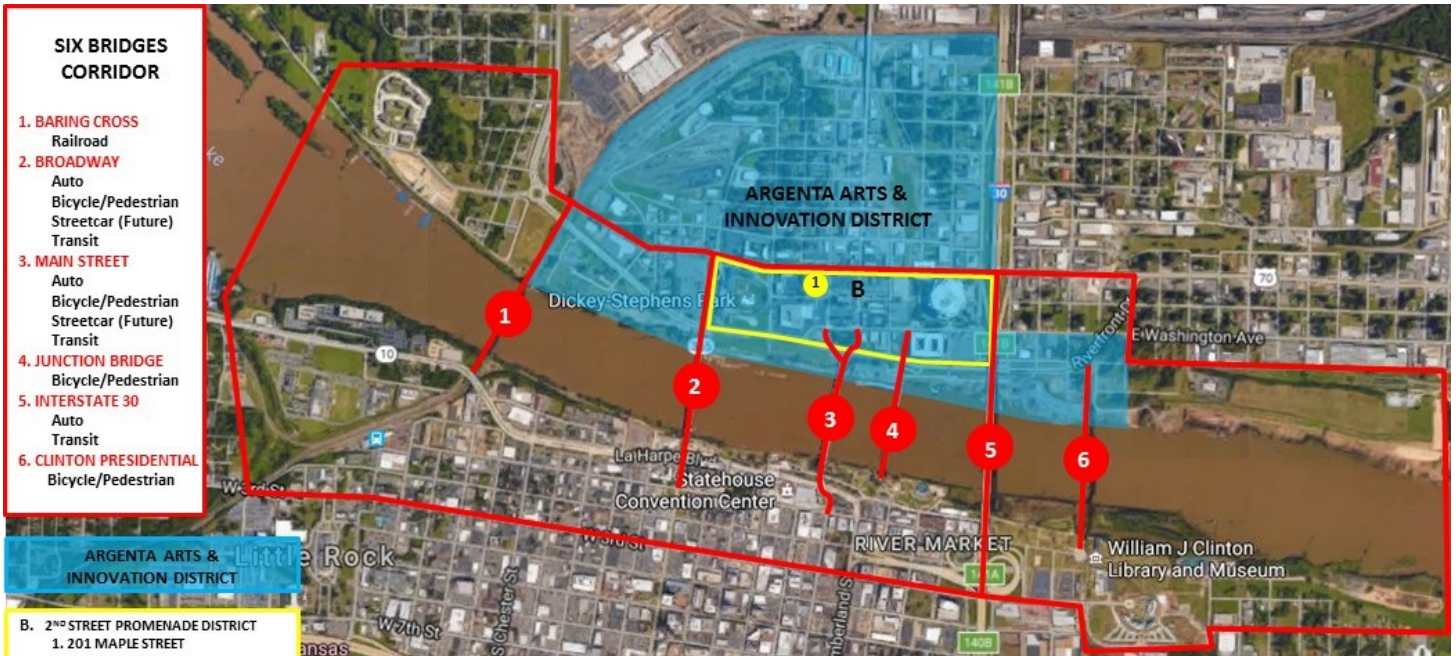
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# DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK SIX BRIDGES CORRIDOR

2ND STREET PROMENADE IN THE ARGENTA ARTS & INNOVATION DISTRICT

## 201 MAPLE STREET, NORTH LITTLE ROCK, AR



201 Maple Street (Yellow Outline) 2nd Street Promenade District (Shaded Yellow) 2nd Street Promenade (in Blue) and the Major Anchors

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- District Boundary
- Promenade
- Promenade Connectors
- 201 Maple Street
- SIX BRIDGES CORRIDOR CONNECTORS**
- Arkansas River Trail
- Rock Region Metro Streetcar Stops
- Bridges

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Six Bridges Corridor (Red) 2nd Street Promenade District (Yellow)

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# DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK SIX BRIDGES CORRIDOR

SECOND STREET PROMENADE IN THE ARGENTA ARTS & INNOVATION DISTRICT

## MAJOR ANCHORS IN THE SECOND STREET PROMENADE DISTRICT



Arkansas River Trail



Dickey Stephens Park - Baseball Stadium



Arkansas Inland Maritime Museum



Arkansas Regional Innovation Hub



Arkansas Sports Hall of Fame Museum



Verizon Arena

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