

LAND FOR SALE

**00 Distribution Drive
.79 ACRES ZONED C-3**

00 DISTRIBUTION DRIVE

Little Rock, AR 72209

PRESENTED BY:

NATHAN HUTCHINS

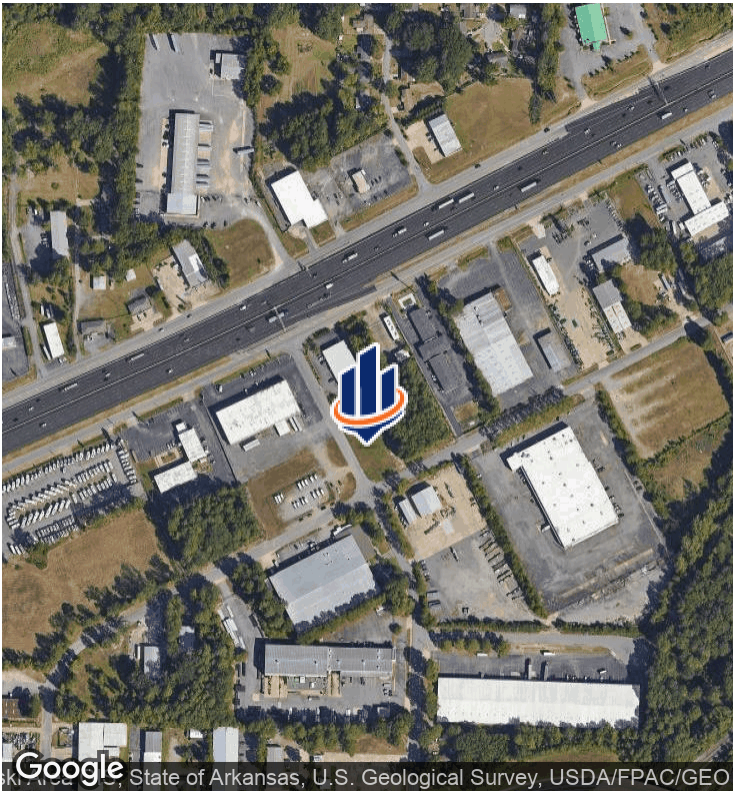
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AR #EB00063530



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$79,900
LOT SIZE:	0.75 Acres
ZONING:	C-3

PROPERTY OVERVIEW

High visibility and close access to I-30. Large level lot.

PROPERTY HIGHLIGHTS

- Large level lot.
- Centrally located off of I-30.
- All utilities on site.
- Industrial-Retail and Office in surrounding area.

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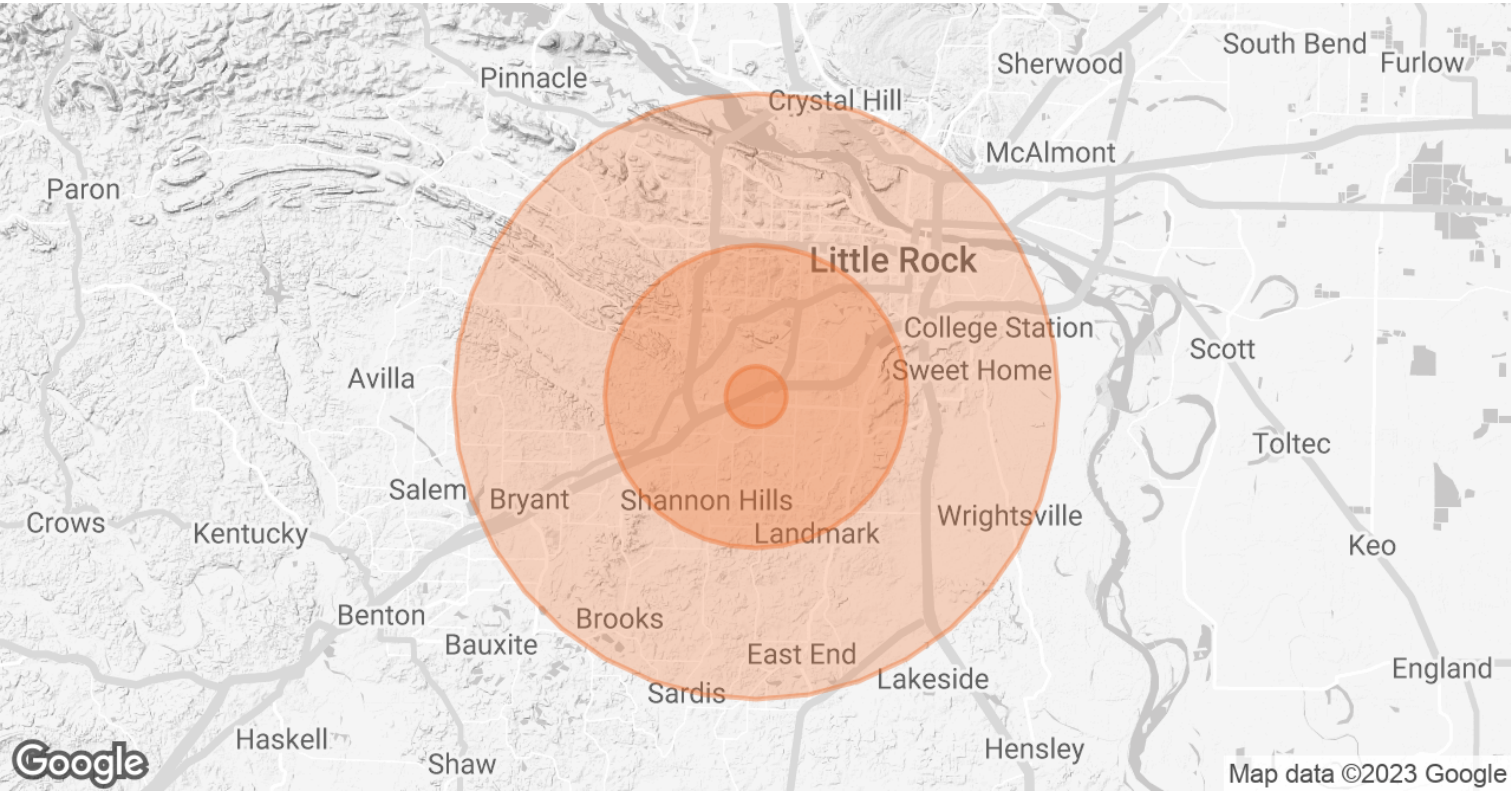
RETAILER MAP



Google
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Map
data
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,949	91,868	285,409
AVERAGE AGE	29.0	30.8	35.2
AVERAGE AGE (MALE)	29.2	30.0	34.0
AVERAGE AGE (FEMALE)	28.2	32.1	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,402	33,671	117,120
# OF PERSONS PER HH	2.8	2.7	2.4
AVERAGE HH INCOME	\$42,859	\$44,657	\$63,037
AVERAGE HOUSE VALUE	\$93,645	\$109,988	\$175,411

* Demographic data derived from 2020 ACS - US Census

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