

SALE

St Vincent Way and LaGrande Drive

Little Rock, AR 72223

PRESENTED BY:

NATHAN HUTCHINS

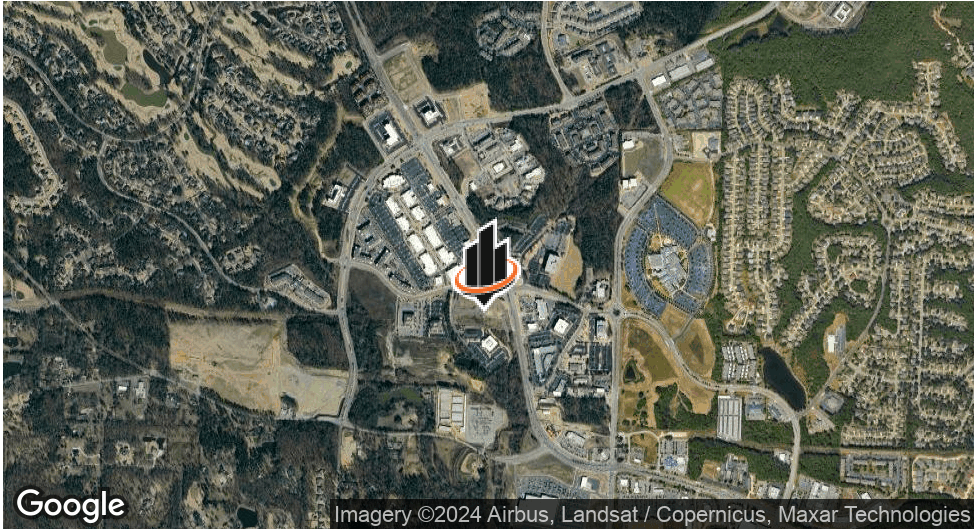
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AR #PB00063530



PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL SALE PRICE:	\$4098124.80
LOT BR-2	\$1,658,764.00
LOT BR-3	\$2,439,360.00
TOTAL AVAILABLE ACREAGE:	3.36 +/-
PRICE / ACRE:	\$28.00 Per Foot
LOT BR-2	1.36+/- Acres
LOT BR-3	2.00 +/- Acres

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PROPERTY OVERVIEW

Located off St Vincent Way and La Grande. High visibility land in the heart of West Little Rock off of Chenal. Adjacent property The Promenade at Chenal. Hard corner is sold to Arvest Bank.

PROPERTY HIGHLIGHTS

- High Traffic in West Little Rock
- Next to The Promenade at Chenal
- Extreme Growth in area and centrally located in the heart of Chenal.
- Land can be subdivided.
- Site will be pad ready with utilities.

RETAILER MAP



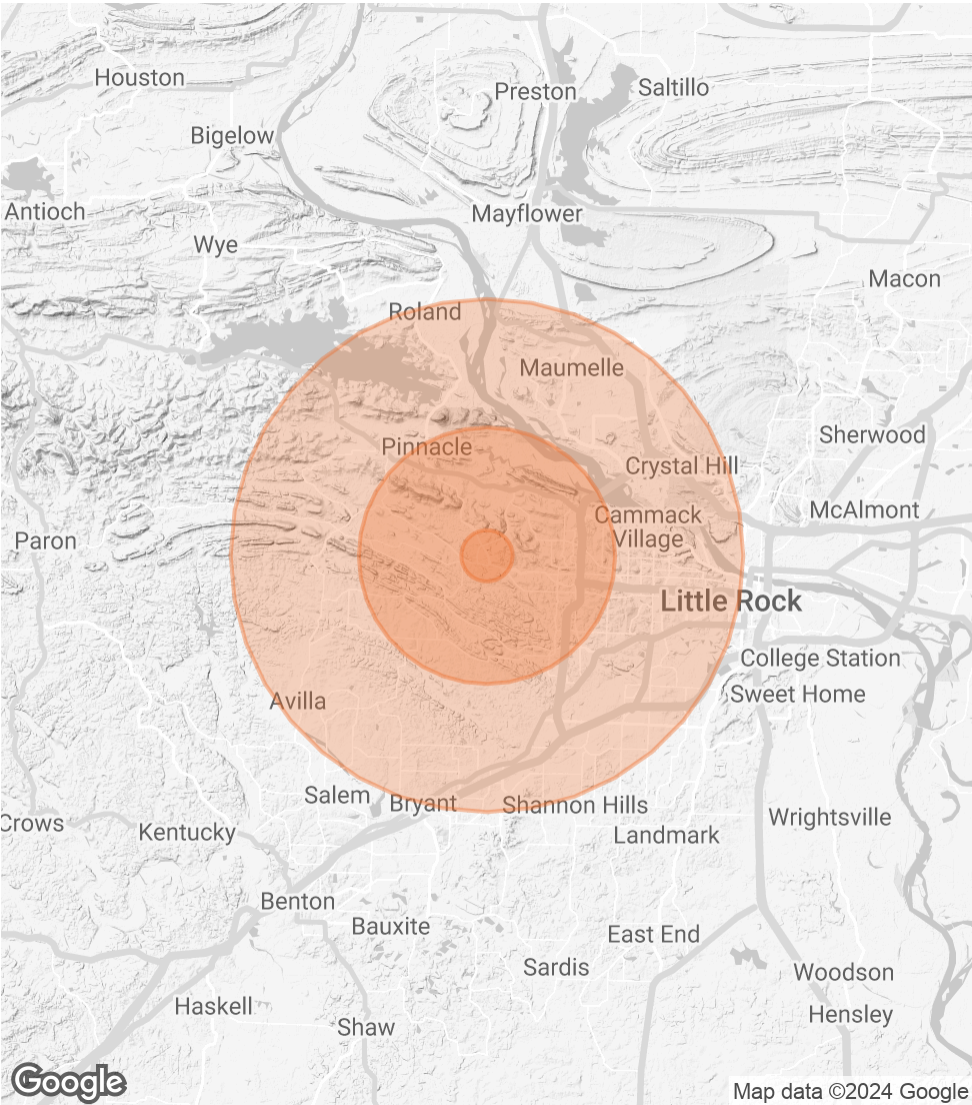
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,057	68,932	224,025
AVERAGE AGE	35.4	37.2	35.9
AVERAGE AGE (MALE)	35.9	36.2	35.0
AVERAGE AGE (FEMALE)	35.2	38.2	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,593	29,006	93,398
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$109,652	\$95,520	\$76,873
AVERAGE HOUSE VALUE	\$420,440	\$310,403	\$224,687

* Demographic data derived from 2020 ACS - US Census



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