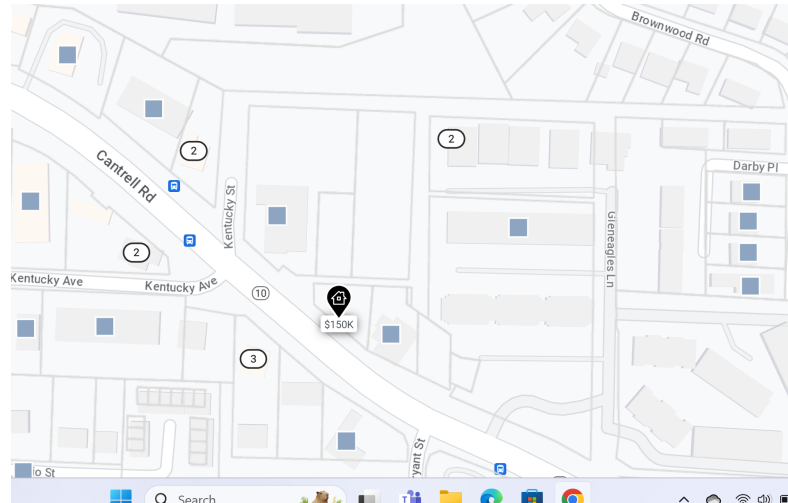


## SPECIAL PURPOSE FOR SALE



7100 Cantrell Rd, Little Rock, AR 72207



### PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at this property in Little Rock, AR. Zoned C3, the location at 7100 Cantrell Rd offers immense potential for a wide range of special purpose/other ventures. The property's strategic position in the thriving Little Rock area presents an advantageous setting for investors seeking a unique opportunity. With its favorable zoning and prime location, this property provides an ideal foundation for specialized development or expansion. Whether pursuing a specific purpose or exploring innovative possibilities, this property offers a versatile canvas for realizing a range of investment objectives. Don't miss the chance to explore the boundless possibilities that await at this prime Little Rock location.

### PROPERTY HIGHLIGHTS

- Zoned C3 for versatile development opportunities
- Prime location in the thriving Little Rock area

### OFFERING SUMMARY

Sale Price:	\$89,900
Lot Size:	7,472 SF
Building Size:	0 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	585	1,890	5,952
Total Population	859	3,127	11,259
Average HH Income	\$60,455	\$66,959	\$85,531

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Little Rock, AR 72223



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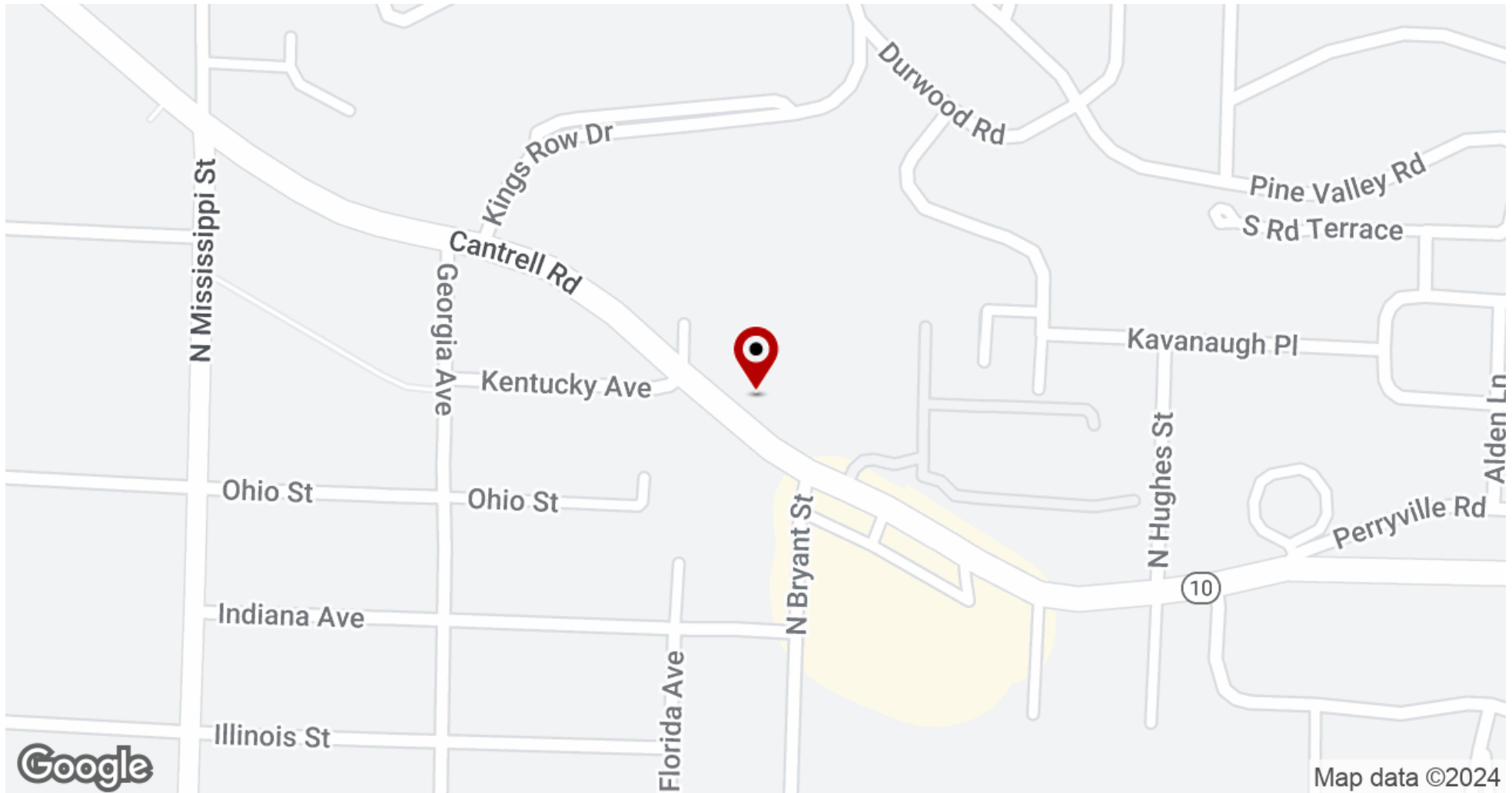
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## SPECIAL PURPOSE FOR SALE



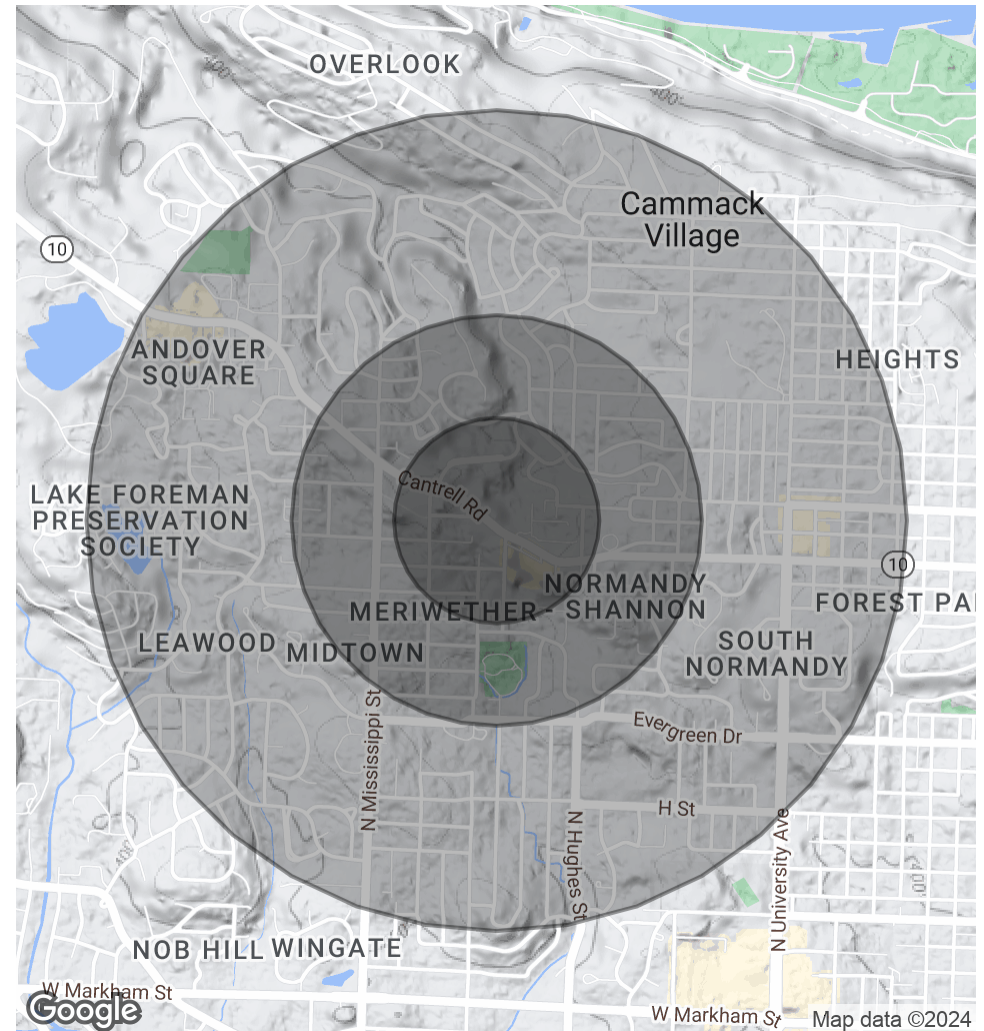
7100 Cantrell Rd, Little Rock, AR 72207

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	859	3,127	11,259
Average Age	36.6	37.2	38.2
Average Age (Male)	35.5	37.0	35.1
Average Age (Female)	40.3	38.6	40.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	585	1,890	5,952
# of Persons per HH	1.5	1.7	1.9
Average HH Income	\$60,455	\$66,959	\$85,531
Average House Value	\$269,142	\$268,889	\$267,261

2020 American Community Survey (ACS)



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