

Downtown Little Rock-North Little Rock

# THE MILL DISTRICT

ARGENTA ARTS & INNOVATION DISTRICT



## Details

1. 200 BISHOP LINDSEY	1.99 ACRES
2. 200 -320 6TH STREET	1.50 ACRES
3. 221 -301 5TH STREET	1.04 ACRES
4. 600 MAIN STREET	1.05 ACRES
5. 520 MAIN STREET	.26 ACRES
6. 514 MAIN STREET	1.03 ACRES
7. 201-321 4TH STREET	3.28 ACRES
8. 406 MAIN STREET	.41 ACRES
A. 100 BISHOP LINDSEY	ROCK REGION STREETCAR
B. 510 MAIN STREET	ARGENTA PLAZA
C. 506 MAIN STREET	NLR HISTORY COMMISSION
D. 420 MAIN STREET	ARGENTA BRANCH LIBRARY
E. 201 BROADWAY ST.	ARK. REG. INNOVATION HUB

## Property Overview

The Mill District is a six block area in the heart of downtown North Little Rock. Named for the feed mill that used to occupy much of the site, this area is the centerpiece of the 2010 Argenta Master Plan. The Rock Region Street Car Barn, North Little Rock's History Commission Building, the Argenta Branch Library, and the Arkansas Regional Innovation Hub are existing. The Argenta Plaza and Argenta Plaza Alley, 5th and 6th Street extension, and the extension of the Arkansas River Trail are in various stages of planning & development.

## Property Highlights

- Sites 1 & 2 - Single Family, Townhomes, Multi-family with Mix of Office/Retail
- Sites 3, 4, 6, 7 - Mixed Use Retail/Restaurant, Office, Multi-Family, Hospitality
- Site 5 - Retail/Restaurants
- These sites are primarily owned by the City of NLR and The Mill LLC

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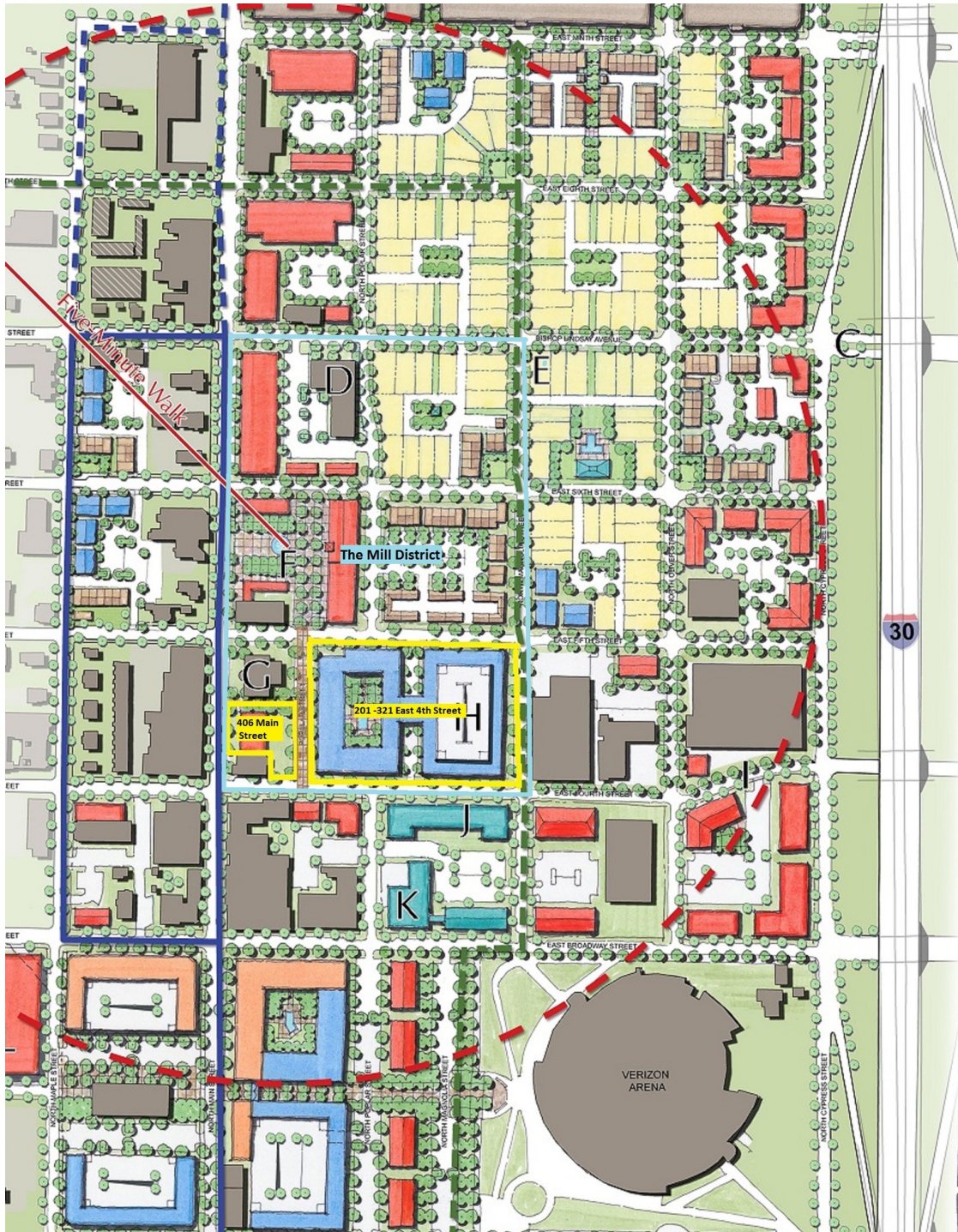
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DOWNTOWN LITTLE ROCK-NORTH LITTLE ROCK

# ARGENTA MASTER PLAN - MILL DISTRICT

ARGENTA ARTS & INNOVATION DISTRICT



Argenta Master Plan - Mill District (Outlined in Light Blue) with 406 Main Street 201-321 East 4th Street (Outlined in Yellow)

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# Downtown Little Rock - North Little Rock in the Argenta Arts & Innovation District

THE MILL DISTRICT CONCEPT PLAN - ARGENTA PLAZA AREA

## DOWNTOWN NORTH LITTLE ROCK, AR



### LAND USE SUMMARY

Building	Use	Floors	Units or Area
A	Retail	1	4,400 sf
B	Converted to Mixed-Use	2	2,750 sf retail + 2,750 sf office
C	Existing Offices	1½	12,000 sf
D	Mixed-Use	3	10,500 sf retail + 21,000 sf office
E	Mixed-Use	3	8,050 sf retail + 16,100 sf office
F	Existing Post Office	2	15,000 sf
G	Mixed-Use	2	4,900 sf retail + 4,900 sf office
H	Existing Offices	1½	4,500 sf
I	Apartments	4	148 units
J	Apartments	4	102 units
K	Parking Deck	6	516 spaces

### PARKING SUMMARY

Use	Number	Ratio
Apartments	375 spaces	1.5 per unit
Townhouses	58 spaces	2 per unit
Retail (30,600 sf total)	153 spaces	5 per 1,000 sf
Office (76,250 sf total)	285 spaces	3.75 per 1,000 sf

**Totals**  
260 on-street spaces  
553 off-street spaces\*  
813 total spaces\*

\*Does not include townhouse parking

### Market Square Concept Plan (Draft)

#### ARGENTA DOWNTOWN DISTRICT

Prepared by Tunnell-Spangler-Walsh & Associates  
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