



COMMERCIAL & INVESTMENT DIVISION

# For Sale Multi-Family Development

## WILL SELL ALL OR PART



## Kanis Road & Michael Drive | Little Rock, AR 72206

### OFFERING SUMMARY

**Land:** 3.42 total Acres +/-  
Lot 1: 1.25 AC  
Lot 2: 1.25 AC  
Lot 3: .919 AC

**For Sale:** Lot 1: \$6.00 psf  
Lot 2: \$6.00 psf  
Lot 3: \$2.75 psr

**Zoning:** R-2

### PROPERTY OVERVIEW

Prime development land ideal for multi-family project or residential development. Centrally located in high traffic area with Kanis Road visibility and easy access to I-630.

Kanis Road - 12,000 VPD  
12th Street - 19,000 VPD



Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-60-2152

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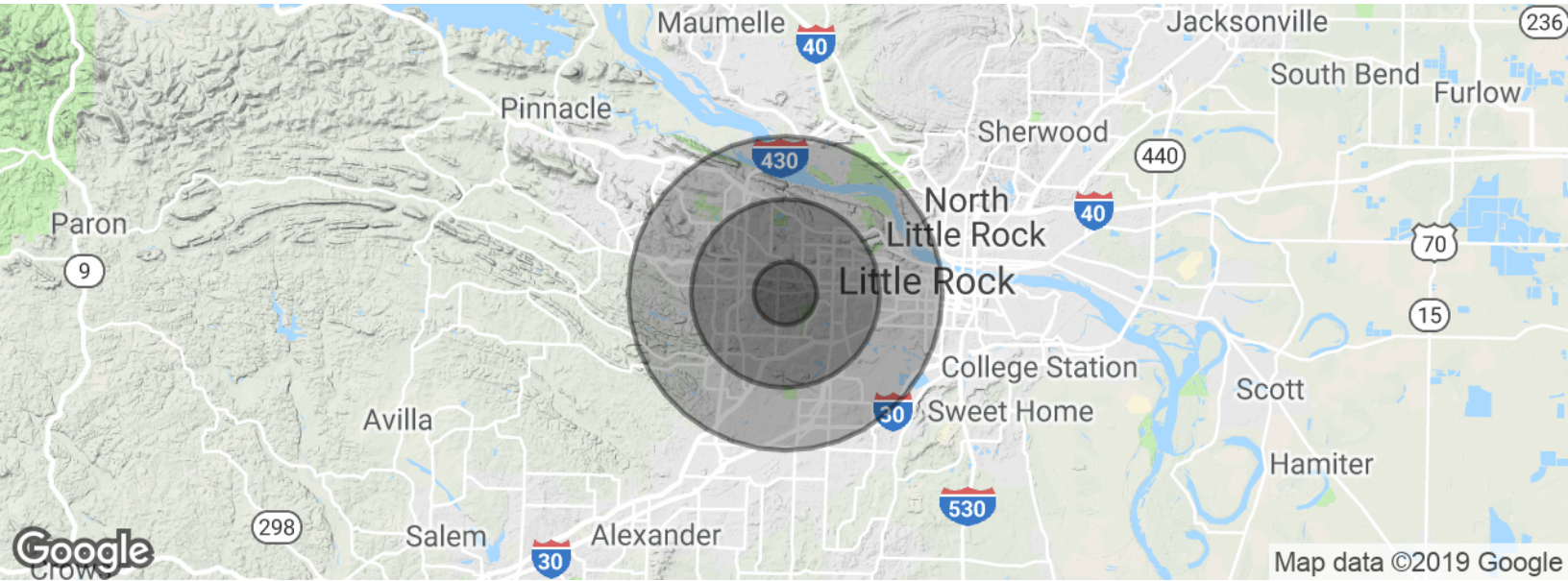




**RPM**  
GROUP

# Demographics Map & Report

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,406	68,161	143,616
Median age	31.7	35.7	35.7
Median age (Male)	30.0	33.8	34.5
Median age (Female)	35.6	38.1	37.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,415	29,998	62,169
# of persons per HH	2.5	2.3	2.3
Average HH income	\$46,068	\$57,941	\$68,759
Average house value	\$123,899	\$141,029	\$185,730

\* Demographic data derived from 2010 US Census

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