

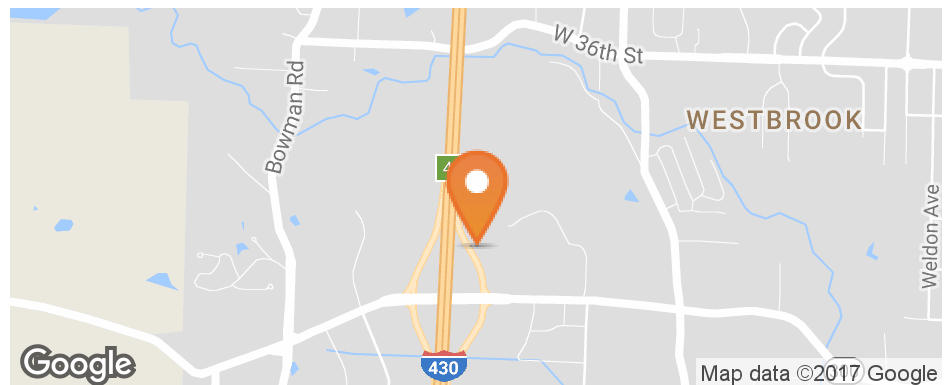
PRIME HIGH GROWTH AREA



I-430 & Colonel Glenn Road | Little Rock, AR 72204

OFFERING SUMMARY

Sale Price:	\$3,500,000
Price / SF:	\$1.25
Lot Size:	63 Acres +/-
Zoning:	O-2 & R-2
Market:	West



PROPERTY OVERVIEW

Prime development land in high growth area with easy interstate access. All utilities are at property or nearby and is to be rezoned PUD. Traffic count of 45,000 VPD on Colonel Glenn Road.

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: 42-43-007

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,647	71,537	150,101
Median age	35.1	36.0	35.4
Median age (male)	33.6	34.6	33.8
Median age (Female)	36.4	37.8	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,543	31,265	64,878
# of persons per HH	2.1	2.3	2.3
Average HH income	\$45,866	\$63,558	\$60,051
Average house value	\$147,688	\$166,887	\$152,151

* Demographic data derived from 2010 US Census

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