

LAND FOR SALE OR LEASE

Riverdale Land | Little Rock, AR



NICK KELLEY

PARTNER | EXECUTIVE VICE PRESIDENT

📞 501.375.3200 | 📠 501.244.7541

nkelley@kelleycp.com

BILL PENDERGIST, SIOR

PARTNER | AGENT

📞 501.375.3200 | 📠 501.244.7511

bpendergist@kelleycp.com



LAND FOR SALE OR LEASE

Riverdale Land | Little Rock, AR

AVAILABLE

+/- 13.48 acres
(See attached description of tracts)

*Multiple tracts available on Riverfront Drive and
Cottondale Drive

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
DAYTIME POPULATION	9,541	164,874	246,275
AVERAGE HH INCOME	\$71,307	\$61,033	\$64,852
TOTAL HH	3,424	32,545	63,128

TRAFFIC COUNTS

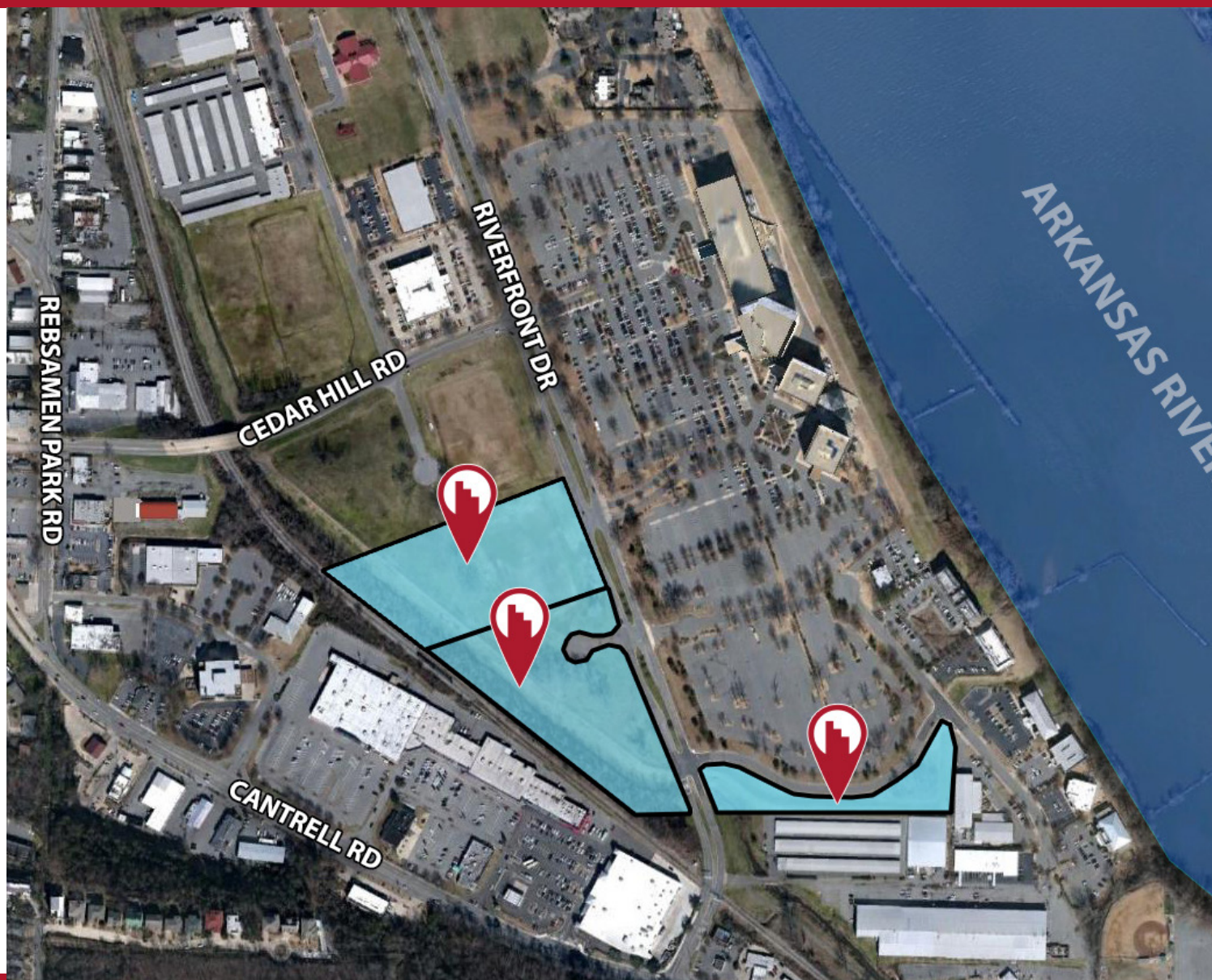
Cantrell Road - 30,000 VPD
Arkansas River Trail/Riverfront Drive - 10,000 VP

PRICE

Please contact agent to discuss pricing.

COMMENTS

- Unique land development opportunity in the desirable Riverdale area
- Close proximity to the Arkansas River, parks, the River Trail, and CBD
- Stable neighborhood consisting of professional offices, high-end residences, and popular local restaurants
- Within 10 miles of Clinton National Airport



NICK KELLEY

PARTNER | EXECUTIVE VICE PRESIDENT
O 501.375.3200 | D 501.244.7541
nkelley@kelleycp.com

BILL PENDERGIST, SIOR

PARTNER | AGENT
O 501.375.3200 | D 501.244.7511
bpendergist@kelleycp.com



KELLEY COMMERCIAL
PARTNERS

LAND FOR SALE OR LEASE

Riverdale Land | Little Rock, AR

SITE PLAN



NICK KELLEY

PARTNER | EXECUTIVE VICE PRESIDENT

☎ 501.375.3200 | 📠 501.244.7541

nkelley@kelleycp.com

BILL PENDERGIST, SIOR

PARTNER | AGENT

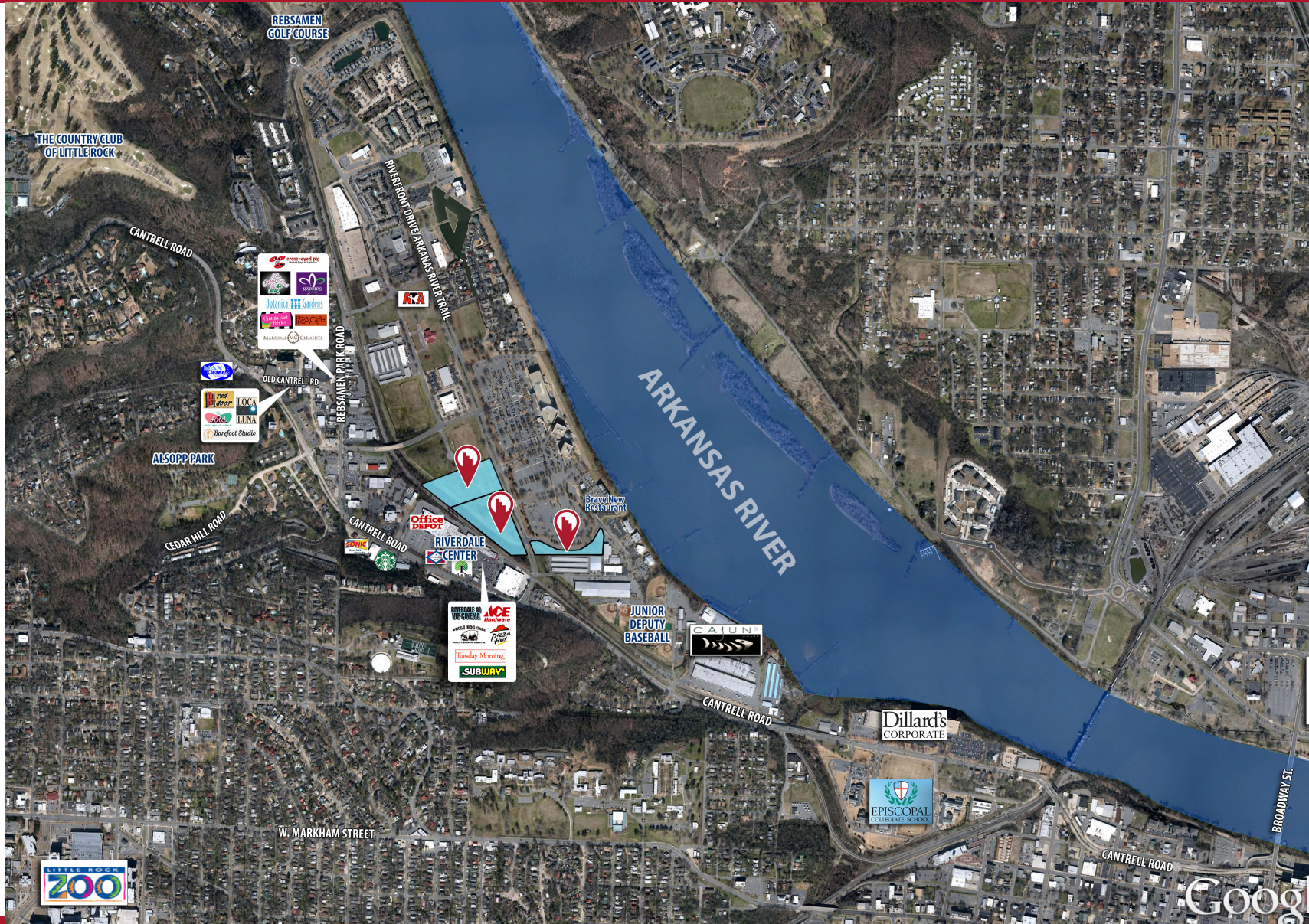
☎ 501.375.3200 | 📠 501.244.7511

bpendergist@kelleycp.com



Riverdale Land | Little Rock, AR

AERIAL



NICK KELLEY

PARTNER | EXECUTIVE VICE PRESIDENT

📞 501.375.3200 | 📠 501.244.7541

nkelley@kelleycp.com

BILL PENDERGIST, SIOR

PARTNER | AGENT

📞 501.375.3200 | 📠 501.244.7511

bpendergist@kelleycp.com



LAND FOR SALE OR LEASE

Riverdale Land | Little Rock, AR

TRADE AREA AERIAL



NICK KELLEY

PARTNER | EXECUTIVE VICE PRESIDENT

📞 501.375.3200 | 📠 501.244.7541

nkelley@kelleycp.com

BILL PENDERGIST, SIOR

PARTNER | AGENT

📞 501.375.3200 | 📠 501.244.7511

bpendergist@kelleycp.com



ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



NICK KELLEY

PARTNER | EXECUTIVE VICE PRESIDENT



BILL PENDERGIST, SIOR

PARTNER | AGENT

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002



**KELLEY COMMERCIAL
PARTNERS**

kelleycp.com | [in](#) [f](#) [@](#)

CHAINLINKS
RETAIL ADVISORS