

PRIME COMMERCIAL LOT AVAILABLE FOR SALE

Lot Size: .34 acres

11415 W. Markham Street, Little Rock, Arkansas 72211

Sale Price: \$375,000

HIGHLIGHTS

High-Visibility Location

Signalized Access

High Traffic Count (27,000 ADT)

Across from National Retail
& Restaurant Uses

All Utilities at the Site



Offered Exclusively by:



5507 Ranch Drive, Suite 201 / Little Rock, 72223

Contact: Jill Bryant

Principal Broker

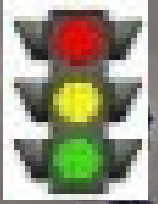
License: PB00048556

Office: 501-868-9790 Ext 113 (1 for VoiceMail)

Text: 501-604-4551

Email: jill@westgroupllc.com

W. Markham St



110'

SITE
.34 acres

To Traffic Signal →

137.49'

Building has
been removed

Goodyear

Common
Drive

135.13'

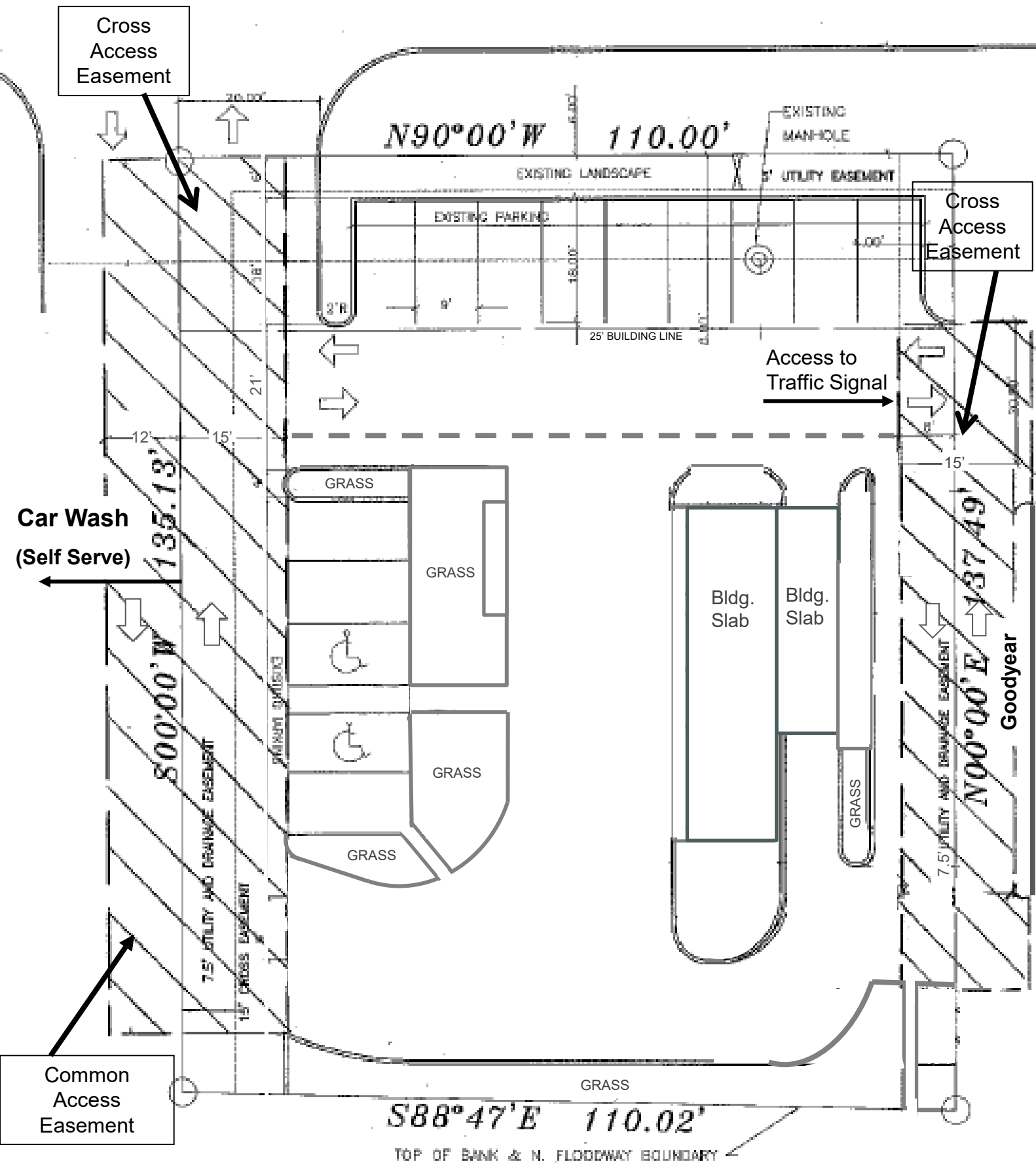
Common
Drive

Car Wash
(Self-Serve)

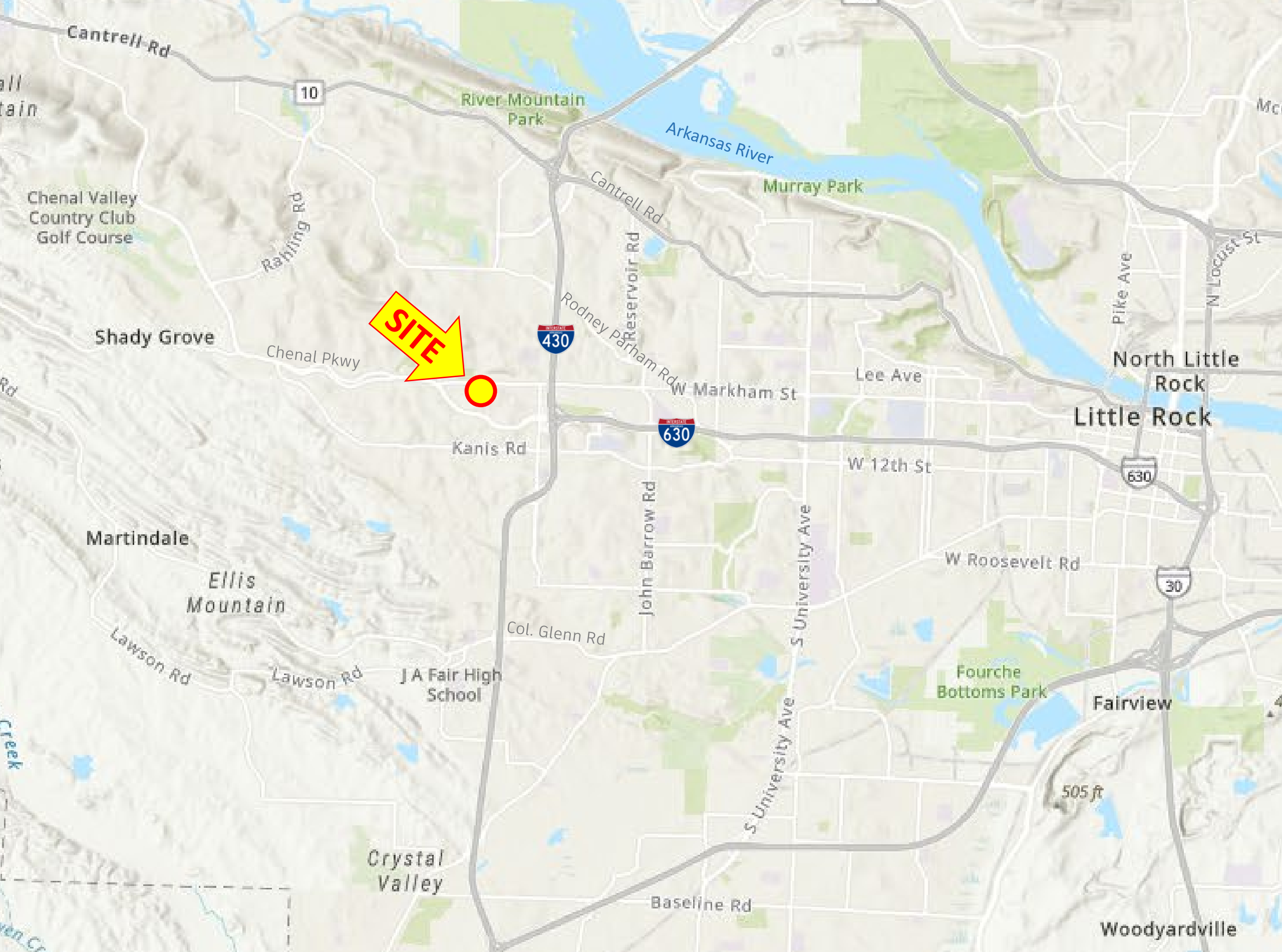
110'

Rock Creek

WEST MARKHAM STREET







SITE



Kanis Rd

INTERSTATE 430

INTERSTATE 630

630

30

North Little Rock
Little Rock

J A Fair High School

Fourche Bottoms Park

Fairview

Woodyardville

Crystal Valley

Baseline Rd

S University Ave

John Barrow Rd

Col. Glenn Rd

W 12th St

W Roosevelt Rd

Lee Ave

W Markham St

Rodney Parham Rd

Reservoir Rd

Cantrell Rd

River Mountain Park

Murray Park

Rahling Rd

Chenal Pkwy

Shady Grove

Martindale

Ellis Mountain

Lawson Rd

Lawson Rd

Chenal Valley Country Club Golf Course

Cantrell Rd

10

505 ft

AREA RETAIL & KEY USE AERIAL

The map displays the proposed site location (marked with a red dot and labeled 'SITE') within a commercial and residential area. Key features include:

- Major Roads:** W. Markham St, Chenal Pkwy, Financial Center Pkwy, Bowman Rd, Autumn Rd, Center View Dr, Shackleford Rd, and Interstate 430/630.
- Traffic Volume (ADT):**
 - W. Markham St: 39,000 ADT (northbound), 27,000 ADT (southbound)
 - Chenal Pkwy: 24,000 ADT (northbound), 21,000 ADT (southbound)
 - Interstate 430: 89,000 ADT (northbound), 113,000 ADT (southbound)
 - Interstate 630: 113,000 ADT (northbound)
 - Chenal Pkwy: 37,000 ADT (northbound), 18,000 ADT (southbound)
 - Kanis Rd: 17,000 ADT
 - Shackleford Rd: 24,000 ADT
- Land Use Designations:** Single-Family Residential, Office Park, Shops, and Auto Mall.
- Key Retail and Commercial Establishments:**
 - Shops:** Target, Home Depot, Hobby Lobby, MarDel, Mattress Firm, Whole Foods, Best Buy, at home, Urban Air, IHOP, Pinnacle Pointe, MainStay Suites, Hilton Garden Inn, Wingate by Wyndham, Hampton Inn, Residence Inn, Arkansas Heart Hospital, Farm Bureau Office, Baptist Health Hospital & Medical Office Complex, Westlake Corporate Park, Bowman Business Park, Ice & Roller Rink, Telcoe, and various restaurants like Chick-fil-A, Sonic, and McDonald's.
 - Office Park:** Several office buildings and parks are located in the area.
 - Single-Family Residential:** Residential areas are shown throughout the map.

Google B

NEIGHBORHOOD KEY USE AERIAL

