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±7.54 ACRES OF LAND AVAILABLE

Otter Creek Rd & Bass Pro Dr, Little Rock, AR



CONTACT US TODAY
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Property Understanding

OVERVIEW

Offering & Price	For Sale \$2,899,000
Address	Otter Creek Rd & Bass Pro Dr, Little Rock, AR 72210
Property Type	Land
Lot Size	±7.54 Acres
Zoning	C-4
Frontage	<ul style="list-style-type: none"> ○ Otter Creek Rd – 265 feet of frontage ○ I-30 – 350 feet of frontage
Traffic Counts	<ul style="list-style-type: none"> ○ Otter Creek Rd – 11,000 VPD ○ I-30 – 124,000 VPD

PROPERTY HIGHLIGHTS

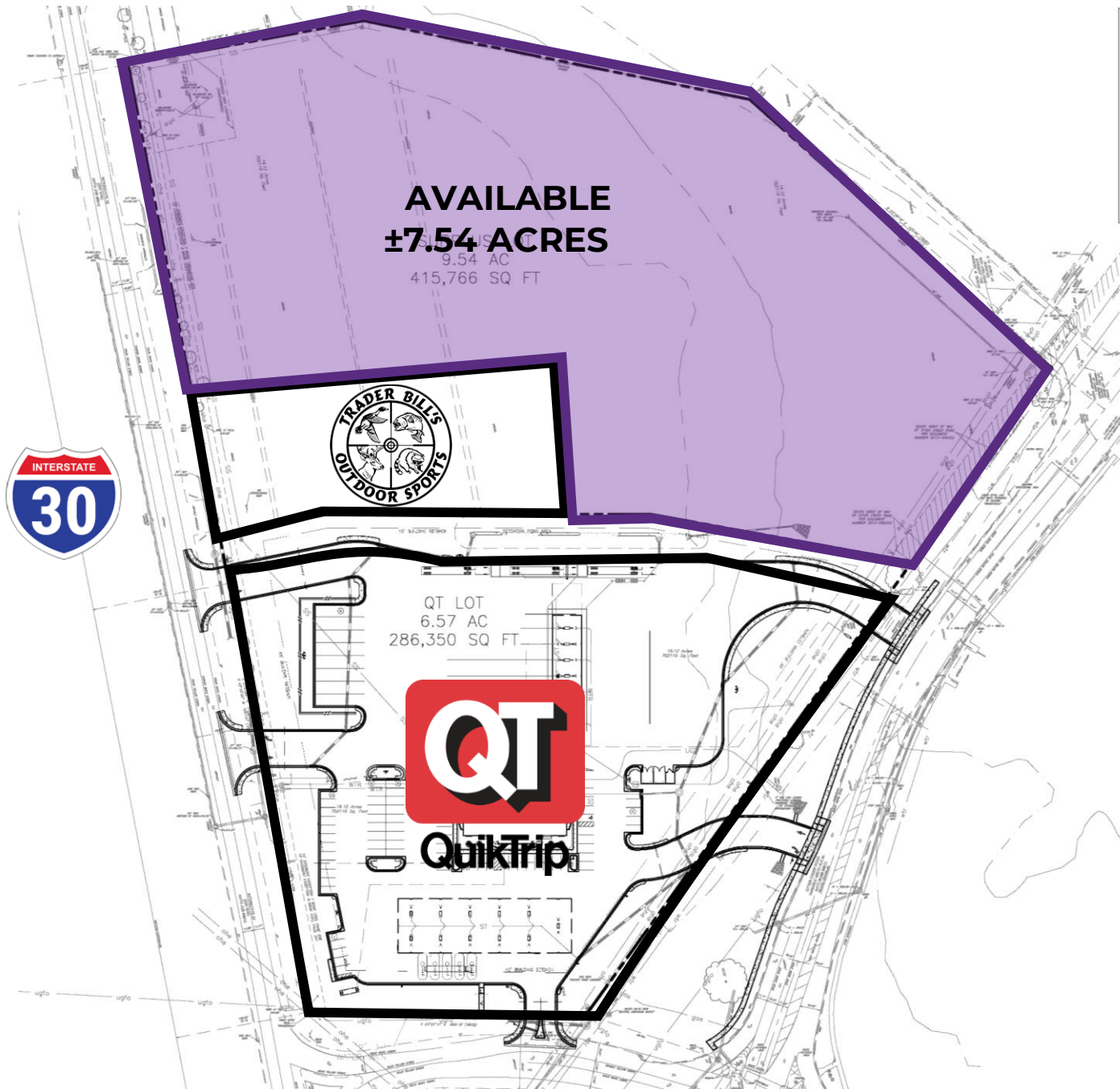
- Premier ±7.54-acre site with exceptional visibility along Interstate 30, which sees 124,000 vehicles per day
- Prominent frontage along I-30, Otter Creek Road, and Bass Pro Drive, offering multiple access points and strong exposure
- Strategically positioned along a primary arterial corridor connecting Little Rock, Bryant, and Benton
- Directly adjacent to the newly developed QuikTrip Travel Center, driving consistent daily traffic
- Immediate access to I-30 and I-430, two of Arkansas' most heavily traveled interstates
- Located at one of the state's busiest retail and entertainment corridors, directly across from Bass Pro Shops, Movie Tavern, Dave & Buster's, Outlets of Little Rock, and additional national retailers
- Flexible development potential with the ability to subdivide
- Ideal for retail, restaurant, hospitality, or mixed-use concepts (convenience store and motor fuel sales prohibited)

[Click Here for the Drone Video](#)









Little Rock, Arkansas



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city is considered where “America Comes Together,” boasting 40% of the nation’s population and buying power within a 550-mile radius of the city center.

The Central Arkansas region experienced a significant growth in population over the past decade due to the three major universities that call the area home, a growing technology sector, and a variety of government- and business-related industries. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.”

Specifically, the Mabelvale/Otter Creek area has seen immense growth in recent years. Notably, the Outlets of Little Rock, a 365,000 SF open-air shopping center, and adjacent attractions, including Dave & Buster’s, Bass Pro Shops, Movie Tavern, and others, drive high retail traffic in the area.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	26,358	73,250	280,885
Households	10,542	28,364	116,818
Average Age	37.2	37.2	39.3
Average Household Income	\$56,609	\$60,904	\$72,408
Businesses	555	1,416	9,889

**Demographic details based on property location*

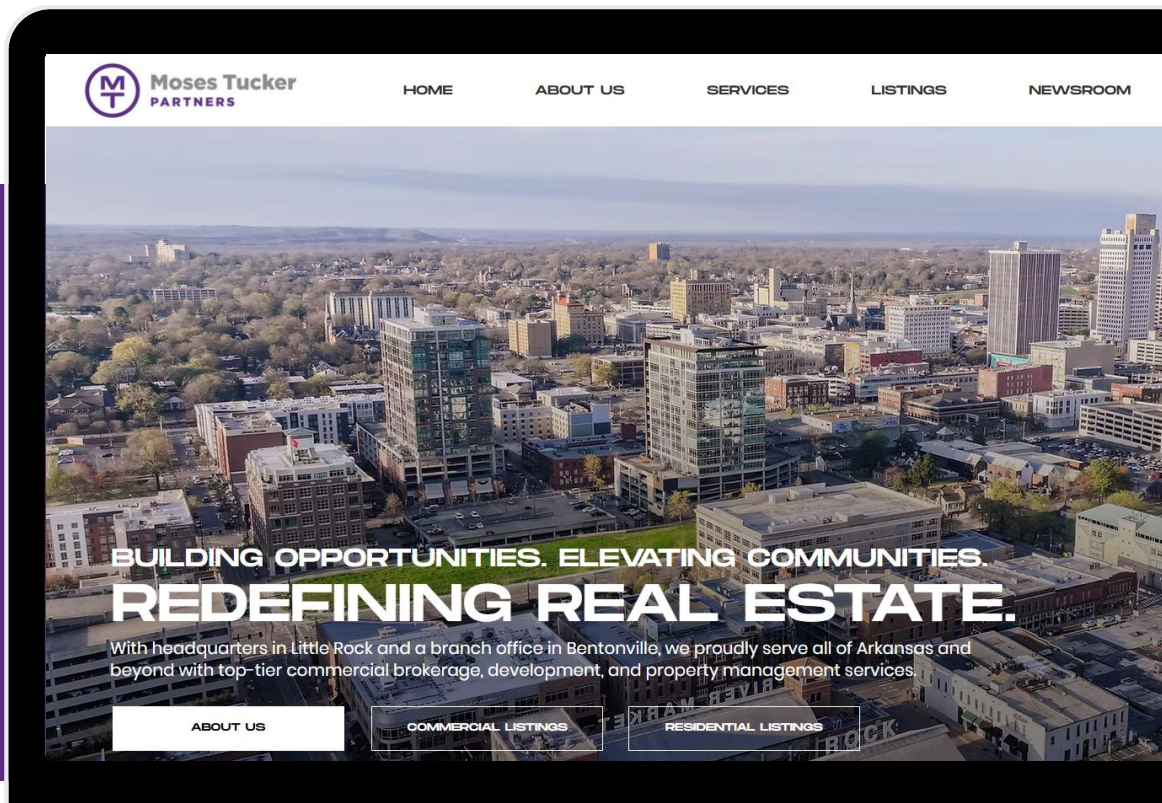
CONNECT

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