

±7.54 ACRES OF LAND AVAILABLE

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



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

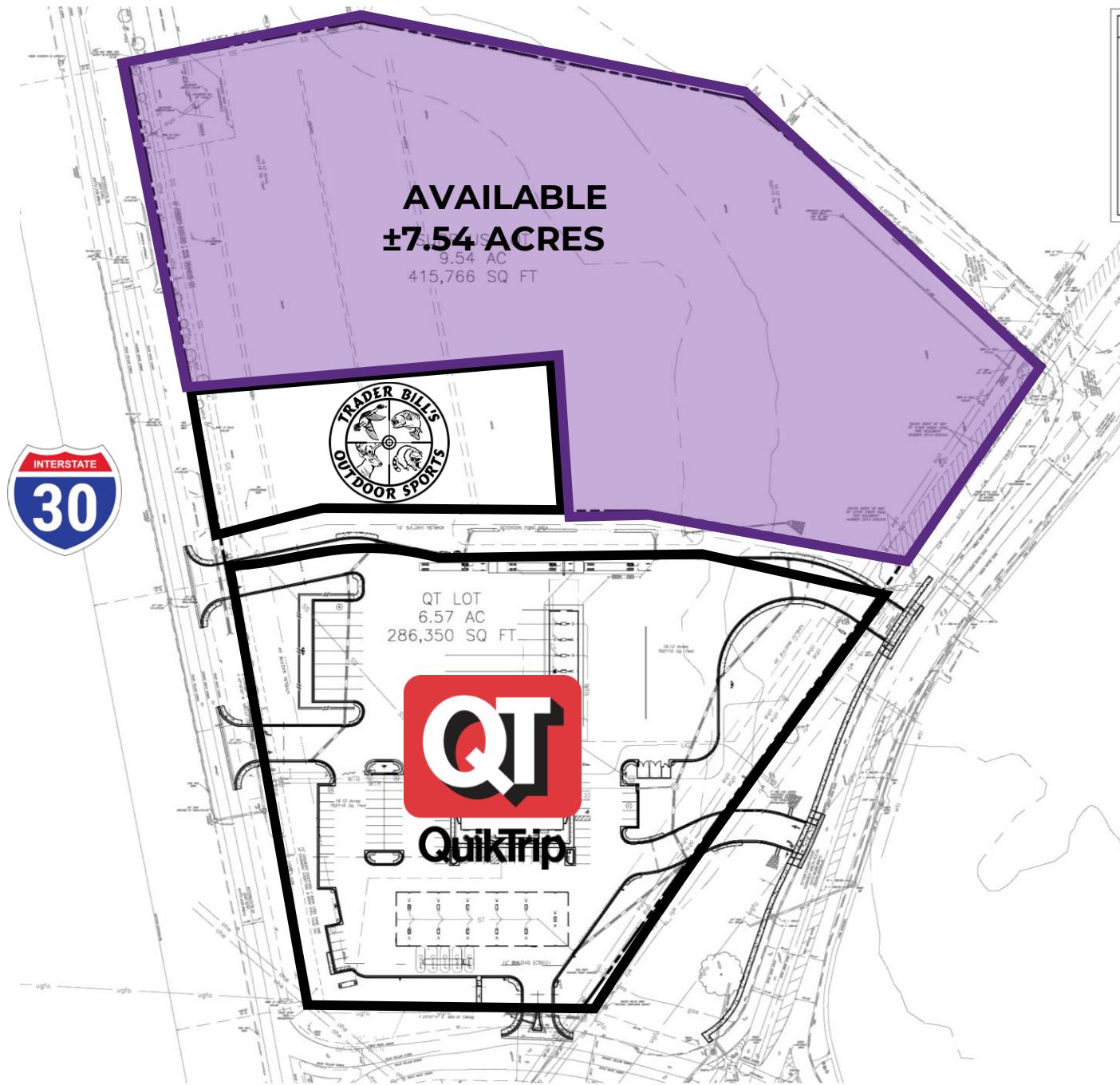
- Premier ±7.54-acre site with exceptional visibility along Interstate 30, which sees 124,000 vehicles per day
- Prominent frontage along I-30, Otter Creek Road, and Bass Pro Drive, offering multiple access points and strong exposure
- Strategically positioned along a primary arterial corridor connecting 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



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





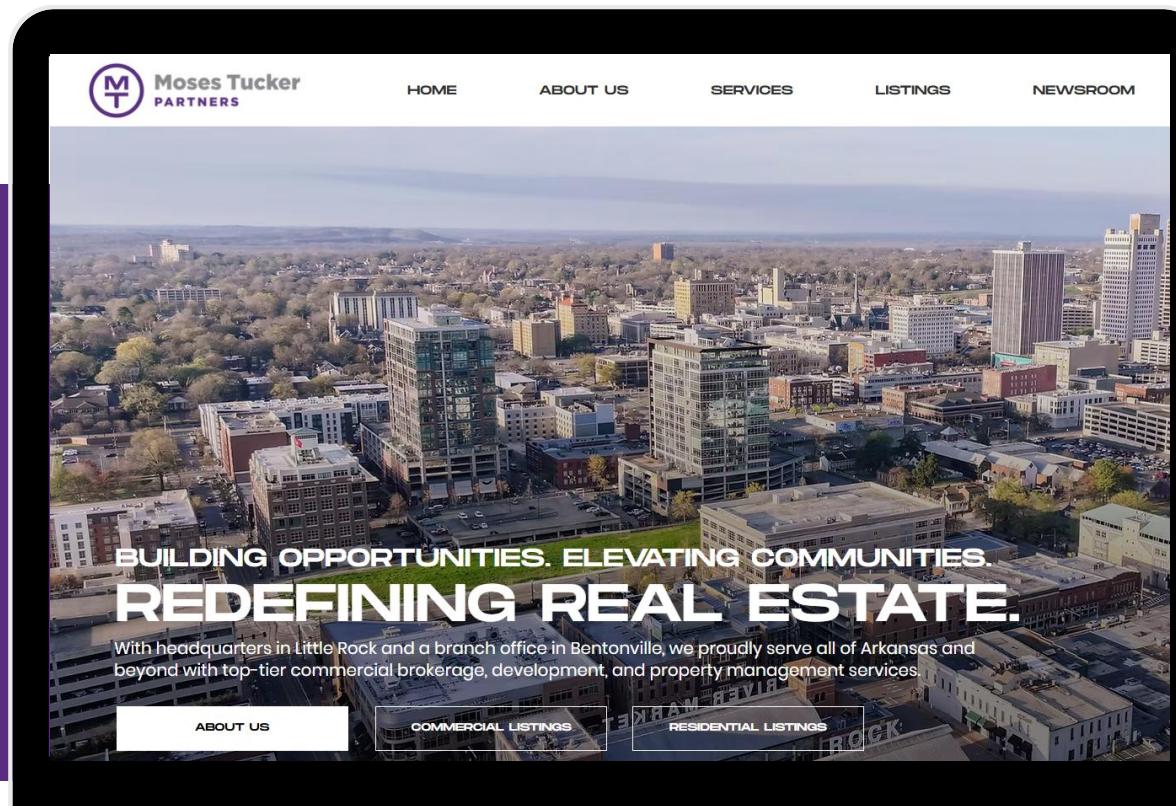
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Chris Moses

Principal, President & CEO

cmoses@mosestucker.com

Chris Monroe

Principal & Vice President, Corporate Services

cmonroe@mosestucker.com

Greyson Skokos

Principal & Vice President of Brokerage

gskokos@mosestucker.com

George Friedmann

Principal & Vice President of Development

gfriedmann@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.