



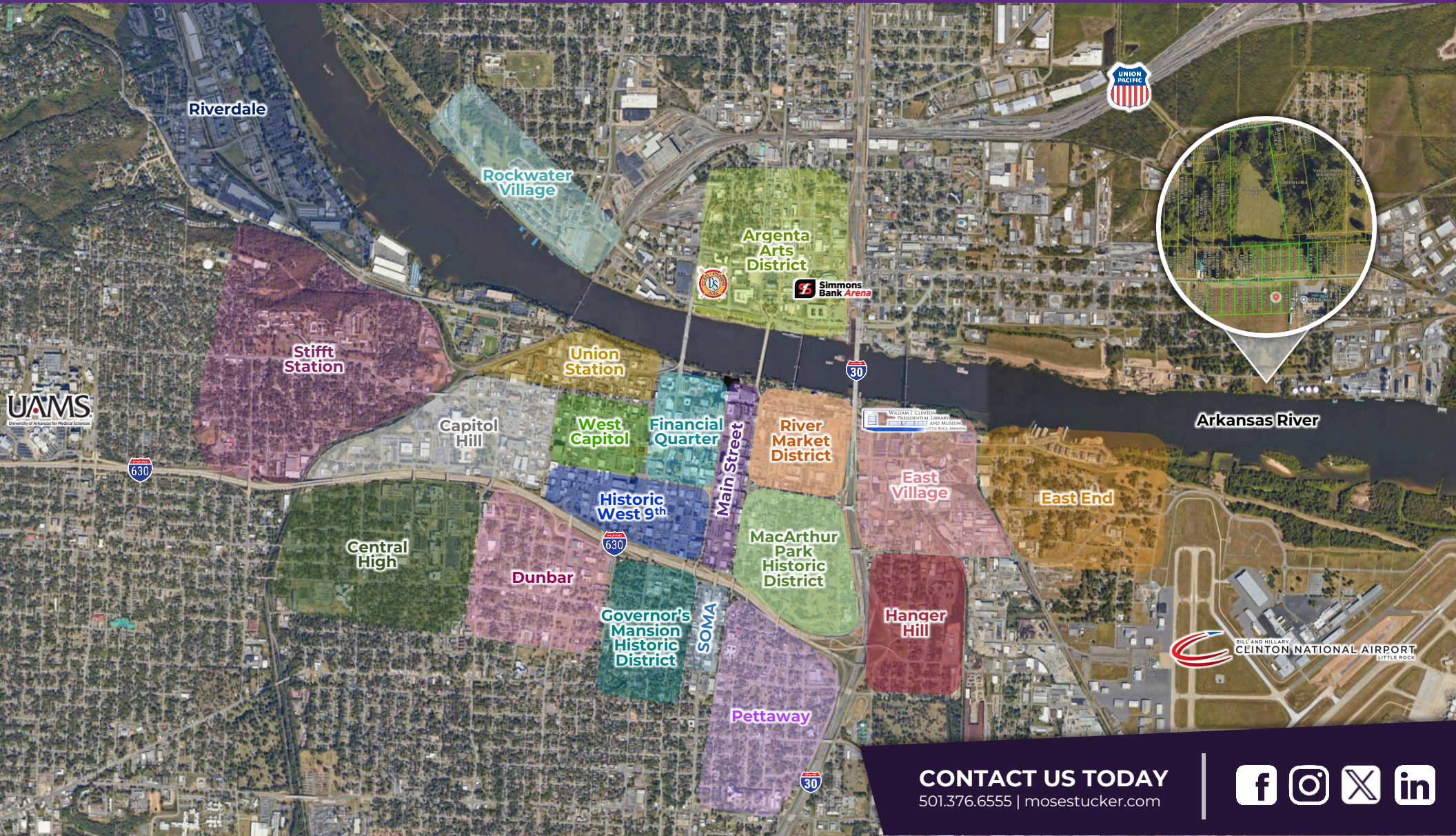
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# ±8.88 ACRES OF RIVERFRONT LAND FOR SALE

## 3102 Gribble Street, North Little Rock, Arkansas



**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](http://mosestucker.com)



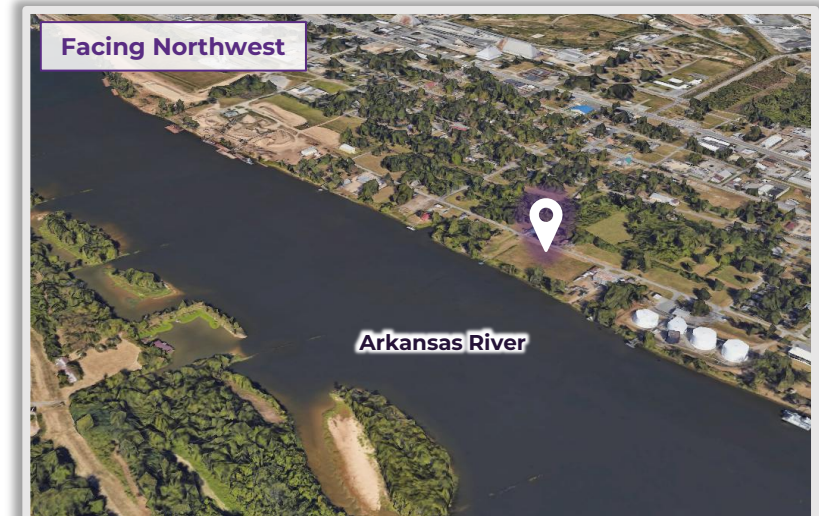
## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sale
<b>Price</b>	\$500,000
<b>Address</b>	3102 Gribble Street
<b>City/State</b>	North Little Rock, Arkansas 72114
<b>Property Type</b>	Land
<b>Lot Size</b>	±8.88 Acres (±386,813 SF)
<b>Zoning</b>	C-4 & R-4
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ East Broadway St – 20,000 VPD</li> <li>○ East Washington Ave – 3,300 VPD</li> <li>○ Interstate 30 – 133,000 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- Premium ±8.88-acre waterfront lot along the banks of the Arkansas River
- Situated east of anticipated development projects
- Easy access to the Arkansas River Trail
- Commercial and residential zoning across the ±8.88 acres
- Convenient proximity to downtown North Little Rock/Argenta Arts District (2.3 miles) and downtown Little Rock (3 miles)
- Near I-30 (2 miles), I-440 (4.5 miles), and the Union Pacific Railroad - North Little Rock Terminal (2 miles)







## North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which [Forbes](#) recognized as one of the country's top 10 best places for young professionals to live.

North Little Rock boasts a diverse assortment of retail, office, and residential properties, along with the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods. Home to more than 64,400 residents, North Little Rock is the seventh-largest community in Arkansas.

Notable entertainment destinations are a significant tourism draw in North Little Rock, specifically the 18,000-seat Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers baseball team, the AA affiliate of the Seattle Mariners. Economic development is flourishing in the city, with the recent announcement of a [30,000-square-foot conference center](#) and a [14-story hotel, condo, restaurant, and office building](#). Plus, [improvements](#) have been made at multiple community centers as part of a recent half-cent sales tax increase, and the Arkansas Department of Public Safety recently purchased 19 acres in the city to build a new state-of-the-art [Arkansas State Crime Laboratory](#).

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	41,375	108,458	287,680
<b>Households</b>	20,144	49,409	125,803
<b>Average Age</b>	40.6	40.6	39.7
<b>Average Household Income</b>	\$70,889	\$81,408	\$83,444
<b>Businesses</b>	3,186	6,318	12,722

*\*Demographic details based on property location*

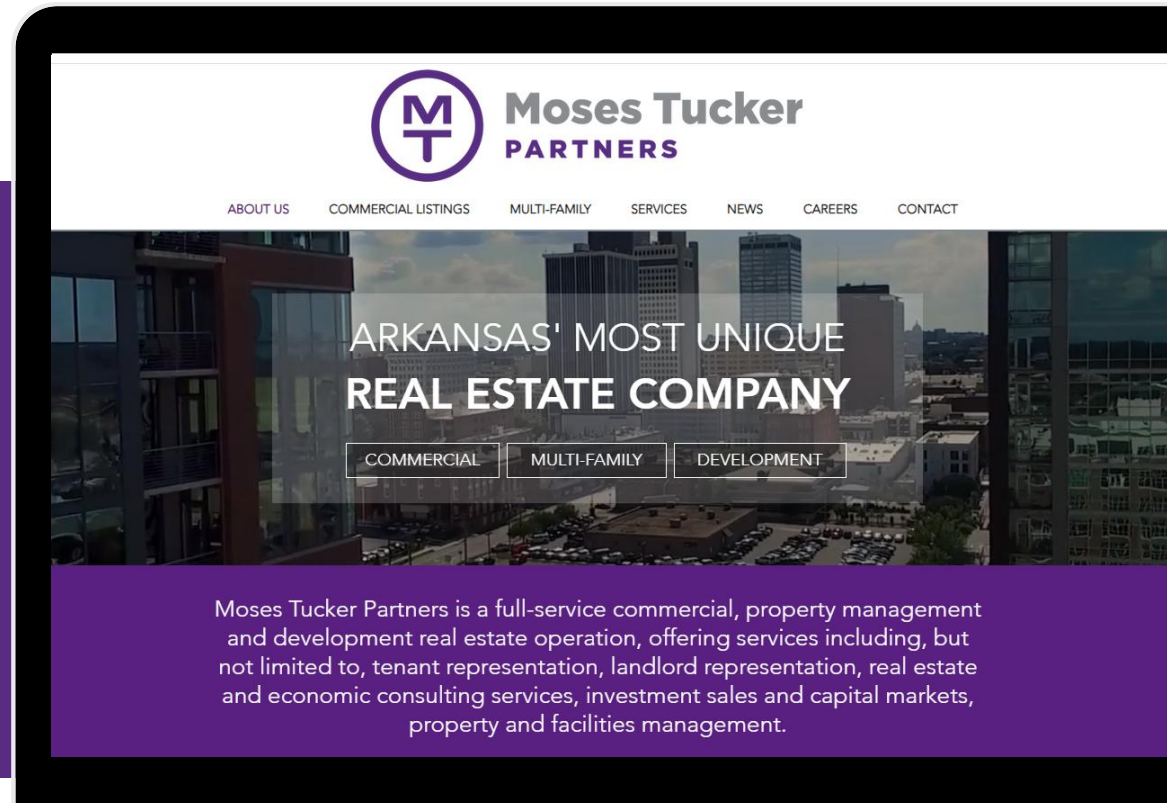
# CONNECT

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