

Colliers

THE Middle

PLEASANT RIDGE
TOWN CENTER

West Little Rock's Premier Mixed-Use Destination
SE CORNER OF RODNEY PARHAM ROAD AND HIGHWAY 10, LITTLE ROCK, AR

N RODNEY PARHAM RD

CANTRELL RD - 41,000 VPD

AVAILABLE

AVAILABLE

SOLD

SOLD

AVAILABLE

CONTACT US

Bill Pendergist, SIOR
+1 501 850 0750
bill.pendergist@ar.colliers.com

Isaac Smith, SIOR, CCIM
+1 501 850 0736
isaac.smith@ar.colliers.com

Kevin Huchingson, SIOR, CCIM
+1 501 850 0708
kevin.huchingson@ar.colliers.com

Colliers | Arkansas
Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

Accelerating success.

Property features

Mixed-Use Development Lots

- Lots ranging from 0.68 to 3.20 acres for ground lease, build-to-suit, or sale
- Zoned: PCD with C-3 uses
- Easily accessible at the Highway 10/I-430 intersection
- Co-tenants include: hotel & medical office
- Traffic counts: approximately 49,000 vehicles per day on Cantrell Road, 9,300 vehicles per day on N. Rodney Parham Road and 77,500 vehicles per day on I-430



The Middle

The Middle is a 10+AC mixed-use development at the southeast corner of Rodney Parham Rd. and Hwy. 10 near one of the state's highest-volume traffic corridors. Construction planning is currently underway for this new community development. Once complete, The Middle will feature a mix of retail, restaurants, hotel, office and entertainment, anchored by a common courtyard/ community hub plaza. The development is expected to become a vibrant community hub with amenities such as:

- Integrated walking and biking trails
- Tree and greenspace preservation around a natural creek running through the complex
- Outdoor and communal space



Lot	1	2	3	4	5	6	7	8
Size	1.31	1.46	0.80	0.90	1.64	1.02	1.07	1.82
Price	\$38	\$35	\$35	\$32	SOLD	SOLD	\$24	\$24

Lots 2-4 can be combined for a total of 3.16 acres
 Lots 7 & 8 can be combined for a total of 2.89 acres

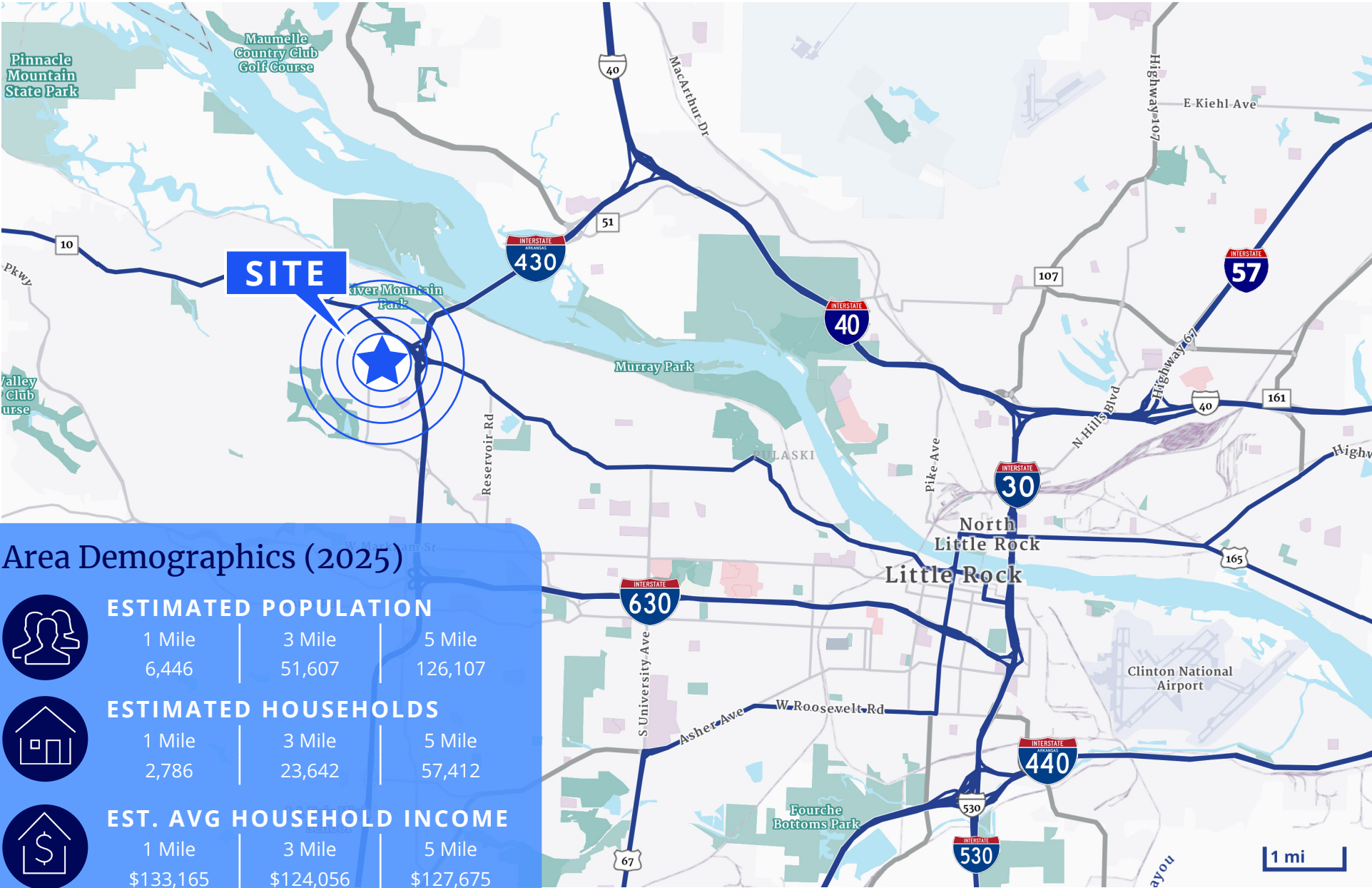
Property aerial



Property aerial



City aerial



Property renderings



Conceptual renderings, subject to change

THE Middle

SE CORNER OF RODNEY PARHAM ROAD AND HIGHWAY 10, LITTLE ROCK, AR



Contact us:

Bill Pendergist, SIOR
+1 501 850 0750
bill.pendergist@ar.colliers.com

Isaac Smith, SIOR, CCIM
+1 501 850 0736
isaac.smith@ar.colliers.com

Kevin Huchingson, SIOR, CCIM
+1 501 850 0708
kevin.huchingson@ar.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

