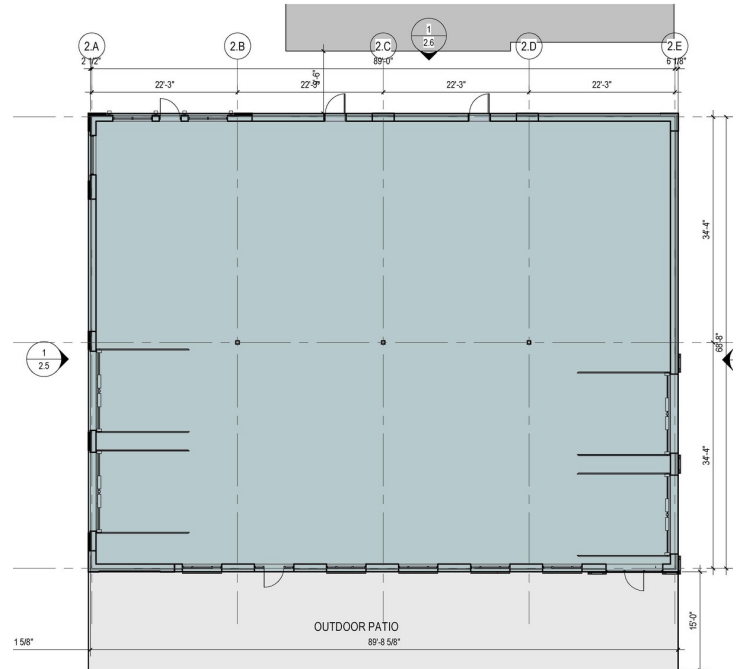
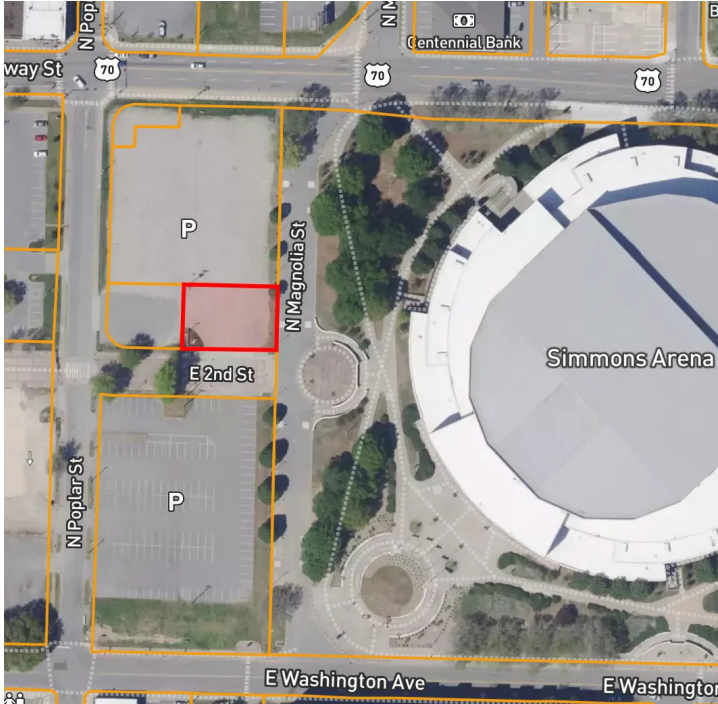


The Arena District - Lot 6B

The Arena District - Lot 6B - 230 Broadway Street



OFFERING SUMMARY

| | |
|------------------|--|
| Sale Price: | \$250,000 |
| Lot Size: | 8,270 SF |
| Number of Units: | 1 |
| Year Built: | 2027 |
| Zoning: | C-6 Urban |
| Market: | Central Arkansas |
| Submarket: | Downtown Little Rock - North Little Rock |
| Traffic Count: | 26,000 |

PROPERTY OVERVIEW

This approximately 8,270 SF lot can accommodate a building on a 90' x 70' building pad. Any building constructed on the site must be completed by the time the Marriott Aloft Hotel is finished, which is currently anticipated by September 30, 2027.

Several conceptual drawings have been prepared to illustrate potential development options for the property.

The purchaser of Lot 6B will be responsible for its pro rata share of The Arena District's common area improvements and parking lot costs. The final allocation of these costs is currently being determined. These site improvement costs are not included in the purchase price and will be an additional expense to the buyer.

Covenants, restrictions, and architectural design guidelines are in place and apply to all four lots within the development.

LOCATION OVERVIEW

Located in North Little Rock's Arena District and the walkable Argenta Arts District, this property is surrounded by some of Central Arkansas's most popular attractions, restaurants, and entertainment venues. Nearby destinations include Simmons Bank Arena, Dickey-Stephens Park, the Arkansas Sports Hall of Fame, the Arkansas Inland Maritime Museum, the North Little Rock Events Center, Argenta Plaza, the future ATG Pavilion, the Junction Bridge, and the Arkansas River Trail.

The property is within walking distance of restaurants, coffee shops, breweries, art galleries, theaters, retail shops, banks, salons, and other everyday conveniences. It is also served by the Rock Region METRO Streetcar and public transit routes, offers easy access to Interstates 30 and 40, and is just 10 minutes from Clinton National Airport.

Argenta is a regional destination that attracts approximately 2 million visitors each year, making this a highly visible and accessible location for businesses and visitors alike.

GREG NABHOLZ

O: 501.329.4468
C: 501.329.4468
greg_nabholz@nabprop.com

Nabholz Properties | 700 Front Street | Suite 101 | Conway, AR 72032 | 501.329.4468 | nabprop.com

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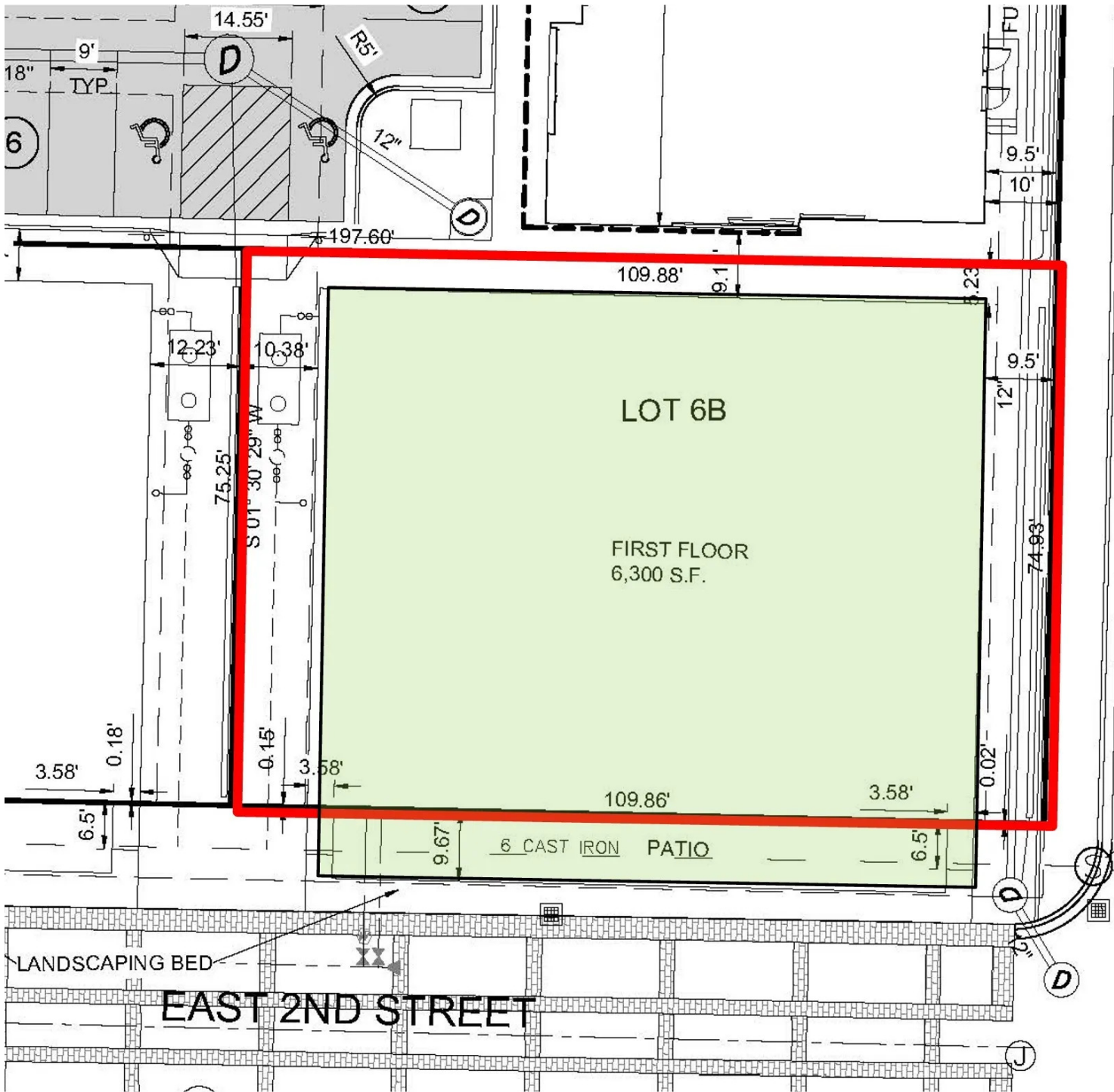




DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK
230 EAST BROADWAY STREET

The Arena District - Lot 6B

The Arena District - Lot 6B - 230 Broadway Street



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DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK
230 EAST BROADWAY STREET



The Arena District - Lot 6B

The Arena District - Lot 6B - 230 Broadway Street



Rendering of the South Elevation of Proposed Building



The Arena District Looking from the Corner of Broadway & Poplar



WEST ELEVATION

Arena District - 230 Broadway
Rendering of the West Elevation of Proposed Building



The Arena District Fronting the 2nd Street Promenade

GREG NABHOLZ

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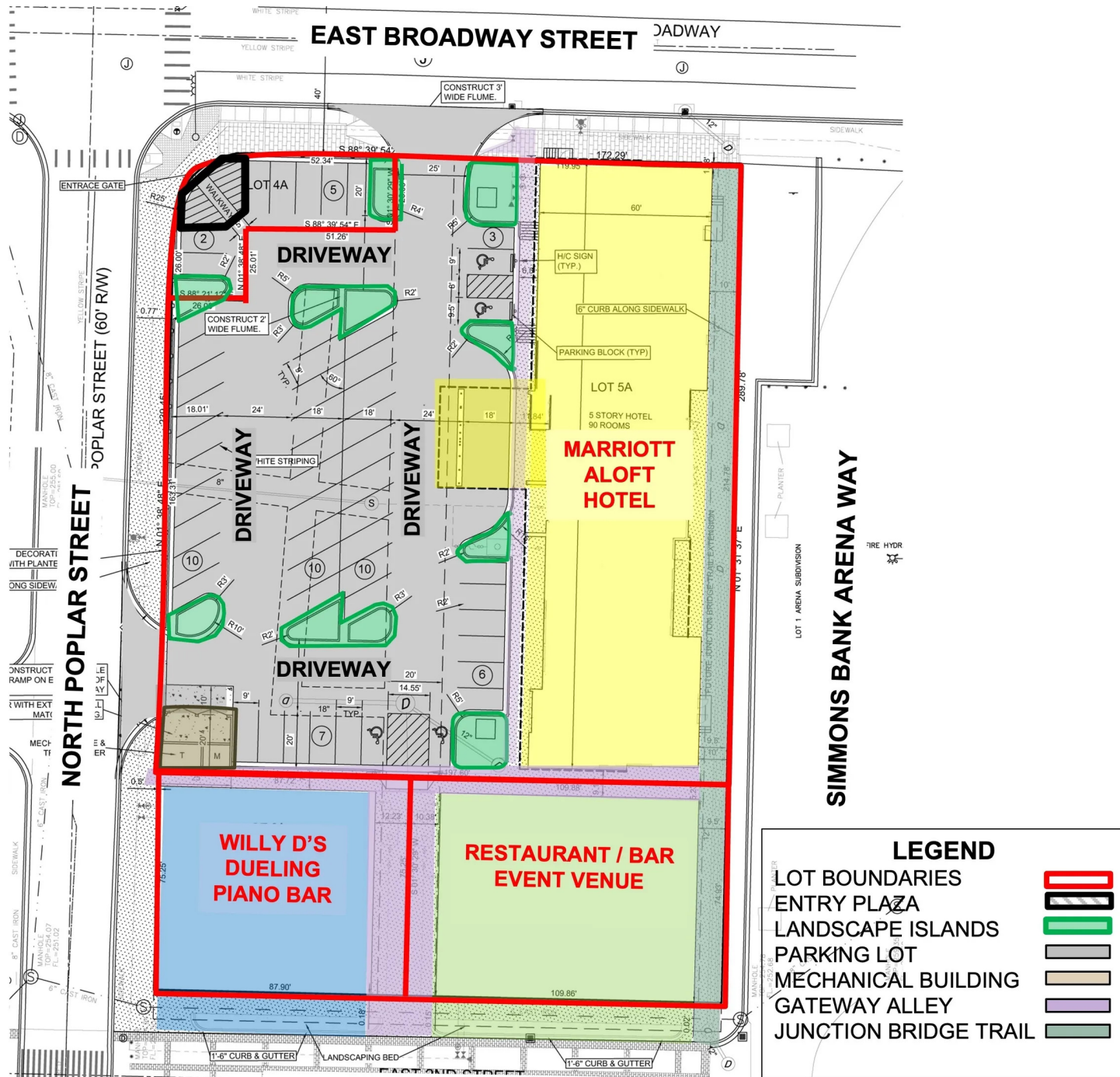




DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK
 230 EAST BROADWAY STREET

The Arena District - Lot 6B

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Arena District Site Plan

2nd STREET PROMENADE

GREG NABHOLZ

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C: 501.329.4468

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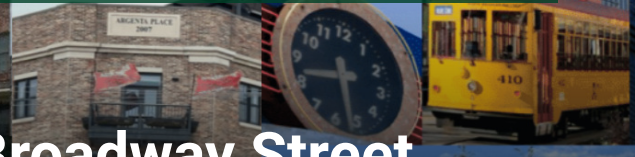




DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK
230 EAST BROADWAY STREET

The Arena District - Lot 6B

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C: 501.329.4468

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The Arena District - Lot 6B ATTRactions MAP



GREG NABHOLZ
 O: 501.329.4468
 C: 501.329.4468
 greg_nabholz@nabprop.com

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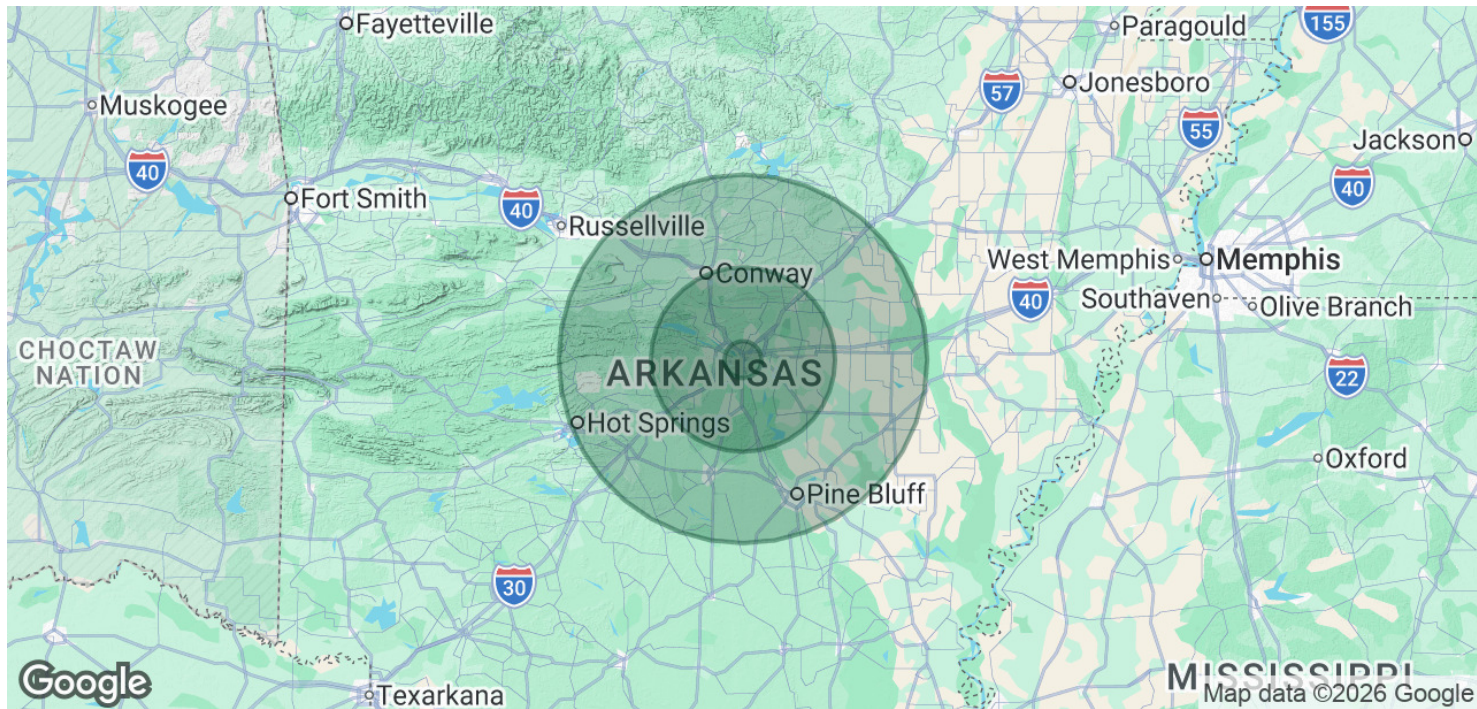




DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK
230 EAST BROADWAY STREET



The Arena District - Lot 6B
PRIMARY MARKET AREA



| POPULATION | 5 MILES | 25 MILES | 50 MILES |
|----------------------|----------------|-----------------|-----------------|
| Total Population | 112,744 | 624,999 | 1,006,271 |
| Average age | 37.6 | 37.9 | 39.2 |
| Average age (Male) | 35.5 | 36.6 | 37.7 |
| Average age (Female) | 39.2 | 39.3 | 40.5 |

| HOUSEHOLDS & INCOME | 5 MILES | 25 MILES | 50 MILES |
|--------------------------------|----------------|-----------------|-----------------|
| Total households | 51,153 | 256,819 | 405,093 |
| # of persons per HH | 2.2 | 2.4 | 2.5 |
| Average HH income | \$81,693 | \$90,870 | \$85,712 |
| Average house value | \$232,872 | \$235,361 | \$216,482 |

** Demographic data derived from 2020 ACS - US Census*

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