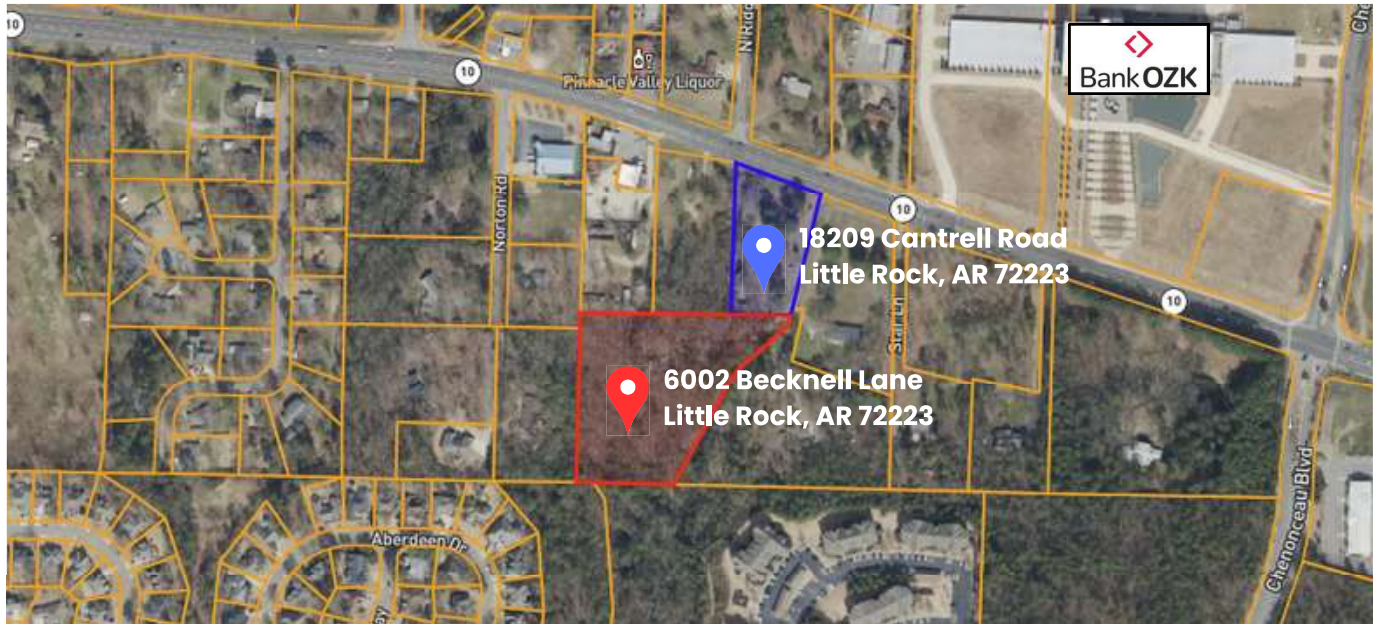


TWO PRIME COMMERCIAL OR RESIDENTIAL OPPORTUNITIES

Up to 7.16 Acres on Highway 10, Little Rock, AR



\$1,950,000 (6.25 / SF)

- Two adjacent properties (also available individually; contact agent for pricing)
- Total site area is **7.16 acres (311,889 SF) located on Highway 10**
- Excellent Highway 10 location in West Little Rock with strong accessibility and visibility
- Existing improvements provide interim usability while planning future development



18209 CANTRELL



LITTLE ROCK, AR 72223 | \$925,000



Set on **1.51 acres**, this **2,484 SF Prairie Style home**, inspired by Frank Lloyd Wright, offers distinctive architecture and a peaceful setting. The property also includes a **1,200 SF shop building** and presents excellent commercial or office potential.



Opportunity Highlights

- Attractive land pricing compared to nearby listings
- \$15,000 credit offered toward swimming pool repair or removal
- Limited immediate residential neighbors, creating flexibility for future use
- Ideal candidate for office, studio, or boutique business conversion
- Strategically positioned for long-term value as area development continues to evolve

501-374-2303
ashley@hosto.com
www.haybarrealestate.co

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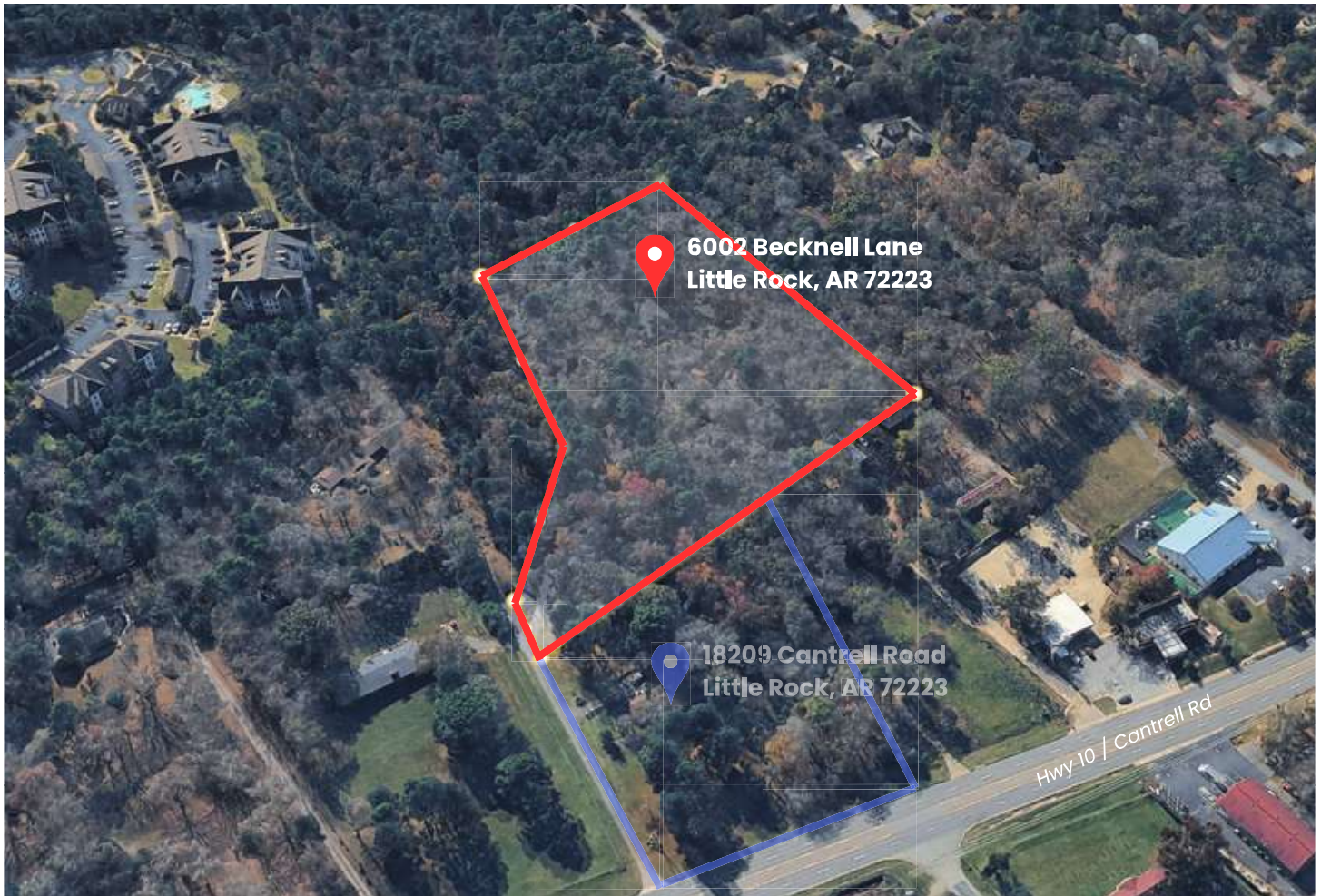
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6002 BECKNELL



LITTLE ROCK, AR 72223 | \$1,230,570



Located just off Highway 10 in West Little Rock, this 5.65± acre is listed at just \$5/SF!

This live/work property offers a quiet and secluded setting with exceptional flexibility.

This property's strategic Highway 10 location in West Little Rock offers great connectivity and accessibility.

The property includes an existing 1,100± SF rustic cabin with a kitchen, bathroom, and wood-burning fireplace, creating a warm and functional space suitable for residential, creative, or office use.

Opportunity Highlights

- Strategic Highway 10 location in West Little Rock, offering strong connectivity and accessibility
- Flexible live/work configuration, ideal for creative studios, boutique offices, or small business use
- Minimal nearby residential neighbors, supporting potential future commercial or office uses
- Proven creative use history, previously operating as a pottery and artistry studio
- Strong short-term rental or retreat potential given the private acreage setting
- Positioned for long-term value as surrounding development along the Highway 10 corridor continues to evolve

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