

Self Storage Development Opportunity



Development Site

102 S Rodney Parham
Little Rock, AR 72205

LIST PRICE: \$1,200,000

INVESTMENT HIGHLIGHTS

- 1.867-acre infill development of C3 (General Commercial) zoned land
- City Approved Development for class A Climate Controlled Storage
- 1 Mile from the Big Rock Interchange, one of the busiest intersections in the State, with over 180,000 vehicles passing through it daily
- 1.2 Miles from the new University Park Plaza Mixed Use Development

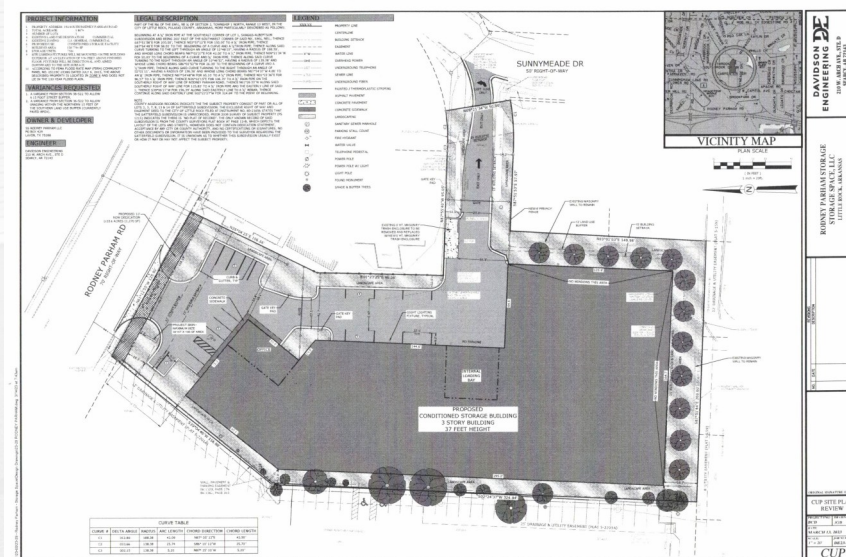
PROPERTY DETAILS

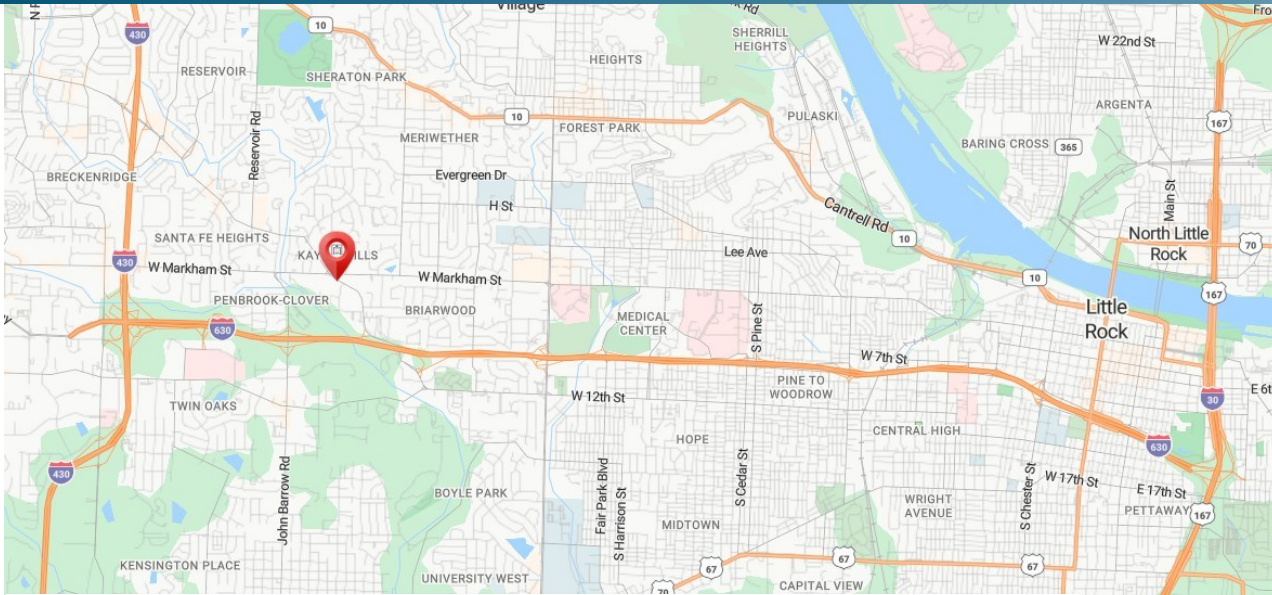
Acres: 1.867
Year Built: Approved Site
Land for Expansion: Yes

Presented by:

**LARRY GOLDMAN, CCIM &
DEREK ARNOLD**

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1 NE PERSPECTIVE VIEW
NOT TO SCALE



2 NW PERSPECTIVE VIEW
NOT TO SCALE



3 SE PERSPECTIVE VIEW
NOT TO SCALE

