



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

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UNDER
CONTRACT

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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	UC	UC

Lots 2-4 can be combined for a total of 3.16 acres

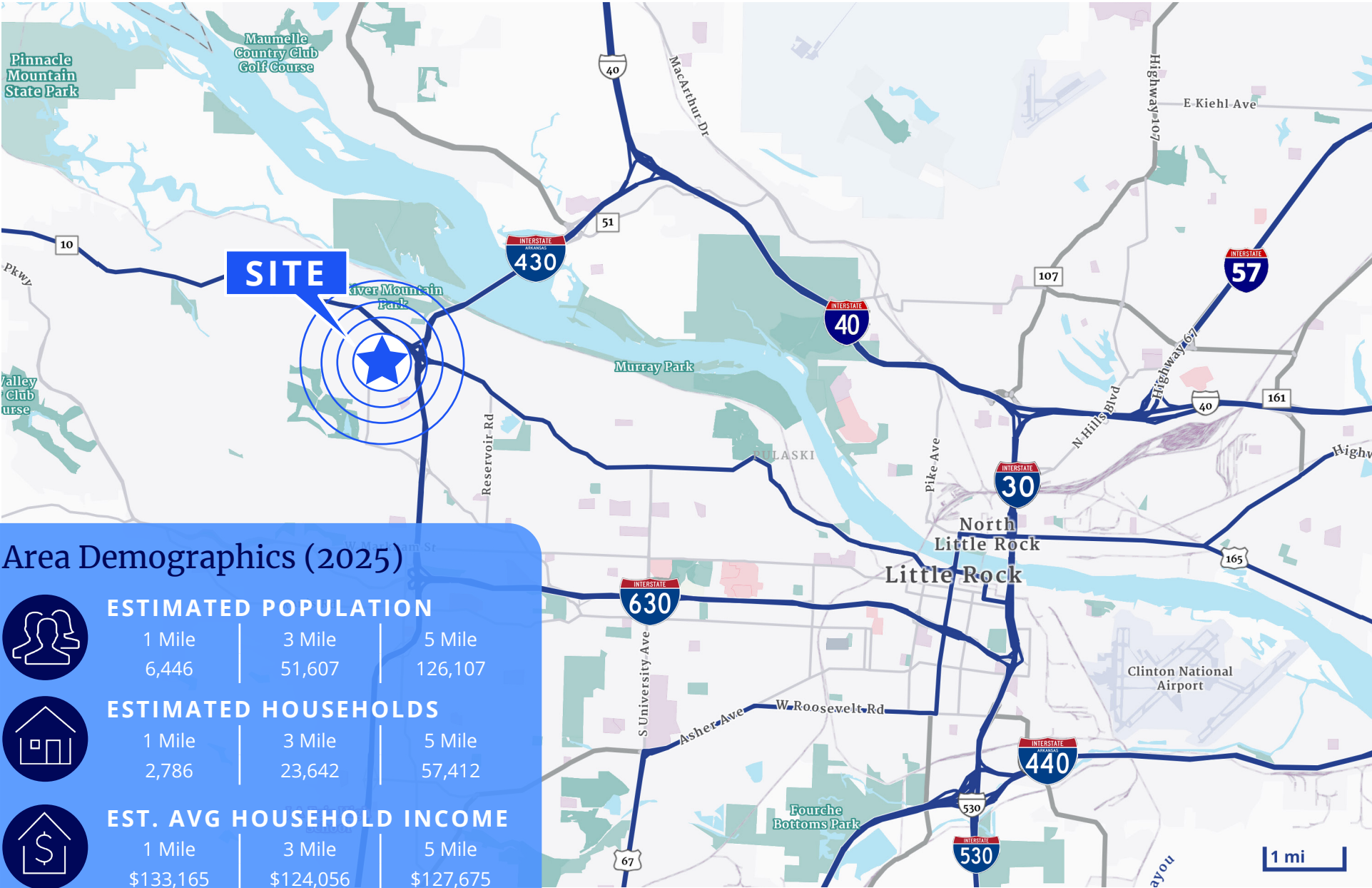
Property aerial



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

UNDER CONTRACT

SOLD

SOLD



77,500 VPD

CANTRELL RD - 41,000 VPD

N RODNEY PARHAM RD - 9,300 VPD

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