



## Capitol View Development Opportunity

**SALES PRICE: \$1,200,000 | Approximately 1.31 Acres**

**W 2nd St. & S. Summit St. • Little Rock, Arkansas**



This property is the highest point in the Capitol View neighborhood, with potential to build up for views of the downtown skyline and the Arkansas river.

- **PRIME LOCATION!** Mixed-use development opportunity in a high traffic corridor connecting downtown LR to Midtown/Hillcrest
- Property sits high, with views of downtown LR and the Capitol
- Property has a 3,972 SF office building and 1,408 SF single family home for extra income

FOR MORE INFORMATION, CONTACT:

**Lauren Frederick**

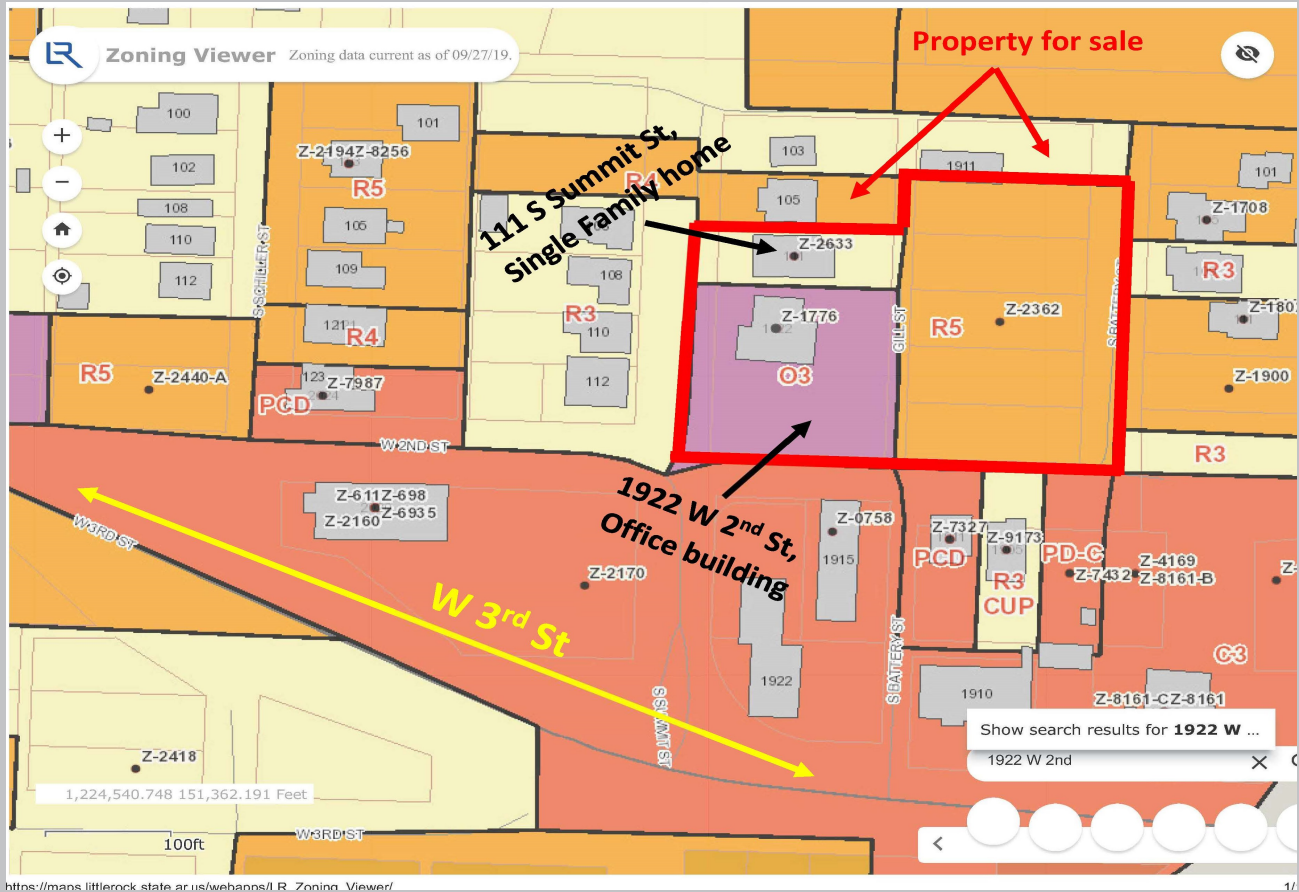
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- Property is located near UAMS and Children's Hospital with scenic overlooks of the Arkansas Capitol building, downtown skyline, and the Arkansas River.
- Proposed Rose Creek Bike Trail connecting to River Trail adjacent to Property.
- Utilities on site for development.

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#### AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein and has no ownership interest.



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