

1505 ROCKWATER LN
NORTH LITTLE ROCK, AR 72114



PROPERTY DESCRIPTION

A ± 0.175 acre residential lot located in the scenic Rockwater Village along the Arkansas River, this lot offers walkable access to the River Trail, Rockwater Marina, and is just minutes from downtown Little Rock and the vibrant Argenta Arts District.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,460	28,111	58,507
Total Population	4,719	58,537	126,577
Average HH Income	\$65,535	\$72,668	\$75,561

PROPERTY HIGHLIGHTS

- Steps from the Arkansas River – Enjoy scenic river views and direct access to the River Trail for biking, jogging, and outdoor fun
- Connected Living – Nestled in the vibrant Rockwater Village, a walkable, waterfront community
- Close to Rockwater Marina – Perfect for boating, kayaking, or sunset strolls along the water
- Minutes to Downtown Little Rock – Quick access across the river to dining, shopping, and entertainment
- Near Argenta Arts District – Walk to art galleries, theaters, local eateries, and farmers markets
- Convenient to Schools & Parks – Family-friendly area with access to quality schools and green spaces
- Easy Access to I-30 & I-40 – Commute with ease to anywhere in Central Arkansas
- Ready to Build – A rare opportunity to create your dream home in one of NLR's most sought-after neighborhoods

JACOB SPEARS

501.940.7204

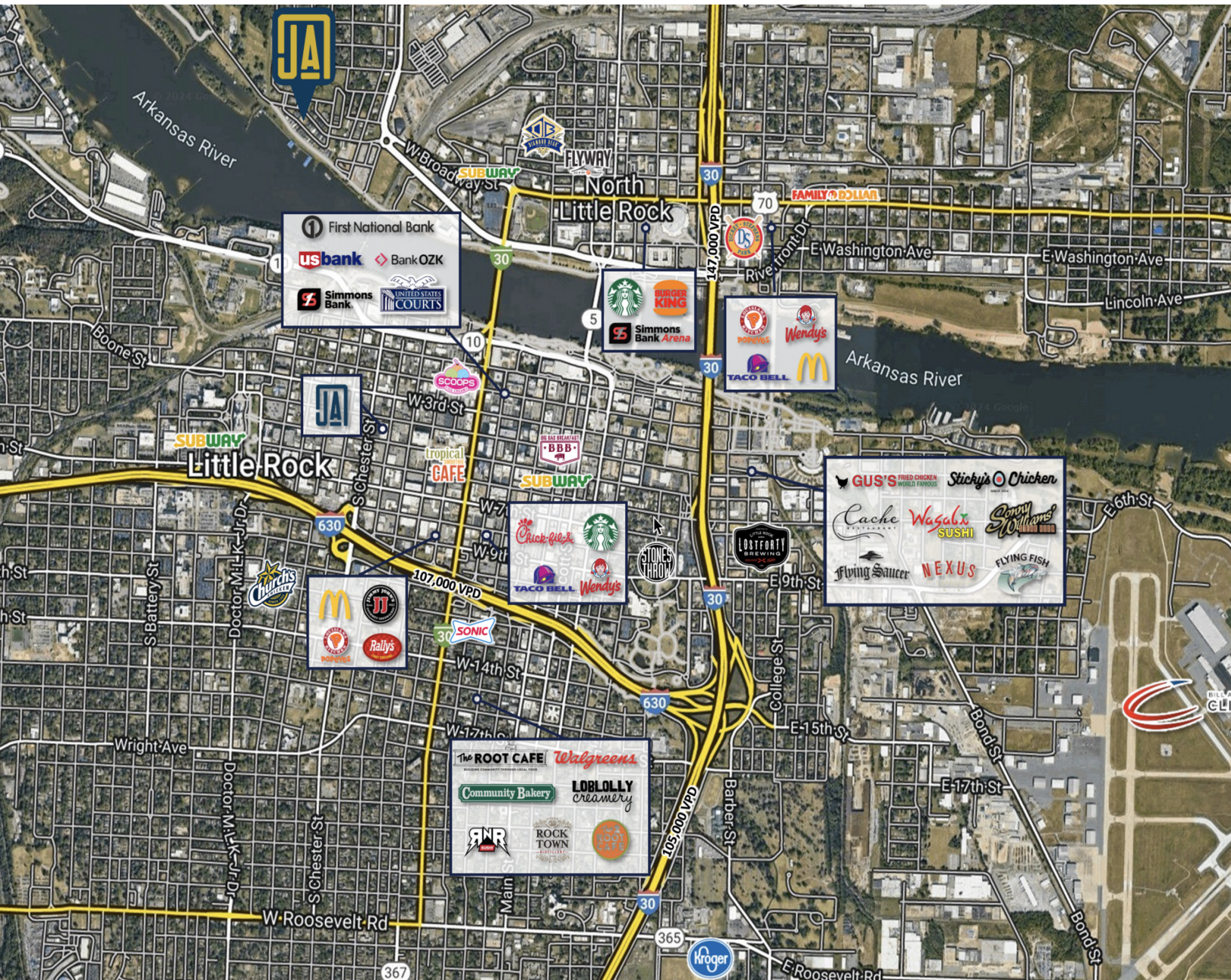
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