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Accelerating success.



Distinctive Retail Opportunity
11201 Bass Pro Parkway, Little Rock, AR



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About Gateway Town Center

Gateway Town Center is a distinctive shopping destination located in Little Rock, Arkansas. The site is home to Outlets of Little Rock, Dave & Busters, Bass Pro Shops, Movie Tavern, and Rock City Harley-Davidson as well as several national restaurant chains including Hooters and Saltgrass Steakhouse. In addition, Outlets of Little Rock consists of 325,000-square-foot and includes over 90 retailers, positioned adjacent to the Bass Pro Shops Outdoor World. With no other outlet center within 145 miles, the Outlets fill a significant retail void in the market and create a strong statewide draw.

This scenic and highly visible location is adjacent to the busy I-30/I-430 interchange that serves nearly 100,000 vehicles per day, and only 12 minutes from downtown Little Rock. The site is also within an hour's drive time of almost one million residents.

Colliers | AR is offering diverse retail site opportunities. These lots range from 1.5 to 9.9 acres and can be utilized via ground lease or build-to-suit. In addition, the ownership has constructed two mid-size retail centers to accommodate national and local retailers.



726,000
MSA POPULATION



LOWEST COST OF DOING BUSINESS
Arkansas | CNBC Best States 2019

Capital City of Arkansas



TOP 100 BEST PLACES TO LIVE
Little Rock | Livability 2019

MORE THAN

6.4M

annual visitors to Pulaski County

2020 Demographics

	30 Minutes	60 Minutes	90 Minutes
Population	404,514	767,604	1,080,000
Avg. Household Income	\$77,138	\$74,651	\$70,902
Total Households	171,350	312,775	437,008
Consumer Spending on Retail Goods	\$4,670,000,000	\$8,380,000,000	\$11,320,000,000

Property Aerial



KEY

- AVAILABLE
- SOLD

Individual lots noted on the following page.

Property Highlights



- Easily accessible at the I-30/I-430 intersection
- Majority of infrastructure in place
- Adjacent to Bass Pro Shops & Arkansas' only outlet mall, drawing strong traffic

Lot Layout

1 Allied Drive
Suite 1500
Little Rock, AR 72202
www.colliers.com/arkansas

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Now available for purchase

Lot #	10	11	12	13	16	17	20
Acreage	1.5	2.3	1.5	3.3	3.2	1.6	2.4
Price	\$18/SF	\$15/SF	\$15/SF	\$18/SF	\$13.50/SF	\$15/SF	\$18/SF
Lot #	21	22	23	24	28	30	
Acreage	4.6	1.5	0.8	1.7	1.7	1.7	
Price	Under Contract	\$19/SF	\$19/SF	\$19/SF	\$19/SF	\$19/SF	

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