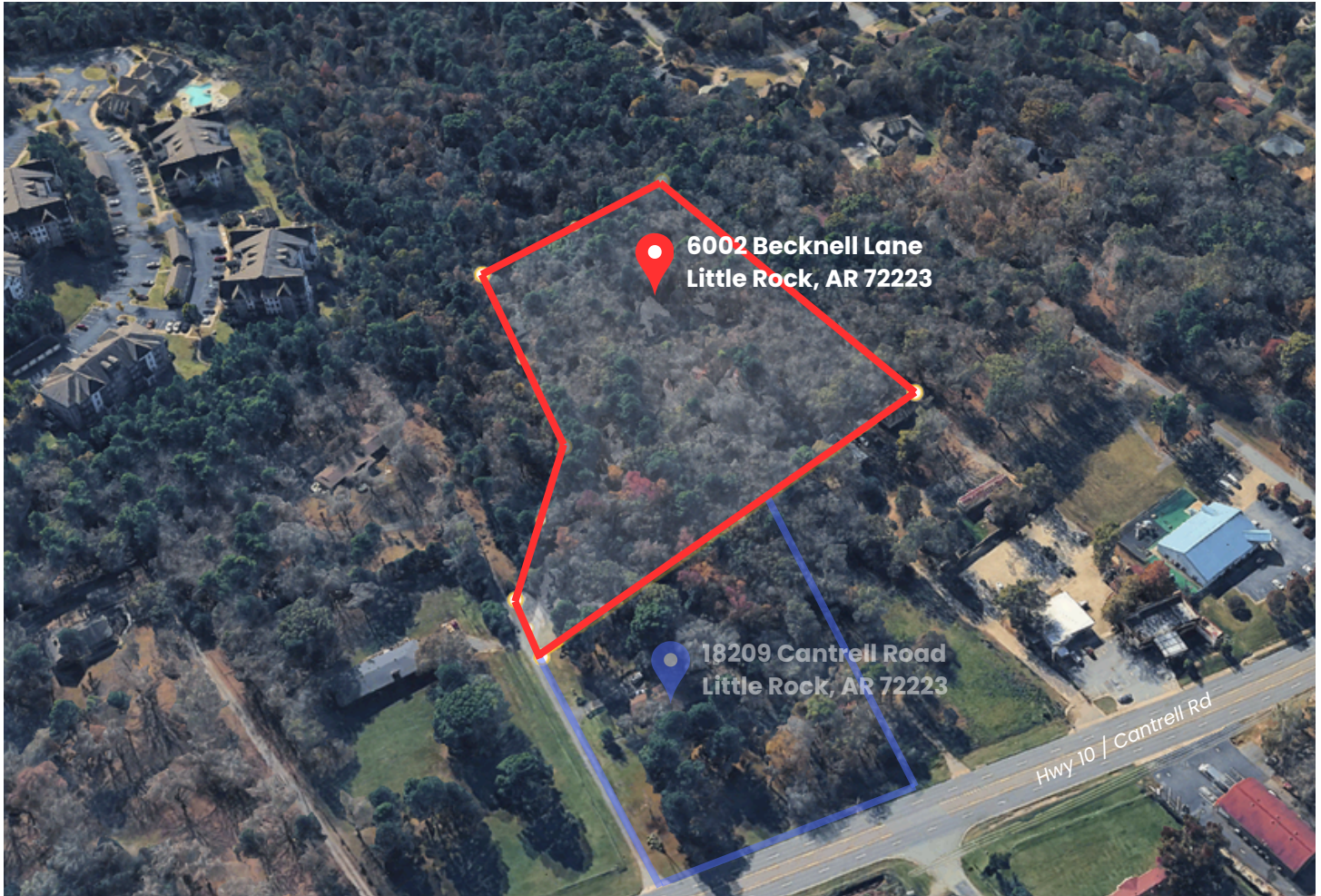


6002 BECKNELL



LITTLE ROCK, AR 72223 | \$1,230,570



Located just off Highway 10 in West Little Rock, this 5.65± acre property is listed at just \$5/SF!

This live/work property offers a quiet and secluded setting with exceptional flexibility.

This property's strategic Highway 10 location in West Little Rock offers great connectivity and accessibility.

The property includes an existing 1,100± SF rustic cabin with a kitchen, bathroom, and wood-burning fireplace, creating a warm and functional space suitable for residential, creative, or office use.

Opportunity Highlights

- Strategic Highway 10 location in West Little Rock, offering strong connectivity and accessibility
- Flexible live/work configuration, ideal for creative studios, boutique offices, or small business use
- Minimal nearby residential neighbors, supporting potential future commercial or office uses
- Proven creative use history, previously operating as a pottery and artistry studio
- Strong short-term rental or retreat potential given the private acreage setting
- Positioned for long-term value as surrounding development along the Highway 10 corridor continues to evolve



501-374-2303



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