

PROPERTY REPORT

10001 Crystal Hill Rd, North Little Rock, AR 72113



Presented by

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Keller Williams Realty

12814 Cantrell Rd
Little Rock, AR 72223

10001 Crystal Hill Rd, North Little Rock, AR 72113

● Active

* Active: 8/16/2021

List Price

\$1,002,967

Active Date: 8/16/2021

Listing ID: 21026718

| Property Facts | Public Facts | Listing Facts |
|-------------------|--------------|---------------------|
| Property Type | - | Land |
| Property Subtype | - | Land Only |
| Number of Stories | - | Other - See Remarks |
| Lot Size | - | 6.14 acres |
| Lot Dimensions | - | 267458 |
| Style | - | Other - See Remarks |
| Roofing | - | Other - See Remarks |
| Heating | - | Other - See Remarks |
| Foundation | - | Other - See Remarks |

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Extended Property Facts

Structure Details

| | |
|----------------------------|---------------------|
| Style | Other - See Remarks |
| Roofing | Other - See Remarks |
| Levels Features | Other - See Remarks |
| Foundation Features | Other - See Remarks |

Property Features

| | |
|----------------------------|--|
| Style | Other - See Remarks |
| Foundation Features | Other - See Remarks |
| Roof Features | Other - See Remarks |
| Lot Size Dimensions | 267458 |
| Floor | Other - See Remarks |
| Heating | Other - See Remarks |
| Utilities | Sewer - Public, Water - Public, Some Utilities |
| Special | Legal Description |

Location Details

| | |
|--------------------------|-------|
| Zoning | I-1 |
| Location Features | Level |

Miscellaneous Details

| | |
|-------------------------|-------|
| Business Type | None |
| Expenses Include | Taxes |
| Lot | Level |

Tenant Expenses

None

Public Facts

Legal Description

City/Municipality/Township North Little Rock, AR 72113

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

Property Photos



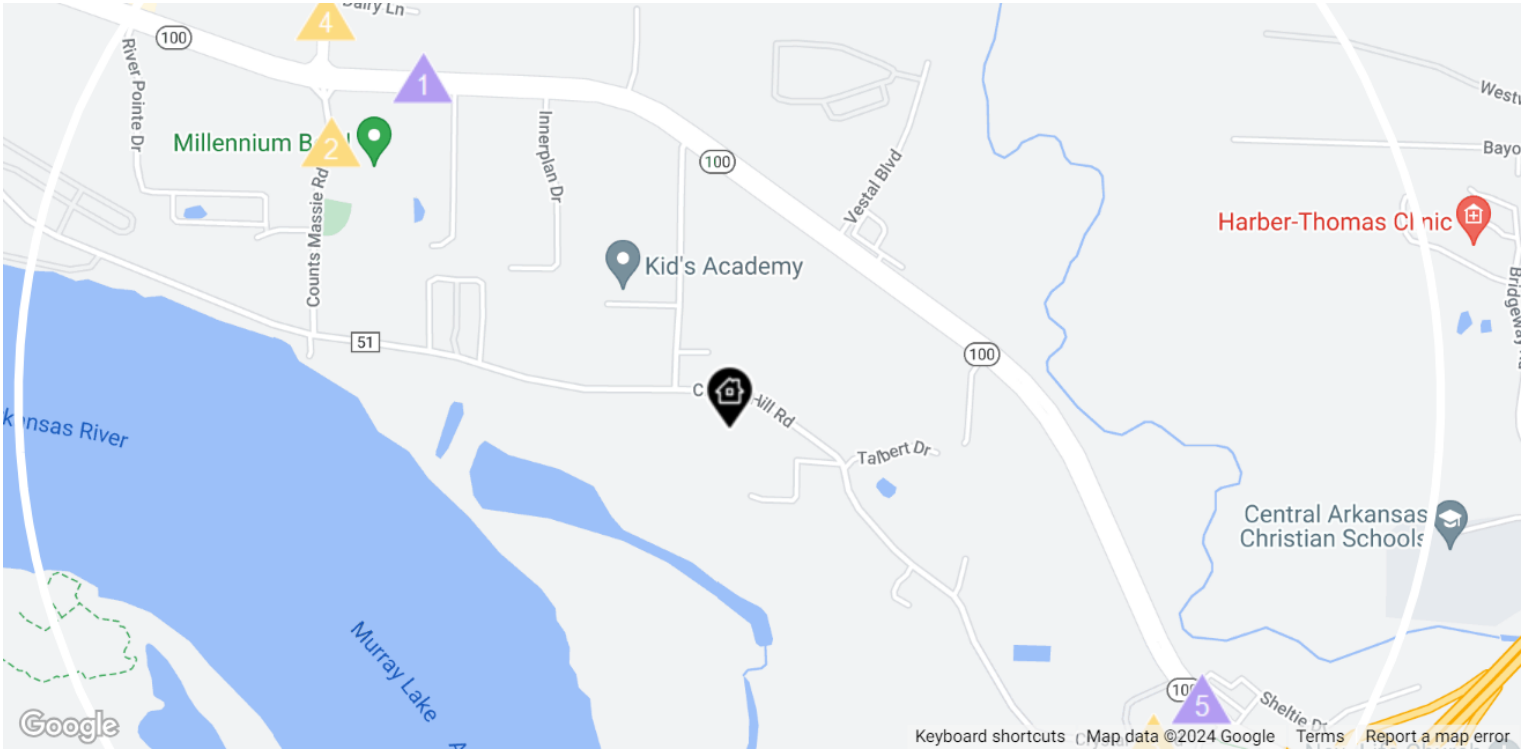
- Base Flood Elevations**
- Parcel**
- City Boundary**
- 1% Annual Chance Flood Hazard Inside Floodway, Zone A1 (General Floodway)
 - 1% Annual Chance Flood Hazard Outside Floodway, Zone A1 (General Floodway)
 - 1% Annual Chance Flood Hazard, Zone A (Special Flood Hazard)
 - 1% Annual Chance Flood Hazard, Zone X (Shaded Floodway)
 - 0.2% Annual Chance Flood Hazard, Zone X (Shaded Floodway)
 - 0.2% Annual Chance Flood Hazard, Zone X (Unshaded Floodway)
 - Outside 1% Annual Floodplain, Zone X (Unshaded Floodway)



- Utilities**
- Public
 - Suburban
 - Private
- Water Meter - Private**
- Water Meter - Public
 - Water Meter - Private
 - Suburb
 - Check
 - Water
 - Land Control
 - Pressure Regulator
 - WPC
 - Risk Service
 - Pressure Boundary
 - Sub
 - Suburban
 - Highest Lead



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
30,806

2023 Est. daily traffic counts

Street: **Maumelle Blvd**
Cross: **Cock of the Walk Ln**
Cross Dir: **SE**
Dist: **0.05 miles**

Historical counts

| Year | Count | Type |
|------|--------|------|
| 2012 | 30,701 | ADT |

2
1,680

2023 Est. daily traffic counts

Street: **Counts Massie Rd**
Cross: **River Pointe Dr**
Cross Dir: **S**
Dist: **0.07 miles**

Historical counts

| Year | Count | Type |
|------|-------|------|
| 2012 | 1,678 | ADT |

3
1,559

2023 Est. daily traffic counts

Street: **Crystal Hill Road**
Cross: **Riverwood Dr**
Cross Dir: **E**
Dist: **0.06 miles**

Historical counts

| Year | Count | Type |
|------|-------|------|
| 2021 | 1,100 | ADT |
| 2020 | 1,400 | ADT |
| 2019 | 1,700 | ADT |
| 2017 | 2,100 | ADT |
| 2016 | 1,600 | AADT |

4
3,157

2023 Est. daily traffic counts

Street: **Counts Massie Rd**
Cross: **Dairy Ln**
Cross Dir: **N**
Dist: **0.03 miles**

Historical counts

| Year | Count | Type |
|------|-------|------|
| 2012 | 3,146 | ADT |

5
48,103

2023 Est. daily traffic counts

Street: **Maumelle Blvd**
Cross: **Crystal Hill Rd**
Cross Dir: **SE**
Dist: **0.05 miles**

Historical counts

| Year | Count | Type |
|------|--------|------|
| 2017 | 53,000 | ADT |
| 2016 | 46,000 | ADT |
| 2015 | 49,000 | ADT |
| 2014 | 44,000 | ADT |
| 2013 | 46,000 | ADT |

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)