

INDUSTRIAL LOT FOR SALE

Collins Industrial Place | Lot 13 | North Little Rock, AR 72213



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AGENT

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**KELLEY COMMERCIAL
PARTNERS**

INDUSTRIAL LOT FOR SALE

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AVAILABLE

±3.05 Acre Industrial Lot

PRICE

\$350,000

COMMENTS

- Prime opportunity to secure one of the last remaining lots available in Collins Industrial Park S/D in NLR
- Zoned I-2, this site is primed for diverse industrial developments, from offices and warehouses to manufacturing and transportation/distribution
- Ideally located moments away from the intersection of Maumelle Blvd and Crystal Hills Rd, in the heart of the thriving Maumelle/NLR development activity
- Surrounded by numerous retail, commercial & industrial establishments including Walmart Supercenter
- Convenient location with easy access to I-40 & I-430
- Level lot with utilities in close proximity makes this site ready for development

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,162	24,766	74,869	265,420
AVERAGE HH INCOME	\$73,431	\$102,452	\$126,222	\$108,513
TOTAL HH	4,148	11,260	33,023	117,812

TRAFFIC COUNTS

Maumelle Blvd: 29,175 VPD
Counts Massie Rd: 7,500 VPD
I-40: 64,200 VPD
I-430: 85,000 VPD



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LOT 13
±3.05 Acres

Boundaries:

- North:** (MEASURED) N 00°28'38" E 617.98' (PLATTED) N 00°31'16" E 618.1'
- East:** (MEASURED) S 87°57'27" E 214.75' (PLATTED) S 87°51'44" E 215.0'
- South:** (PLATTED) S 00°31'16" W 618.70' (MEASURED) S 00°26'01" W 618.95'
- West:** (PLATTED) N 87°42'12" W 215.02' (MEASURED) N 87°42'12" W 215.25'

Easements and Setbacks:

- 15' DRAINAGE & UTILITY EASEMENT (North boundary)
- 30' BUILDING SETBACK (West boundary)
- 10' DRAINAGE & UTILITY EASEMENT (East boundary)

Other Features:

- CONC. NON. NW CORNER 5 1/2" SW/4, SECTION 3 T-2-N, R-13-W (NW COR LOT 17)
- WEST LINE SECTION 3
- LOT 12, LOT 15, LOT 17
- NOTE: BUILDING SETBACK OF ASSUMED INSTRUMENT (70' R/W)



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

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