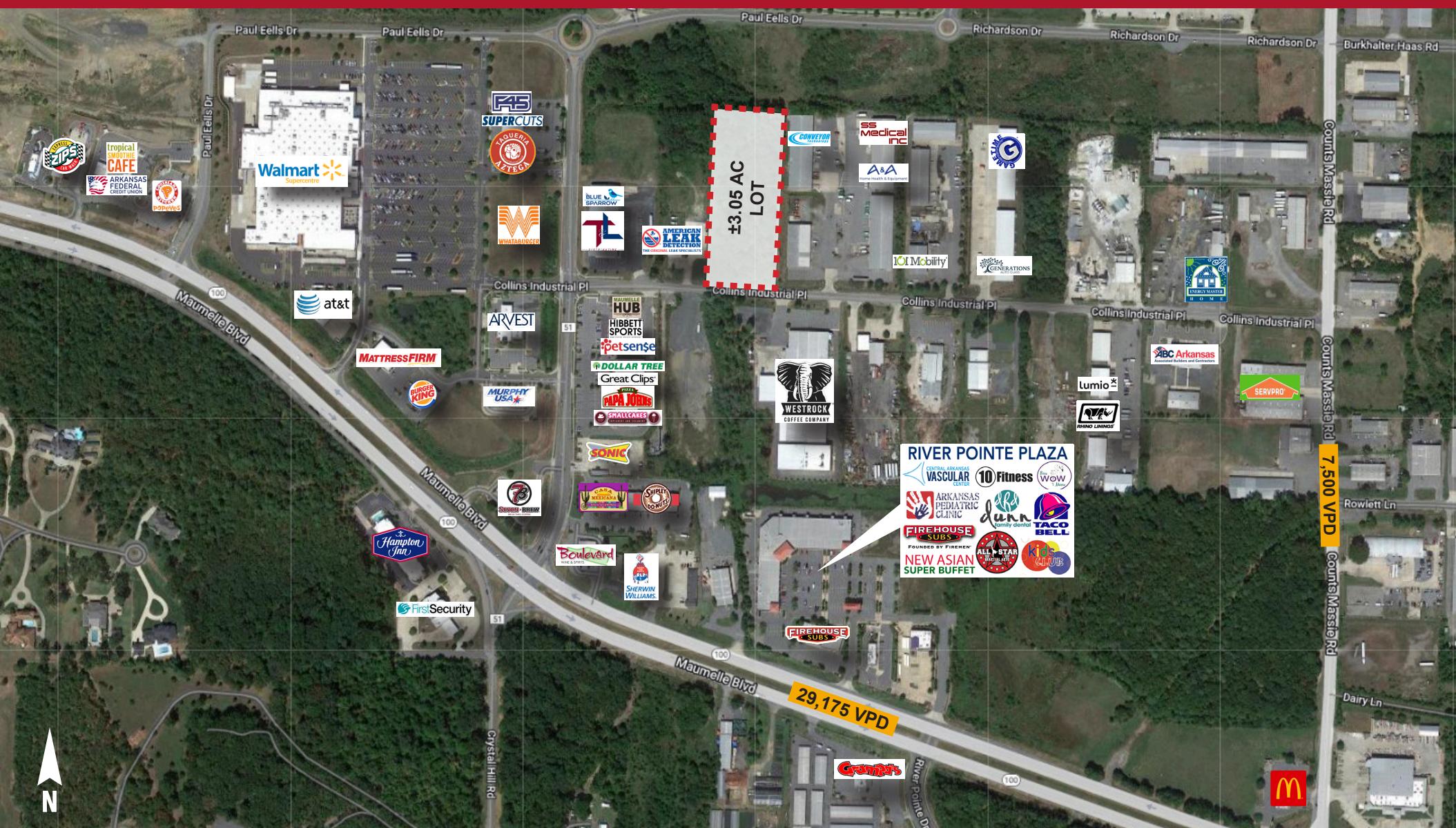


INDUSTRIAL LOT FOR SALE

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



BILL PUDDEPHATT, CCIM

AGENT

• 501.375.3200 | ▶ 501.244.7508

bpuddephatt@kelleycop.com



**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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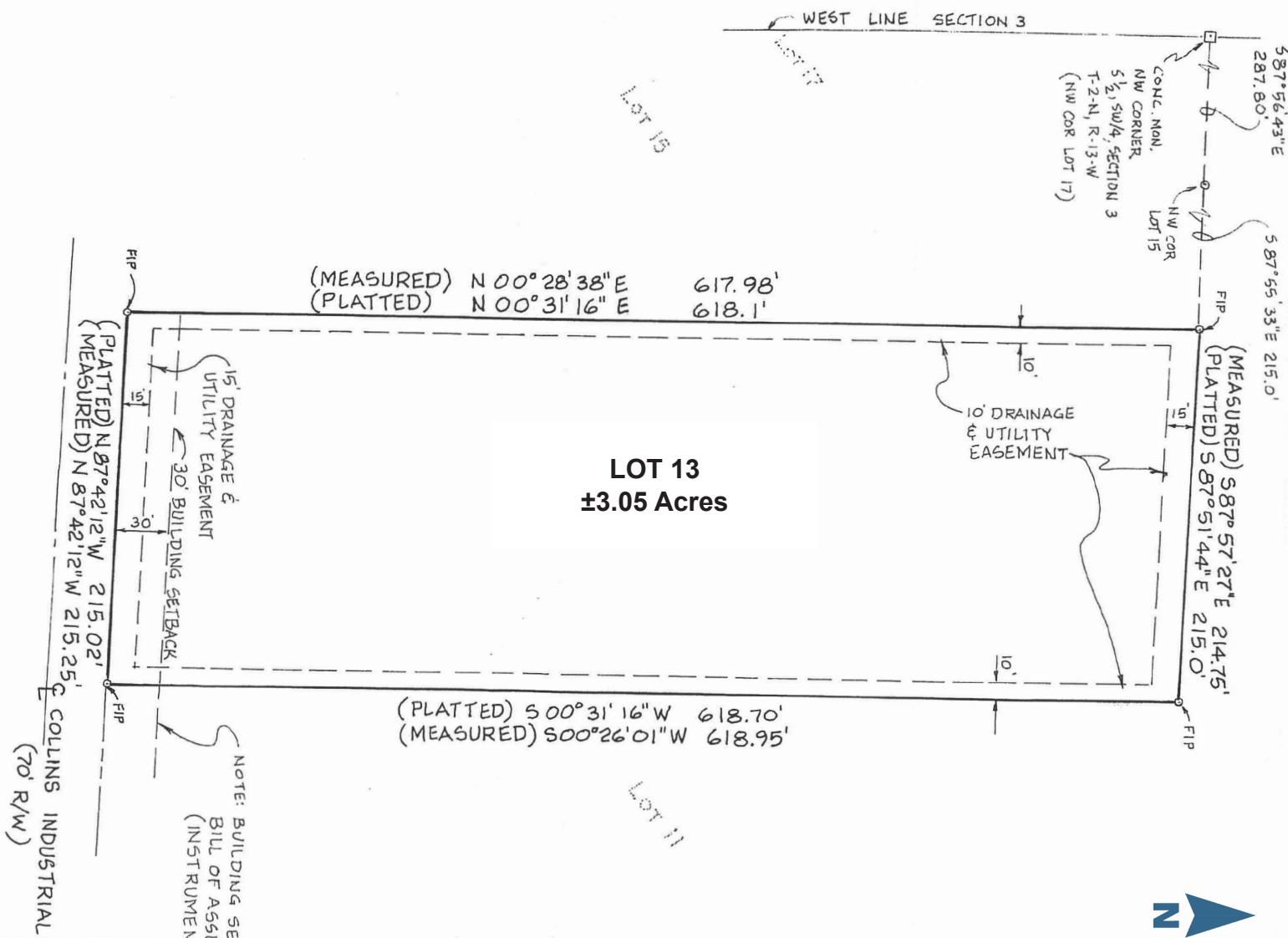


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SURVEY



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KELLEY COMMERCIAL PARTNERS

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.



BILL PUDDEHATT, CCIM
AGENT

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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Little Rock, AR 72201
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4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
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**KELLEY COMMERCIAL
PARTNERS**

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