



OVERVIEW

Offering & Price	For Sale Contact Agent
Property Type	Land
Lot Size	±6.31 Acres
Zoning	I-1
Frontage	<ul style="list-style-type: none"> o E 4th St – ±1,350 feet o E 5th St – ±600 feet o N Smothers St – ±270 feet

PROPERTY HIGHLIGHTS

- o Prominent ±6.31-acre site with unobstructed frontage along E 4th Street, E 5th Street, and N Smothers Street
- o Opportunity Zone location, offering potential tax advantages for qualified investors
- o Less than 0.5 miles from Interstate 30 and approximately 2 miles from the I-30 / I-40 interchange, providing exceptional regional connectivity
- o Minutes from the Union Pacific Railroad and the Port of Little Rock, supporting multimodal logistics and distribution
- o High-visibility location within an established industrial and commercial corridor

