

NorthShore Business Park, North Little Rock, AR

Prime Retail & Office Lots For Sale



- ◆ Easy freeway ingress/access
- ◆ Easy commute from all Central Arkansas
- ◆ Quality development assured by thorough Bill of Assurance
- ◆ Impressive Surroundings - coordinated signage and common area landscaping
- ◆ Sites as small as .80± acre and up to 11.34+ acres
- ◆ Ready-to-build with street/utilities in place, flat (low site development cost for buyers)
- ◆ Recreational opportunities unmatched by any other business location (AR River Trail, Golf Driving Range, Big Dam Bridge, Burns Park, more)
- ◆ Great mix of businesses and services in the park
- ◆ Pricing is subject to change. All acreage amounts shown are approximate.

Jeff Hathaway **CCIM, SIOR**

Jeff@HathawayGroup.com

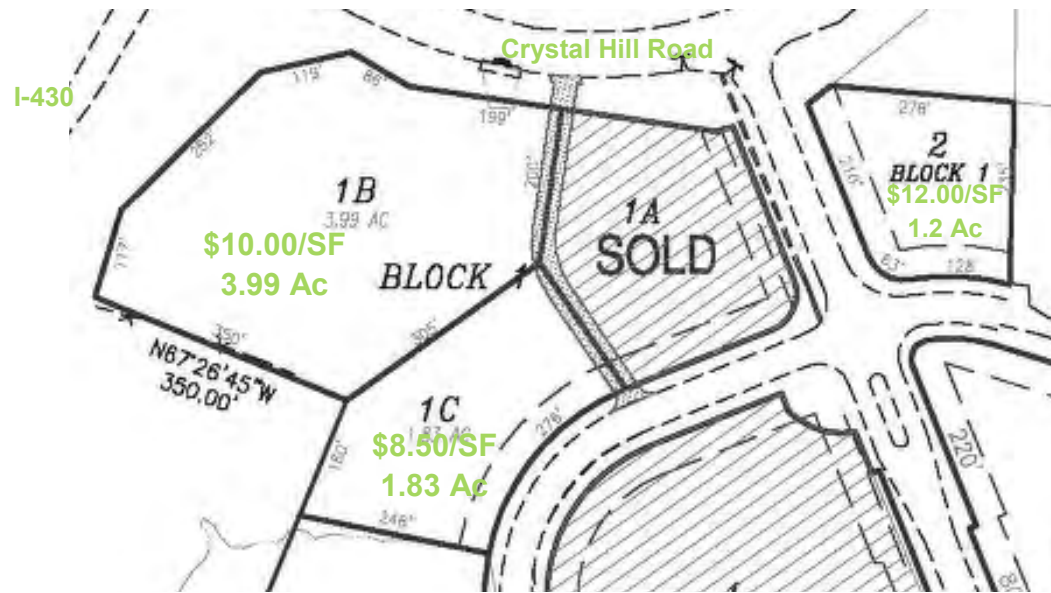
501.978.4969 **DIRECT** 501.529.4969 **CELL**

David Hathaway

David@HathawayGroup.com

501.978.4977 **DIRECT** 501.529.4868 **CELL**

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RETAIL SITES

RETAIL/HOTEL/MIXED USE

Retail sites at the entrance to NorthShore Business Park. Near the I-40 and I-430 interchange. Located at I-430 & Crystal Hill Road, North Little Rock, Arkansas. Rendering of mixed use hotel, office and residential development as sample of what can be built in this location with excellent views.

Traffic Counts: 72,000/day on I-430 and 21,000/day on Crystal Hill Road



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OFFICE HQ SITE

11.34 AC ± SITE AT ENTRANCE

Site has dramatic presence at entrance to park and multi-story building would have unique views.

All utilities and boundary improvements in place.

AR River Trail, Golf Driving Range, Big Dam Bridge, Burns Park, and more.

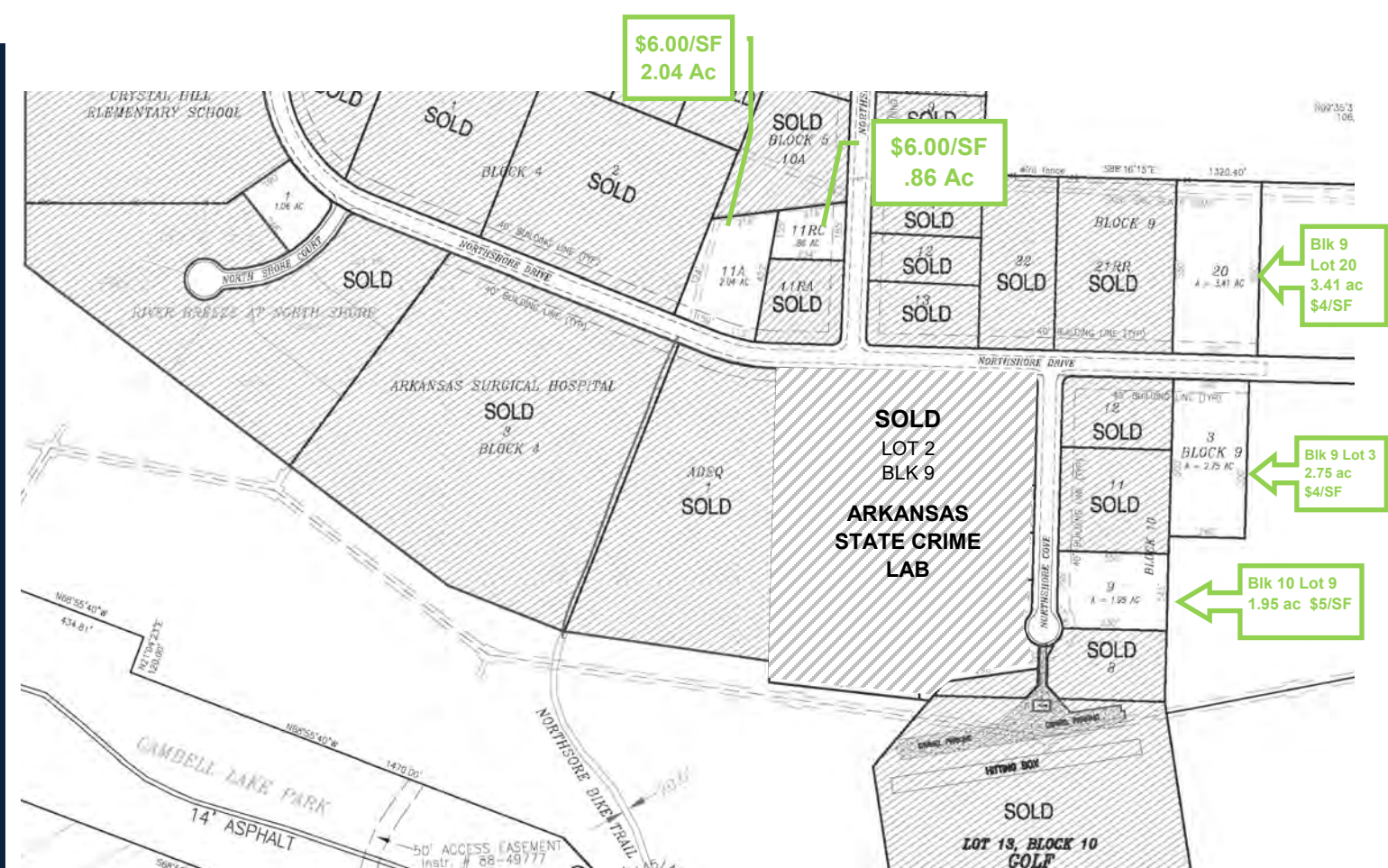


View to SE toward LR skyline



OFFICE SITES

Note various sizes of office sites that remain in the park. Lot sizes range from .86 acres to 3.41 ac.





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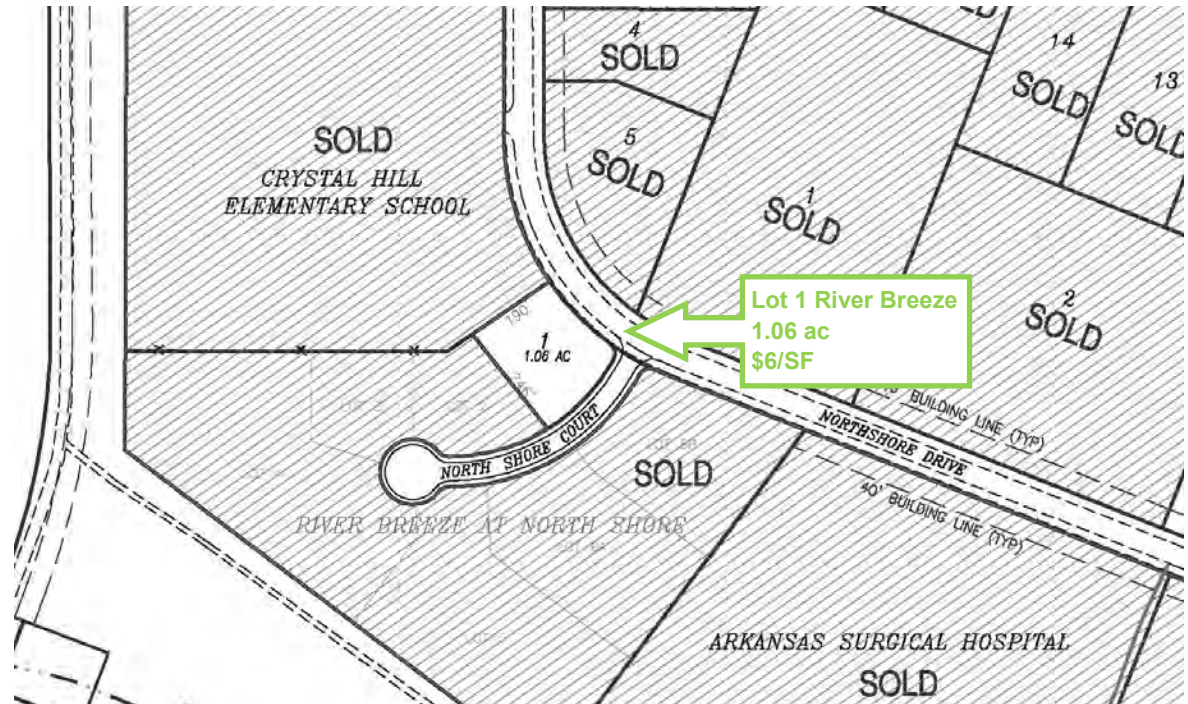
RIVER BREEZE

1.06 Acres

Lot 1 River Breeze

\$6/SF

Office site. Great for medical office use due to proximity to school and Arkansas Surgical Hospital.



Looking West toward I-430 bridge and Pinnacle Mountain



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COOKS LANDING

CALL AGENT FOR DETAILS AND
PRICING

Lot 1 Blk 7

Mixed use site, can be high-end
marina oriented housing.



Looking North toward the park entrance and
I-430 Maumelle Exit



This 6± ac tract is triangular in shape and located off Cooks Landing Road.



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COOKS LANDING 6± AC SITE

\$3.95/SF
TO BE SOLD AS-IS

Ideal for office/warehouse.

This tract is not subject to NSBP Bill of Assurance, thereby providing greater flexibility for design and construction. However, Seller reserves the right to make requirements that will maintain quality of development appropriate for the site.



View to SE toward LR skyline



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LOT MAP

Lots are shown in more detail with pricing on previous pages within this flyer. This Lot Map will allow the user to zoom into the lots to view dimensions.

