

# LAND FOR SALE

CRYSTAL HILL ROAD NORTH LITTLE ROCK COMMERCIAL DEVELOPMENT OPPORTUNITY

10001 Crystal Hill Road , North Little Rock, AR 72113



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,002,967
<b>LOT SIZE:</b>	6.14 Acres
<b>ZONING:</b>	I-1
<b>MARKET:</b>	Little Rock Metro
<b>SUBMARKET:</b>	North Little Rock/ Maumelle
<b>PRICE / SF:</b>	\$3.75

## PROPERTY OVERVIEW

6.14+/- acres of high-and-dry, level commercial development land along busy Crystal Hill Road in North Little Rock. Located just off busy Maumelle Boulevard, this development property has I-1 zoning in place and sits just across the street from the Dewafflebaker Bakery in a highly desired industrial area. Nearby businesses include DaITile Sales and Service, Fastenal Fulfillment Center, Kids Academy Child Care, Fuller And Sons' Hardware, self-storage, and many more. This property's close proximity to I-40, 430, and I-30 makes it a perfect location for industrial, office, multifamily, and more. Price is \$3.75/sq ft for 267,458.4 square feet, with selling price TBD by final survey.

## PROPERTY HIGHLIGHTS

- Level and ready for development, with I-1 zoning in place, permitted uses document on website!
- Utilities at or near property
- Ingress/Egress in place onto Crystal Hill Road
- Easy access to Maumelle Boulevard, I-40, 430, I-30, 530, 440, and all of Central Arkansas
- Existing gravel parking lot

**KELLER WILLIAMS REALTY**  
501.940.3231  
12814 Cantrell Road  
Little Rock, AR 72223

**JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)**  
Commercial Director And Prin. Auctioneer (Aalb 1787)  
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All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.





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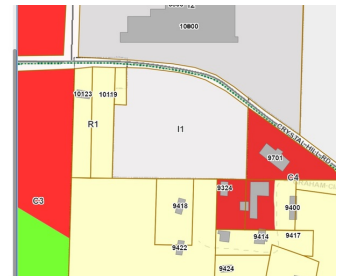
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- Hydrant
  - Public
  - Unknown
  - Private
- Water Valve - Private
- Water Valve - Public
- Altitude
- Blow Off
- Butterfly
- Check
- Gate
- Level Control
- Post Indicator
- Pressure Regulator
- RPZ
- Pito
- Fire Service
- Pressure Boundary
- Stub
- Unknown
- Hydrant Lead

- C1
- C2
- C3
- C4
- C5
- C6
- CL
- CPH
- I1
- I2
- I3
- PI
- GR
- CONS
- RU



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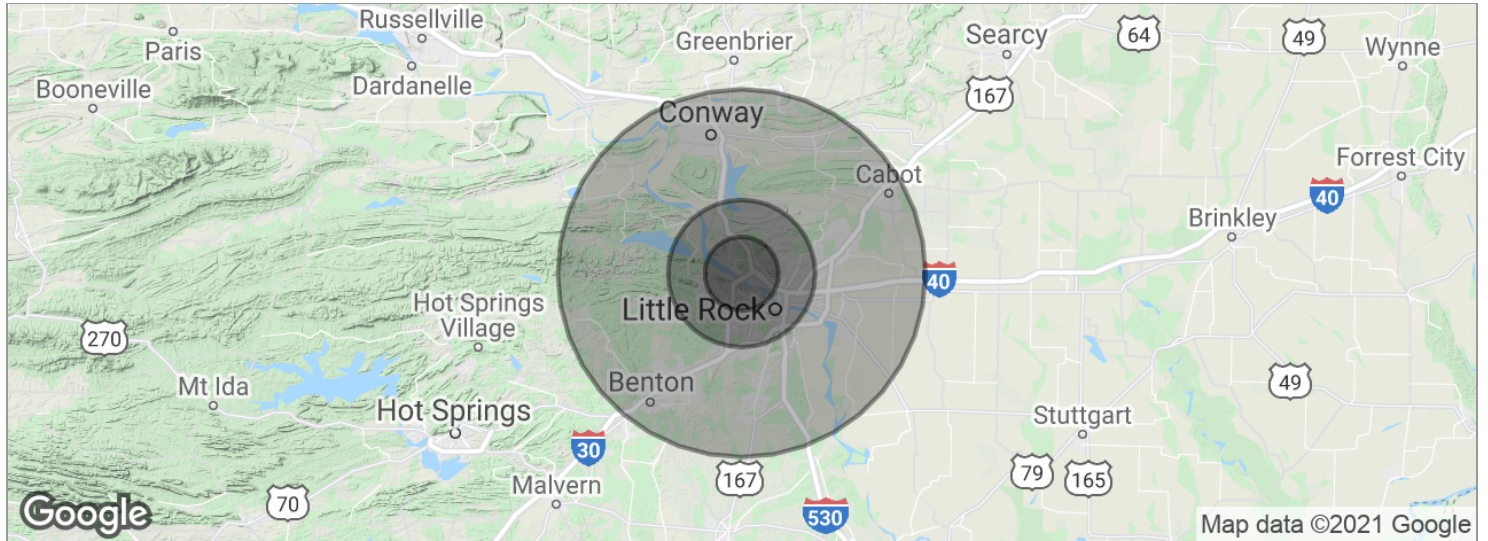




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POPULATION	5 MILES	10 MILES	25 MILES
Total population	86,008	281,953	681,606
Median age	38.0	36.9	35.4
Median age (male)	36.0	35.1	34.2
Median age (Female)	39.9	38.7	36.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	39,018	121,451	273,418
# of persons per HH	2.2	2.3	2.5
Average HH income	\$86,963	\$69,535	\$63,101
Average house value	\$228,739	\$211,412	\$169,614

\* Demographic data derived from 2010 US Census

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