



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

±36.0 ACRES OF LAND FOR SALE

Eanes Road, North Little Rock, AR



CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

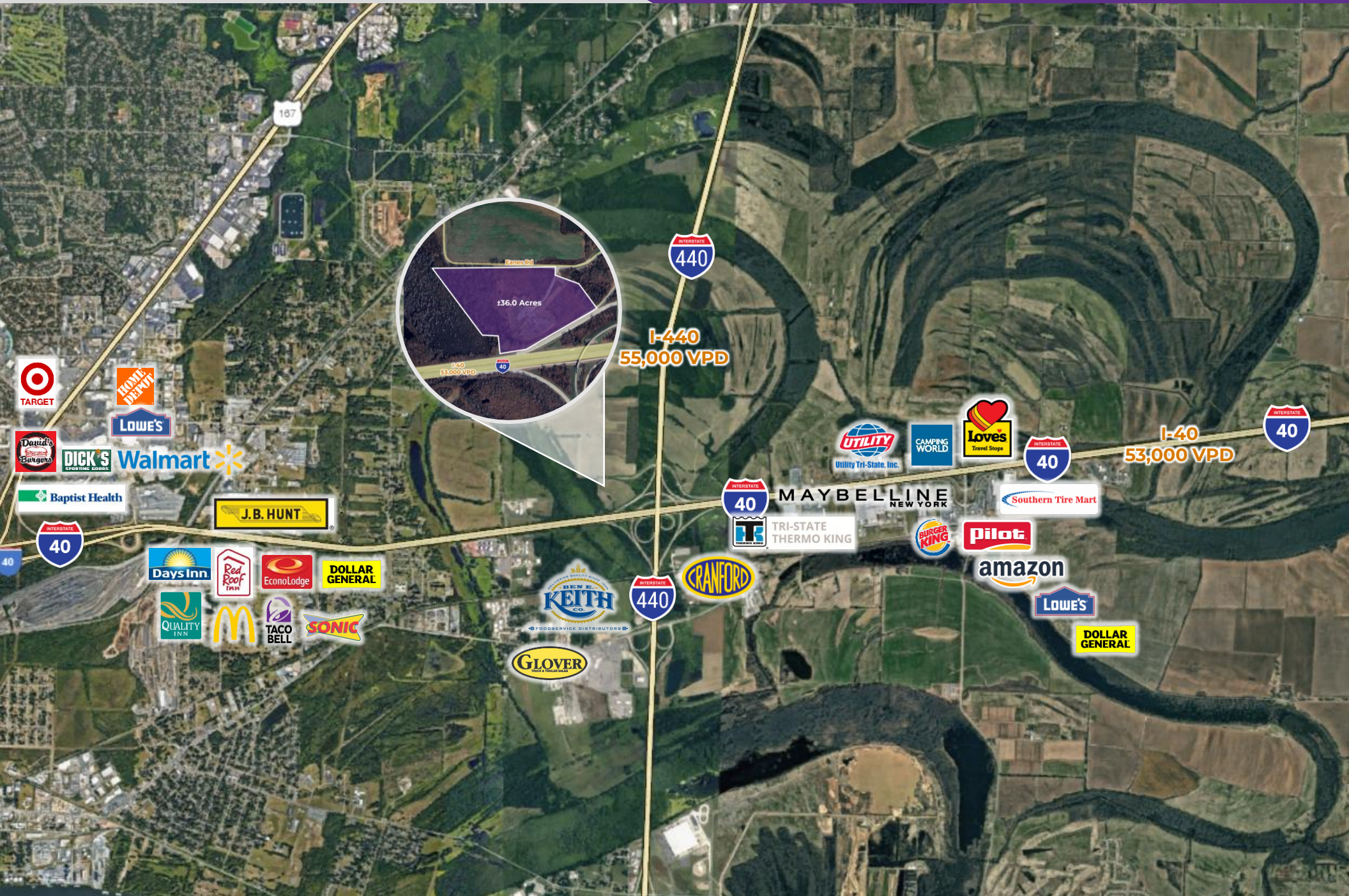
| | |
|----------------|---|
| Offering | For Sale |
| Price | \$2,160,000 \$3,420,000 |
| Price per Acre | \$60,000 per acre |
| Address | Eanes Road |
| City/State | North Little Rock, AR 72117 |
| Property Type | Unimproved Land |
| Lot Size | ±36.0 Acres |
| Zoning | I-1; Industrial |
| Traffic Counts | I-40 – 53,000 VPD I-440 – 55,000 VPD |

PROPERTY HIGHLIGHTS

- Prime location, situated at the I-40 & I-440 interchange in North Little Rock, Arkansas
- Extensive frontage on Diamond Road & I-40 (1,723 ft)
- Highly visible industrial property; I-1 zoning is ideal for a variety of industrial and commercial uses
- Excellent connectivity to major transportation routes, perfect for logistics and distribution







North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which is one of the country's [top 10 best places for young professionals to live](#).

Located in the heart of the I-40 & I-440 interchange, North Little Rock serves as a connection point from Dallas, Texas, to Memphis, Tennessee, and beyond. The I-40 & I-440 interchange plays an integral role in industrial distribution, and it has undergone notable advancements in recent years to further connectivity and expansion.

Parallel to the expansion of the interchange, North Little Rock's industrial sector has experienced immense growth as well, with recent and noteworthy developments including the \$16 million Central Commerce Center, a 204,120-square-foot facility that is home to Country Life and Home Depot; the 3.6-million-square-foot Amazon Fulfillment Center (employing over 1,500 individuals); the 1.2-million-square-foot Dollar General Distribution Center; and the equally expansive 1.2-million-square-foot Lowes Distribution Facility.

DEMOGRAPHICS*

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------------------|----------|----------|----------|
| Population | 8,561 | 47,577 | 182,137 |
| Households | 3,477 | 20,329 | 79,082 |
| Average Age | 38.8 | 41.2 | 40.2 |
| Average Household Income | \$47,898 | \$81,715 | \$80,164 |
| Businesses | 489 | 1,729 | 7,827 |

**Demographic details based on property location*

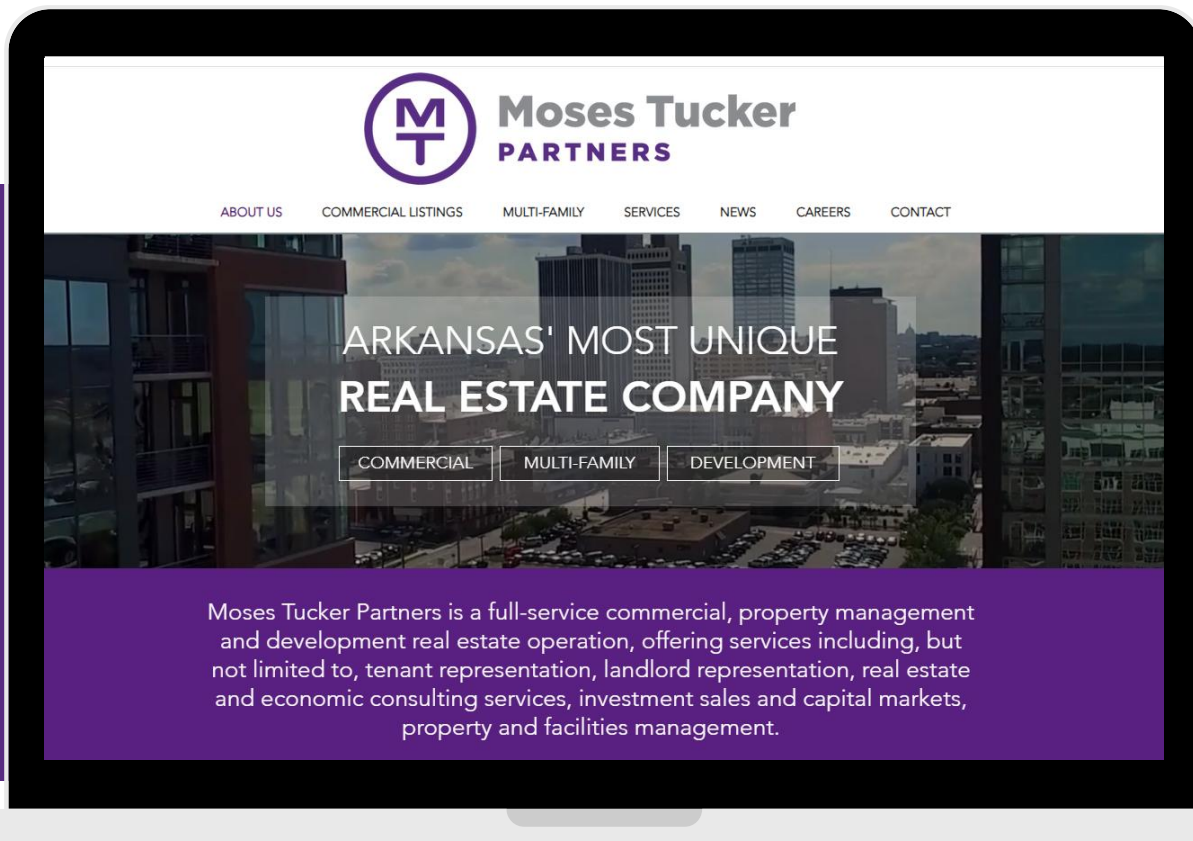
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Adam Jenkins
Brokerage Associate
ajenkins@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.