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±88.00 ACRES FOR SALE

Bay Meadows Rd, North Little Rock, AR



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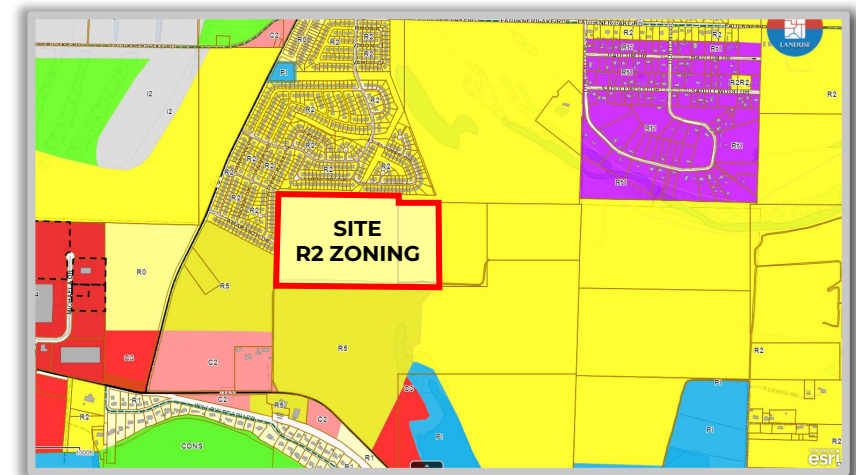
Property Understanding

OVERVIEW

Offering	For Sale
Price	\$3,833,280 (\$1.00/SF)
Address	Bay Meadows Rd, North Little Rock, AR 72117
Property Type	Land
Lot Size	±88.00 Acres
Access	England Rd./Hwy. 165 & Amaranth Drive
Zoning	R-2 - Single Family District

PROPERTY HIGHLIGHTS

- The section of Faulkner Lake Road to the west, which had experienced frequent flooding over the years, has been elevated to ensure uninterrupted travel from the site to I-440
- Located just south of the new Amazon, Lowe's and Dollar General distribution facilities. Additional developments are planned for the area
- Ideal for residential or multifamily development, subject to zoning
- Utilities exist onsite due to the neighboring Rausch Coleman residential development
- New Baptist Health facility at East Broadway and England Rd/Hwy. 165
- Traffic count: England Road - 17,000 VPD





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*

Population

3 MILES

7,482

5 MILES

42,678

10 MILES

179,183

Households

3,055

18,196

77,732

Average Age

38.9

41.1

40.1

Average Household Income

\$30,843

\$57,998

\$54,359

Businesses


407

1,625

7,643

**Demographic details based on property location*

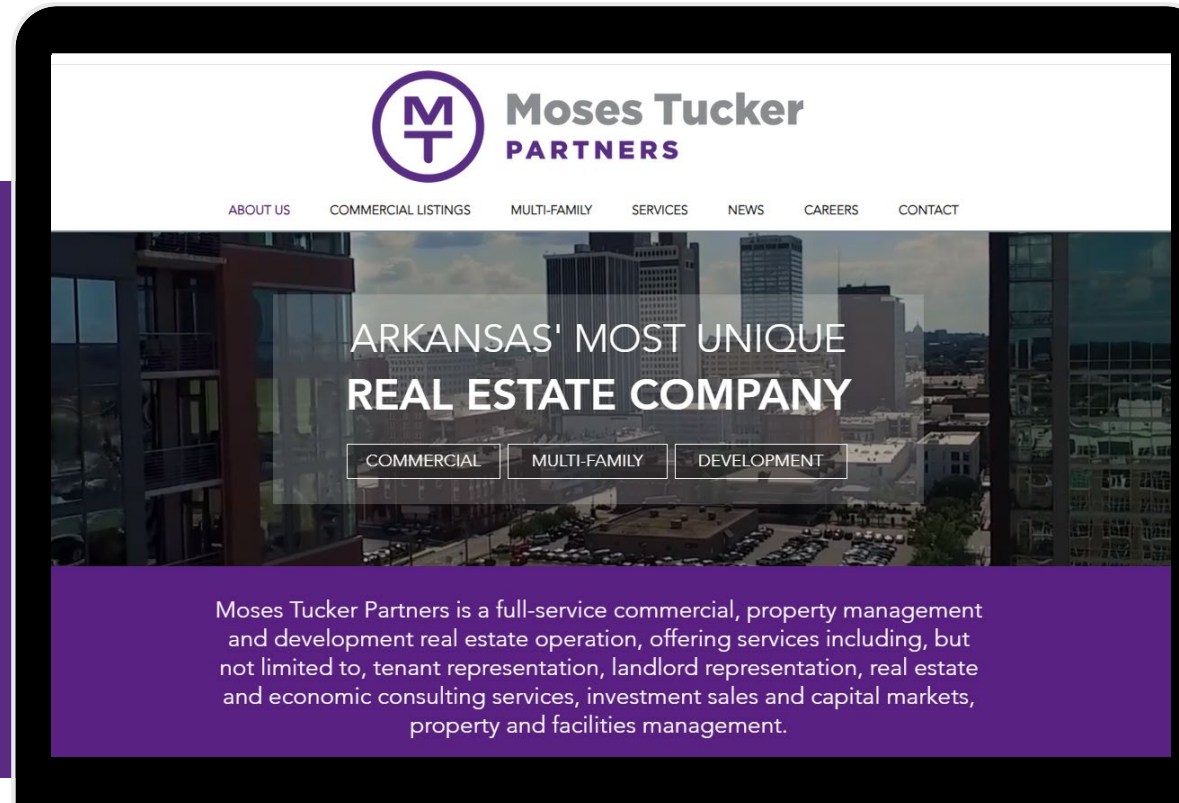
CONNECT

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