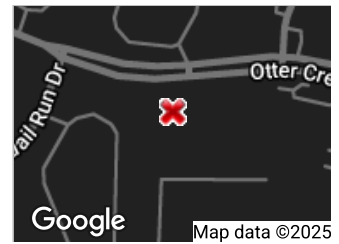


ALL FIELDS PUBLIC



(33) MLS # 25002178
(36) Class Vacant Land
(37) Type Commercial Lot
(38) Area LIT - OTTER CREEK, WESTFIELD & SURROUNDING AREAS
(39) List Price \$169,900
(40) Address 2 Otter Creek
(42) City Little Rock
(43) State AR
(44) Zip 72210
(45) Status Active
(46) Sale/Rent For Sale
(106) IDX/VOW Include Y



GENERAL

(32) General Date	1/17/2025	(49) Agent Hit Count	26
(56) List Date	1/17/2025	(57) Expire Date	1/17/2026
(59) Owner/Agent Disclosure	Listing Agent/Broker is seller/owner or has ownership interest	(65) Entered Twice	No
(66) Internet Publication	1. Yes	(67) Listing Services	1. Full Service
(68) Inside City Limits	No	(69) County	Pulaski
(70) Neighborhood	Otter Creek	(71) Subdivision	Metes & Bounds
(72) Approx Lot Dimensions	308 ft x 153 ft	(73) Legal	1S-13-05
(74) Approx Acreage	1.13	(80) Zoning	C2
(81) Will Subdivide	No	(89) Associated Document Count	2
(92) Directions	Exit I-30 for Otter Creek Pkwy near Bass Pro/Outlet Malls, then head West on Otter Creek Rd, turn right onto Hwy 5 (Stagecoach Rd), turn left onto Otter Creek Pkwy, subject property is on the left.	(94) Short Sale ? (Y/N/U)	NO
(97) VOW Include	Yes	(98) VOW Address	Yes
(99) VOW Comment	Yes	(100) VOW AVM	Yes
(105) Tax ID	72210	(14) Days On Market	286
(18) Days On MLS	286		

FEATURES

DOCUMENTS ON FILE Boundary Survey	POSSESSION Immediately-With Deed	SHOWING INSTRUCTIONS Call Listing Office/Agent	THIRD PARTY EXPORTS Daily Record
DOCUMENTS ONLINE Boundary Survey	ROAD FRONTAGE City Street	TRANSPORTATION None	SOURCE OF ACREAGE Courthouse
LOT Level	ROAD SURFACE Paved	UTILITIES Sewer-Public Water-Public Elec-Municipal (+Entergy)	
LISTING TYPE Exclusive Right-To-Sell			

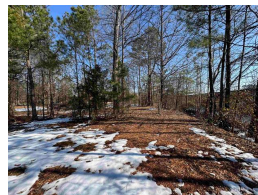
FINANCIAL

(108) Price Per Acre	150,353.98	(111) Update Date	9/24/2025
(112) Status Date	1/24/2025	(113) HotSheet Date	9/24/2025
(114) Price Date	1/17/2025	(115) Input Date	1/17/2025 10:45 AM
(121) Annual Taxes	2,683.31		

PUBLIC REMARKS

(127) Public Remarks Commercial lot C-2 zoning. utilities available on site. Conditional use is R-5 use - 36 units per acres. See documents

ADDITIONAL PICTURES



DISCLAIMER

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