



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

±12.21 ACRES OF LAND FOR SALE

2401 & 2403 Hwy 161, North Little Rock, AR



±12.21 ACRES

CONTACT US TODAY
501.376.6555 | mosestucker.com



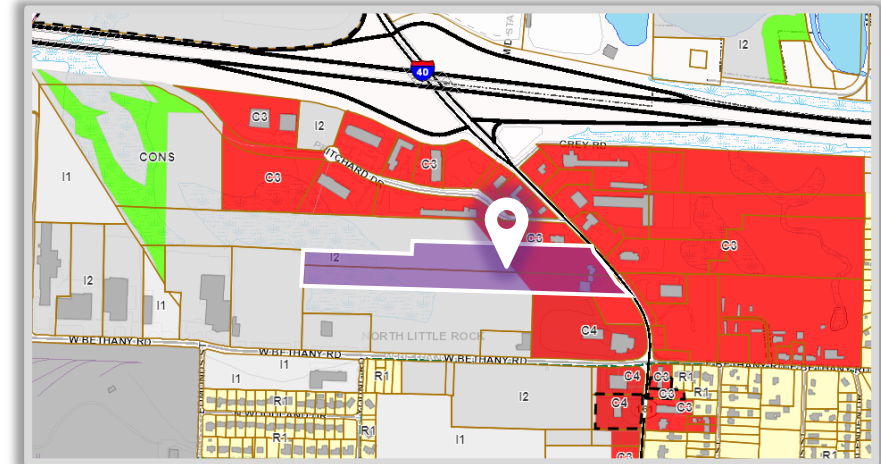
Property Understanding

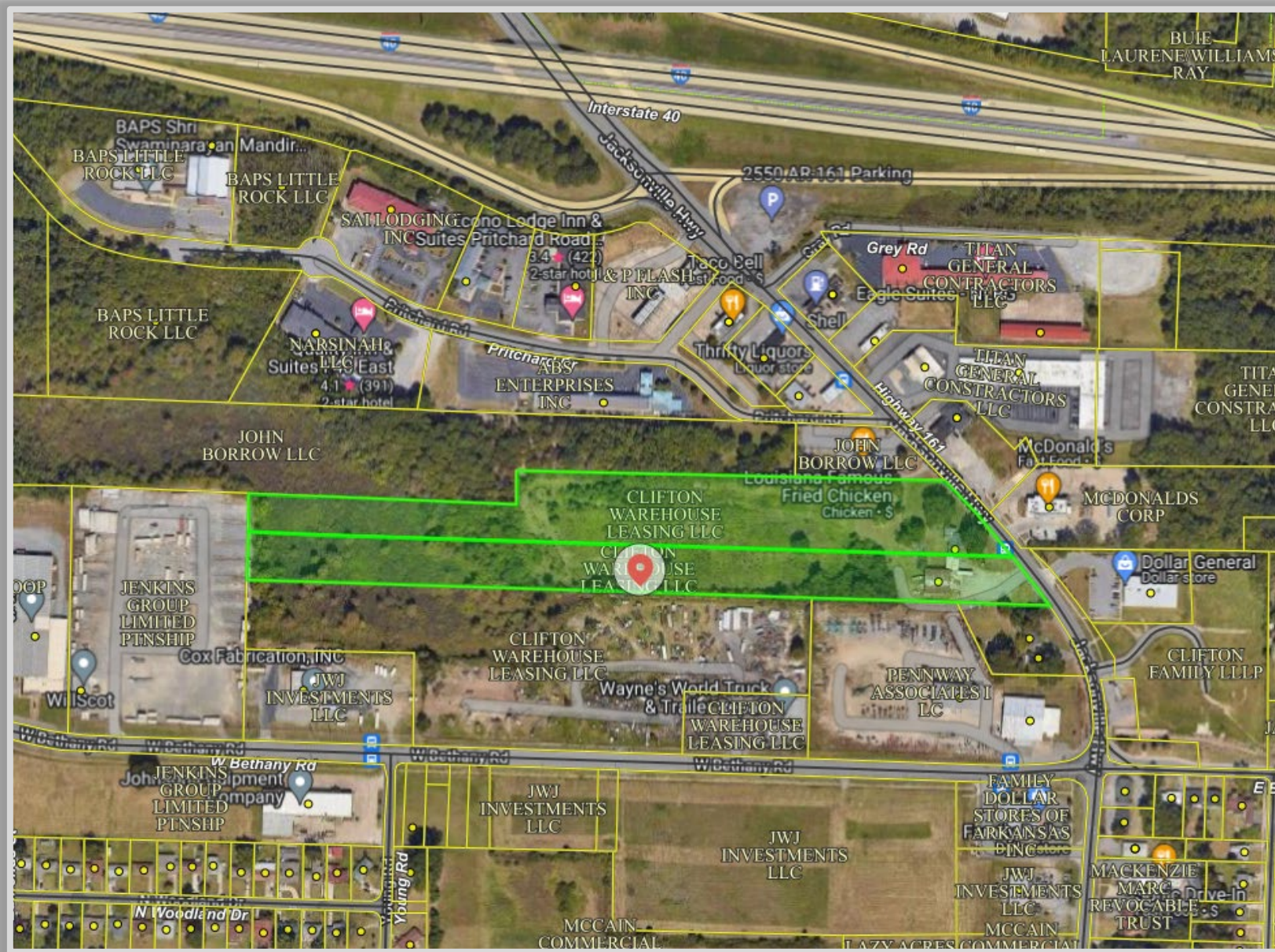
OVERVIEW

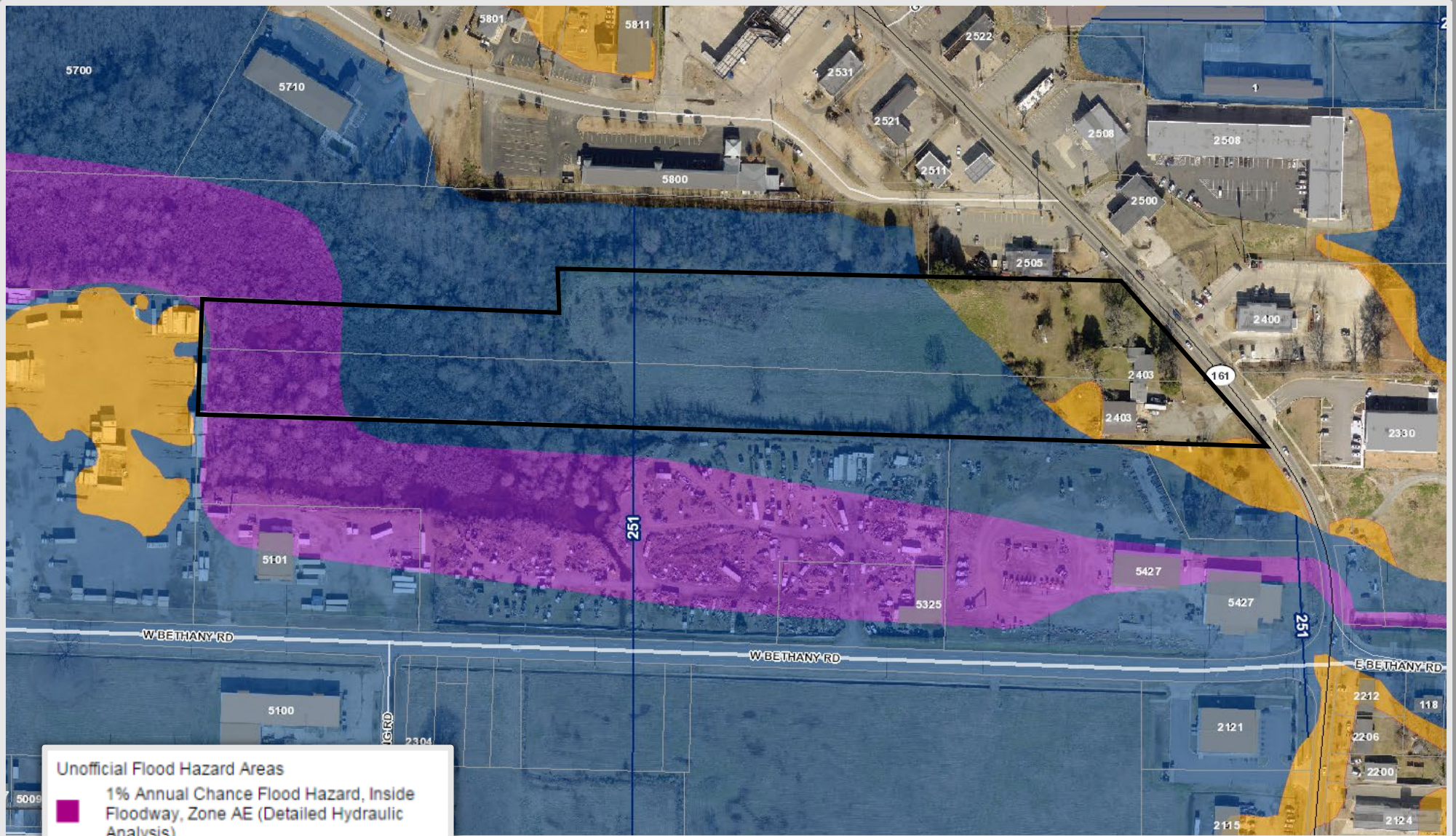
| | |
|-----------------------|---|
| Offering | For Sale |
| Price | \$750,000 |
| Address | 2401 & 2403 Hwy 161 |
| City/State | North Little Rock, AR 72117 |
| Property Type | Land |
| Lot Size | ±12.21 Acres (potential to carve out a one-acre tract along Hwy 161) |
| Zoning | C3 / C4 / I2 |
| Traffic Counts | <ul style="list-style-type: none"> ○ I-40 – 46,000 VPD ○ Hwy 161 – 19,000 VPD ○ W Bethany Rd – 4,600 VPD |

PROPERTY HIGHLIGHTS

- Sits on Hwy 161 in between W Bethany Rd and I-40
- Easy access to I-40 (0.4 miles)
- Property consists of a 3,720 SF warehouse built in 1958
- Portion of property is in the flood plain

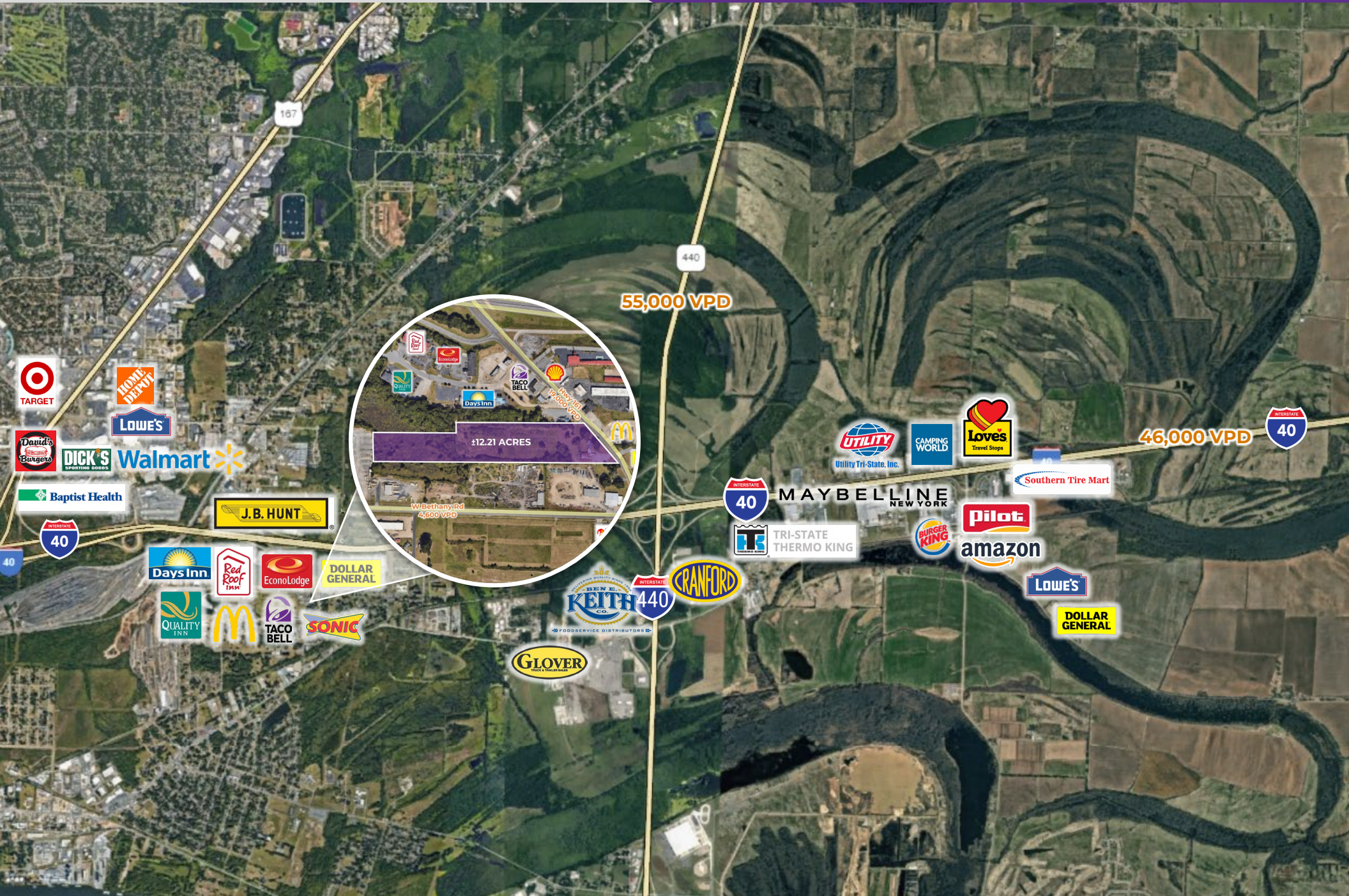






Unofficial Flood Hazard Areas

- 1% Annual Chance Flood Hazard, Inside Floodway, Zone AE (Detailed Hydraulic Analysis)
- 1% Annual Chance Flood Hazard, Outside Floodway, Zone AE (Detailed Hydraulic Analysis)



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 | 19,221 | 79,741 | 215,566 |
| Households | 8,363 | 35,719 | 94,059 |
| Average Age | 41.2 | 40.6 | 39.6 |
| Average Household Income | \$73,996 | \$77,349 | \$81,851 |
| Businesses | 1,002 | 3,763 | 9,420 |

**Demographic details based on property location*

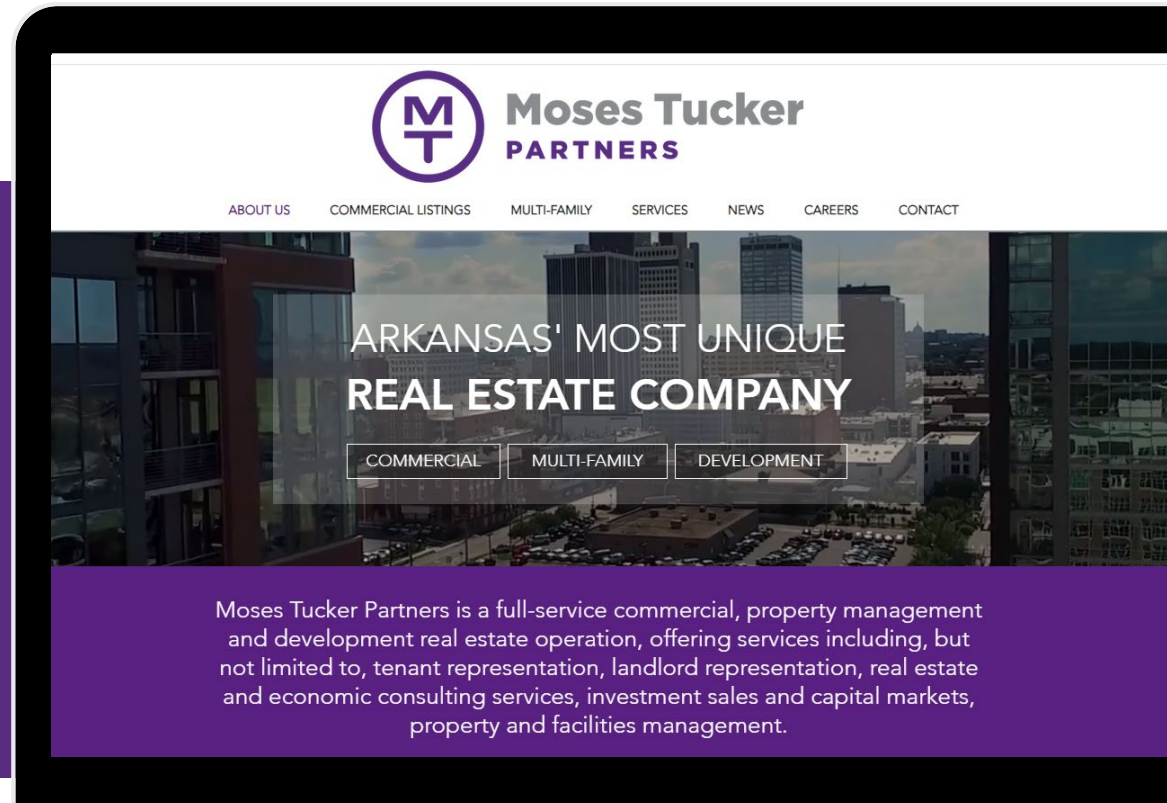
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

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



Fletcher Hanson

Principal, Executive Vice President & Principal Broker

501.952.4975

fhanson@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.