



COMMERCIAL LISTING INFORMATION

MLS #: 25031975 **Area:** 013
Status: Active **JACKSONVILLE**
Type: Building and Land **List Price:** \$1,200,000
City: North Little Rock **Orig. Price:** \$1,200,000
Inside City Limits? No **Subdivision:**
Virtual Tour: [Schedule a Showing](#)
To Show Call: [M](#)

SOLD INFORMATION

SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:		SO:

8711/8713 Highway 161

List Agent: Daniel Gray - Agent: 501-960-3181

List Office: RE/MAX Homefinders
Ofc: 501-982-2159

Appx SQFT: 27000 **LP/SqFt:** 44.44

Appx Yr Built: 1971

Appx Lot Size: 490x383x407x375

Legal: Metes & Bounds

Market Time: 59 **Entered Twice:** No
County: Pulaski **Listing Svcs:** 1. Full Service
Zip: 72117 **Will Subd:** No
Appx Acreage: 3.77 **New Construction?** No
Foreclosure (REO): **Owner ID#:**
Short Sale?: **In-House #:**

FEATURES

Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner	SOURCE OF SQUARE FEET	Tax Records
PROPERTY SUB-TYPE	Building Trades, Manufacturing, Warehouse, Distribution Facility	STORIES	Other (see remarks)
DOCUMENTS ON FILE	None		

FINANCIAL

Annual Tax: 4,424.38	Annual Income:
Annual SI Tax:	Annual Expenses:
Heated SF:	Warehouse SF:
Cooled SF:	Inside City Limits? No

BUSINESS

Business Name:
Buildings: 5
Parking Spaces: 50
Employees Notified?
Inventory:

EXECUTIVE SUMMARY

Rare commercial opportunity on 3.77 acres in North Little Rock/Jacksonville Area featuring 6 heated metal buildings totaling over 27,000 SF, plus a 1,200 SF unfinished home and 60'x60' covered storage area. 490' Frontage on AR Hwy 161. Buildings 1 & 2 include a 60'x150' and attached 60'x120' metal structure with loading dock, powder coating oven, 3-phase 480V power, and upstairs apartment. Building 3 is 50'x60', Building 4 is 50'x100', Building 5 is 50'x55—all heated. Building 6 is a 30'x60' insulated, heated silo. Some buildings have air-conditioned space. Ideal for manufacturing, warehouse, distribution, or contractor use. Convenient to I-440, I-40, Little Rock Port, and airport.

DIRECTIONS

From I-440 take the exit for AR HWY 161 and go north on HWY 161 for approximately 1.5 miles. Property on the left.