





8711/8713 Highway 161

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:		Sale/Lease:	For Sale
To Show Call:			  Schedule a Showing
SOLD INFORMATION			
SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:		SO:

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
County: Pulaski
Zip: 72117
Appx Acreage: 3.77
Foreclosure (REO):
Short Sale?:

Entered Twice: No
Listing Svcs: 1. Full Service
Will Subd: No
New Construction? No
Owner ID#:
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.

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED, AND IS PROVIDED EXCLUSIVELY FOR CONSUMER'S PERSONAL, NON-COMMERCIAL USE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO, INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE. NOTE: MANY PROPERTIES MAY HAVE AUDIO/VIDEO RECORDING IN PLACE. BY ENTERING THE PROPERTY YOU AND YOUR CLIENT CONSENT TO BEING RECORDED PER THE LOCAL AREA REGULATIONS AND LAWS. COPYRIGHT 2025 COOPERATIVE ARKANSAS REALTORS® MULTIPLE LISTING SERVICES INC.