

**FOR
SALE**

SALE

00 Kiehl Ave

00 KIEHL AVE

Sherwood, AR 72120

PRESENTED BY:

NATHAN HUTCHINS

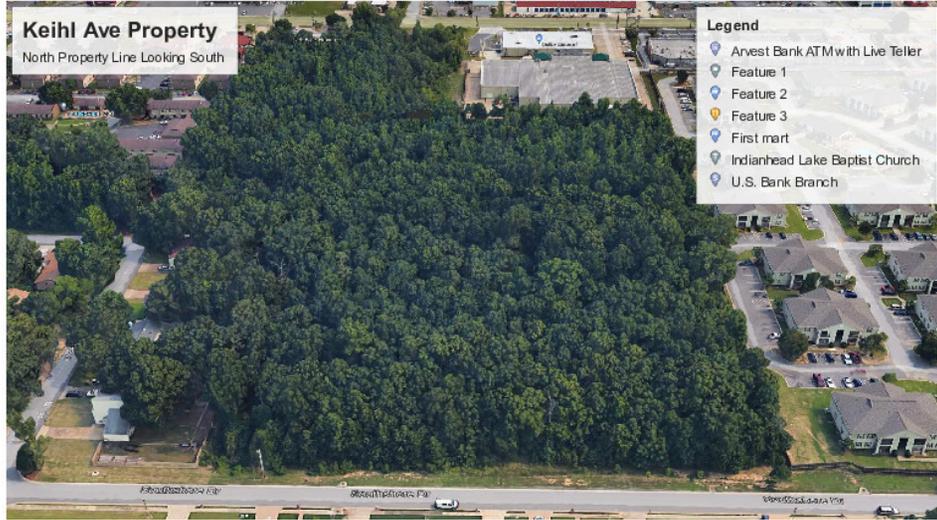
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AR #PB00063530



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Centrally located in Sherwood
- Zoned for Commercial and Residential
- Convenient access to US Hwy 167
- Near restaurants, retail, and daily traffic drivers
- Easy variance to multi-family
- High demand for commercial, residential, and Multi-family

OFFERING SUMMARY

SALE PRICE:	\$1,589,000
LOT SIZE:	13.6 Acres

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PROPERTY DESCRIPTION

Discover a rare ±13.6 acre planned development opportunity in the heart of the North Little Rock and Sherwood growth corridor. Ideally positioned with convenient access to U.S. Highway 167, this centrally located site offers exceptional flexibility for commercial, residential, or mixed-use development. Zoned to accommodate both commercial and residential uses with a multifamily variance available, the property presents a unique opportunity to capitalize on strong area demand. Surrounded by established neighborhoods, restaurants, and retail, the site is strategically located to support a wide range of development concepts.

ADDITIONAL PHOTOS



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PROPOSED SITE PLAN EXAMPLES



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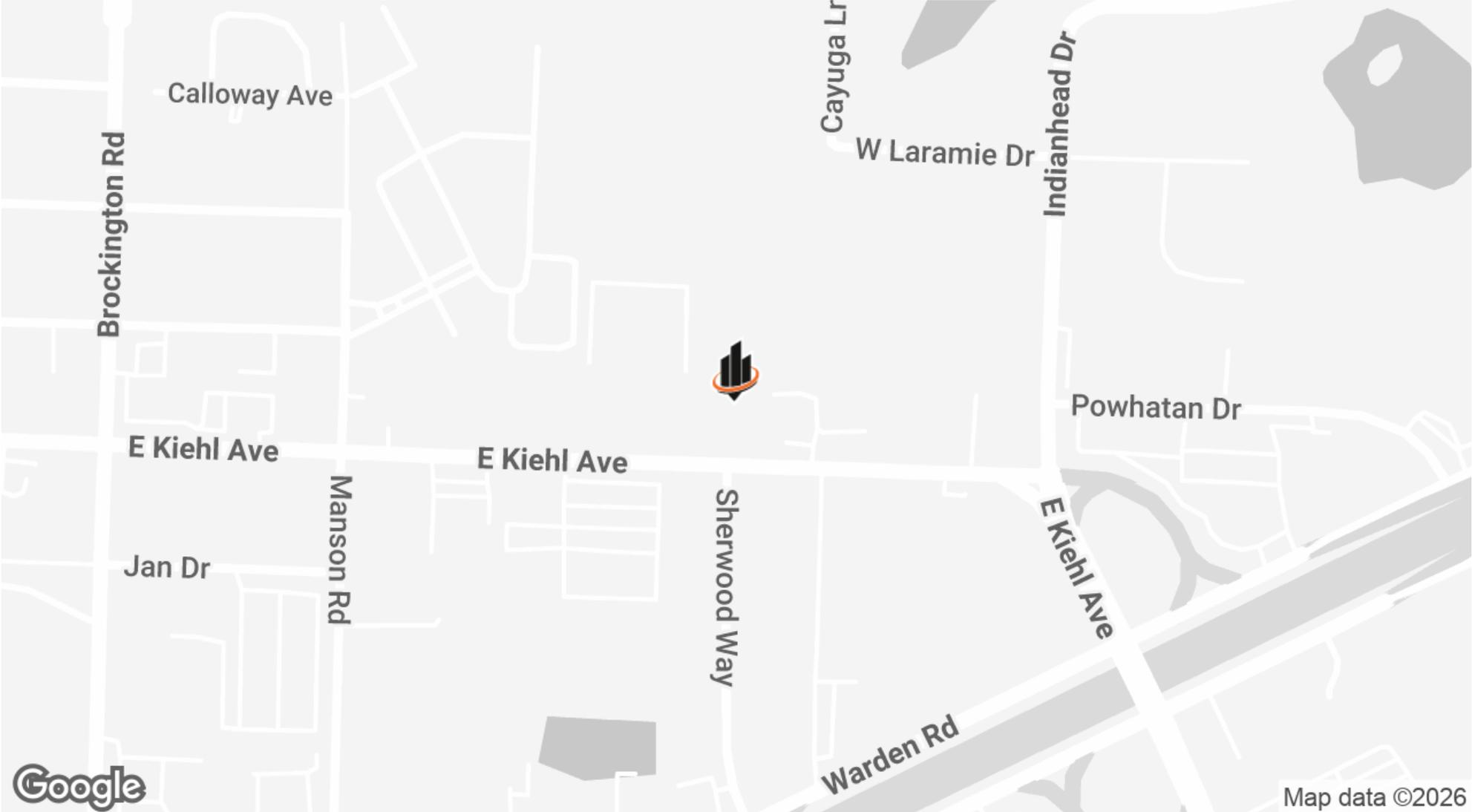
RETAIL MAP



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LOCATION MAP



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