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# ±3.7 ACRES OF LAND FOR SALE

## 2306 Hwy 161, North Little Rock, AR



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501.376.6555 | mosestucker.com



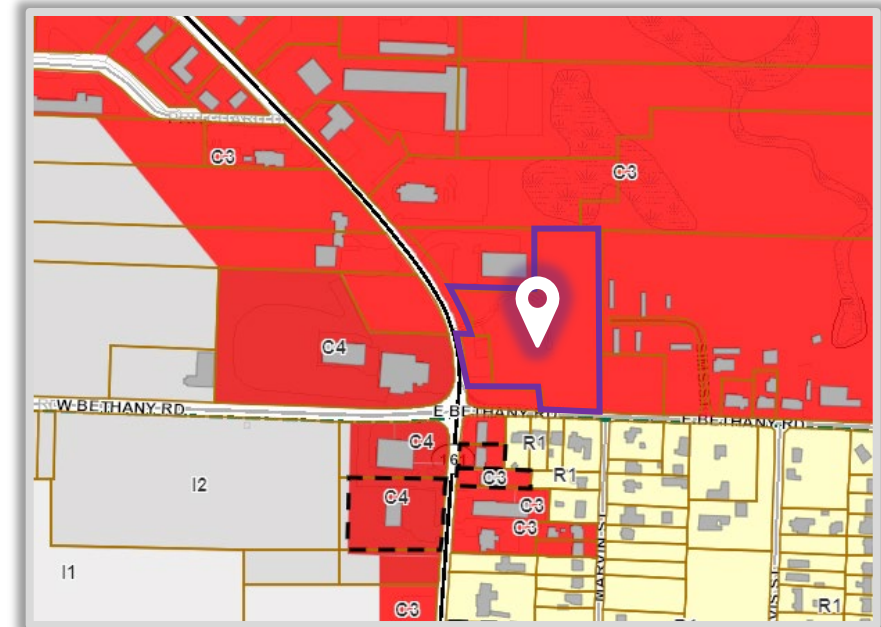
## Property Understanding

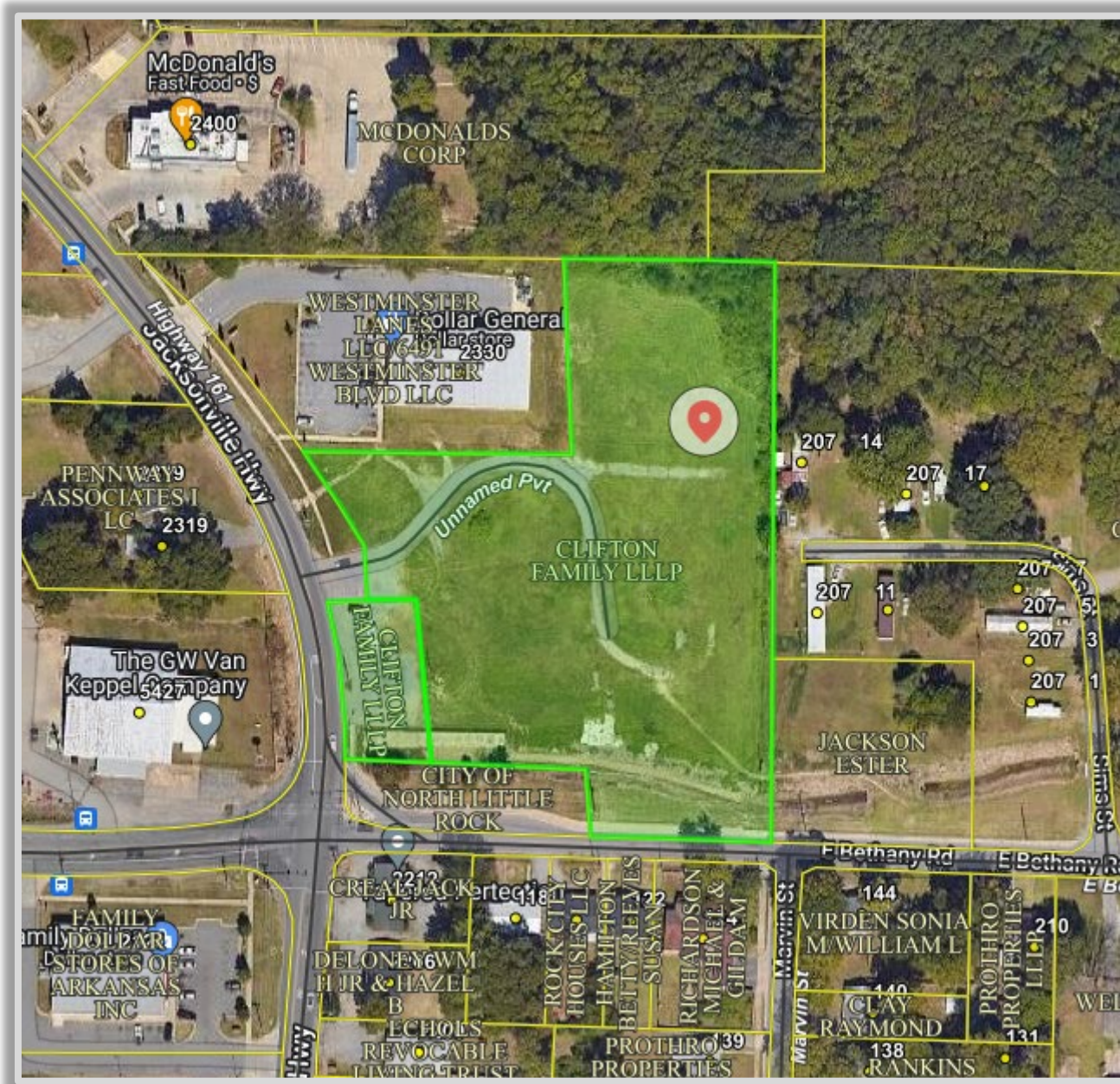
### OVERVIEW

<b>Offering</b>	For Sale
<b>Price</b>	\$300,000
<b>Address</b>	2306 Hwy 161
<b>City/State</b>	North Little Rock, AR 72117
<b>Property Type</b>	Unimproved Land
<b>Lot Size</b>	±3.7 acres
<b>Zoning</b>	C3 (General Commercial District)
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ I-40 – 46,000 VPD</li> <li>○ Hwy 161 – 19,000 VPD</li> <li>○ E Bethany Rd – 4,600 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- **Sits on corner of Hwy 131 and Bethany Rd**
- Easy access to I-40 (0.4 miles)
- Flat, undeveloped land site
- 2 ingress/egress points







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

*\*Demographic details based on property location*

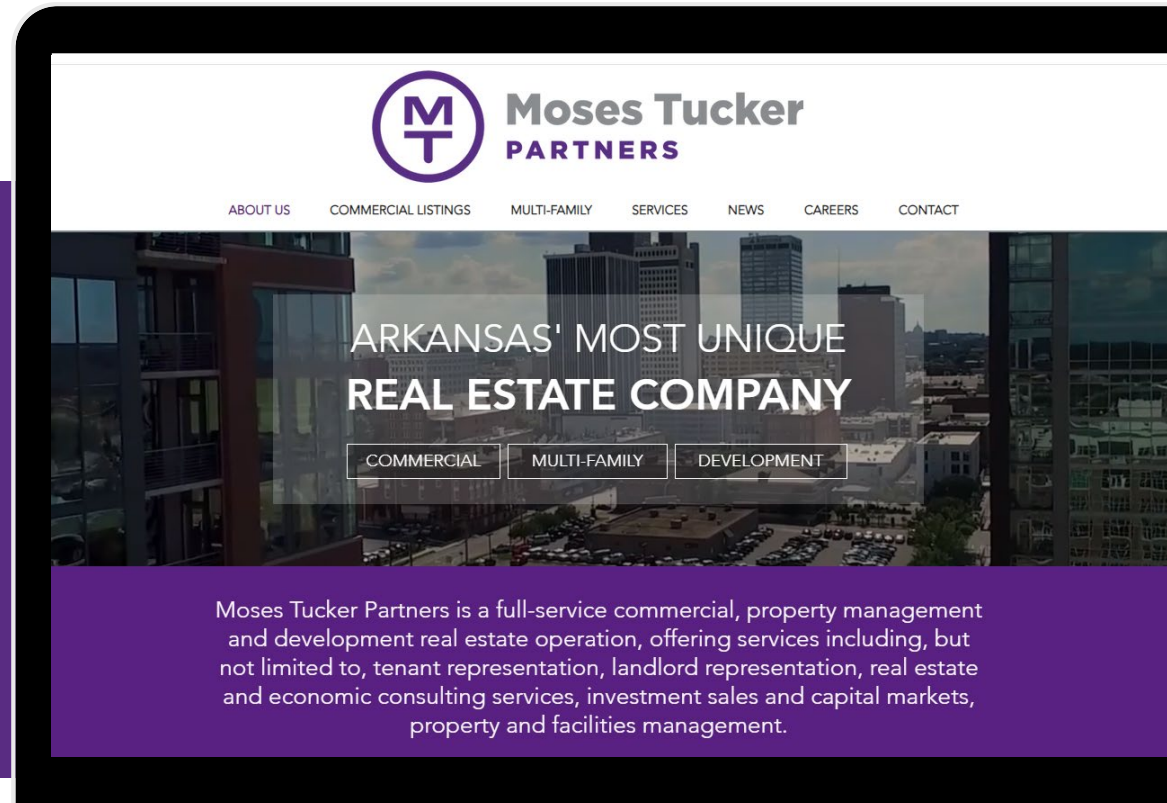
# CONNECT

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**DISCLAIMER**

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