



- **FOR SALE: \$1,700,000**
- **FOR LEASE: \$5.00/SF NNN**
- **Total of 38,400± SF**
- **6.04± acres—gravel yard**
- **Inactive rail spur at the rear of warehouse & the beautiful White River at the front door!**
- **Office: 1,500 SF heated and cooled, kitchen and restroom**
- **Warehouse: Heated, 20 ft. clearance, 2 drive-in doors (14x14), Phase 3 electrical and restroom**

For More Information Contact:
Jamie McLarty | 501.951.1812
jmclarty@hathawaygroup.com



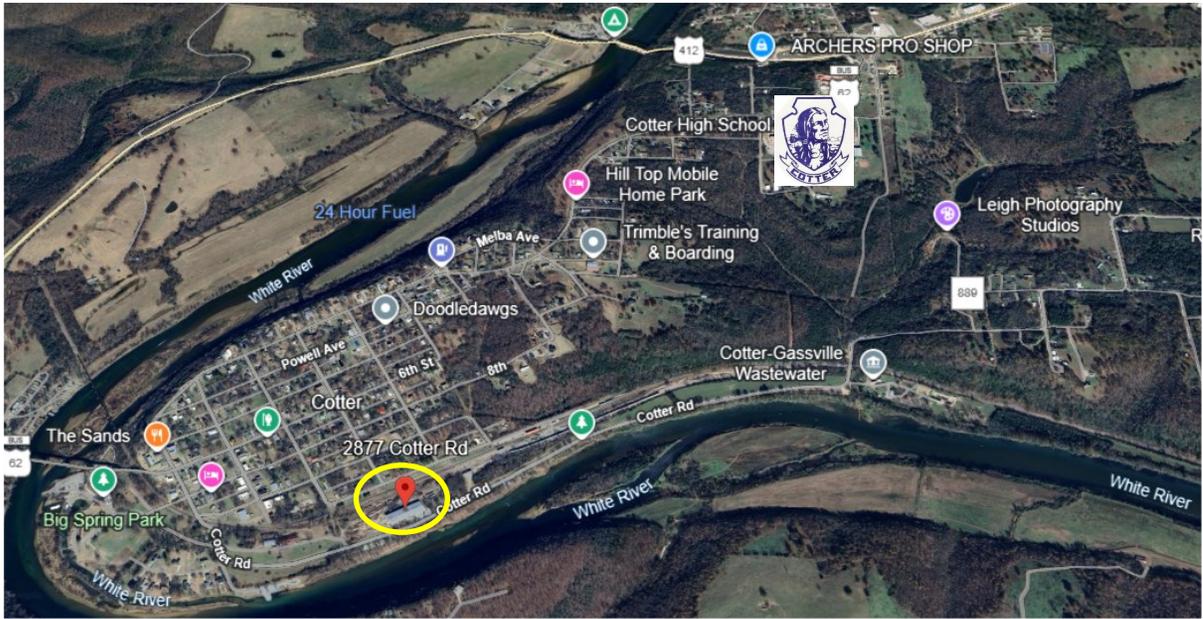


COTTER, AR

A railroad boom town that sprang up in the early 20th century, Cotter was once the largest town in North Arkansas. Today it is a well-known river town offering excellent trout fishing amid incredible scenery. The clear cold waters flowing along the banks of Cotter attract anglers in search of trophy trout. Fly fishermen, spin casters, experts and novices visit from around the world to cast into the [White River](#) for rainbow, brown, brook and cutthroat trout. The town bills itself as the “Trout Capital of the USA.”

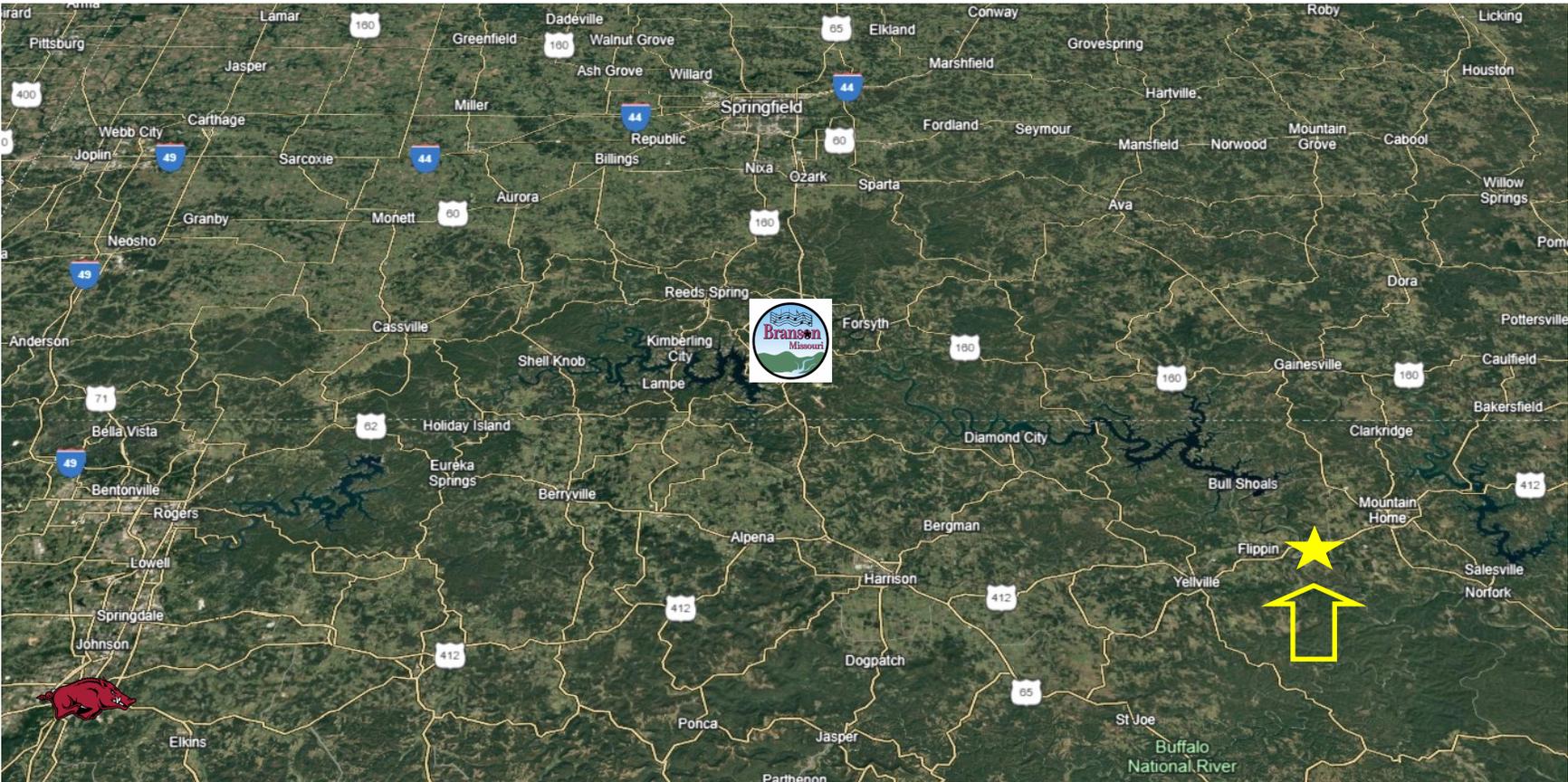
America's best trout fishing in terms of the number and size of trout it produces is quite possibly the upper White River. Three to five pound brown trout are common. Rainbows of 11 to 16 inches are plentiful. With a mild climate in all four seasons, Arkansas has year-round fishing. There's plenty of public access available, and excellent shore or wade fishing depending on water levels. Excellent guide services abound as well.





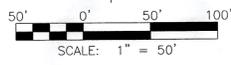
Distance from Cotter, AR to:

- Branson, MO 71 miles
- Conway, AR 110 miles
- Fayetteville, AR 112 miles
- Little Rock, AR 141 miles



Legend of Symbols & Abbreviations

- IRON PIN FOUND
- ⊠ CHISELED "X" FOUND
- ▬ EXISTING STRUCTURE
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ LIGHT STANDARD
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ CRATED INLET
- ⊕ MANHOLE
- ⊕ SIGN
- ⊕ HANDICAP
- ⊕ PIPE BOLLARD
- ⊕ CURB INLET
- ⊕ CABLE SPLICE BOX
- ⊕ TELEPHONE SPLICE BOX
- ⊕ ELECTRIC SPLICE BOX
- IRON PIN SET
- OVERHEAD ELECTRIC
- ABBREVIATIONS
- CMP CORRUGATED METAL PIPE
- TRANS TRANSFORMER
- (TYP) TYPICAL
- (R) RECORD
- (M) MEASURED
- CHAIN LINK FENCE
- ⊕ ELECTRIC METER
- ⊕ TRANSFORMER



ZONING INFORMATION

Source of Information: GLOBAL ZONING, LLC JOB #GZ 7182 DATED JUNE 3, 2019
 Zoning District(s): I-1 INDUSTRIAL Current Use: MANUFACTURING

Building Setback Requirements		
Front Yard Setback	12.5' 20' ABUTTING RESIDENTIAL	
Side Yard Setback	12.5' 20' ABUTTING RESIDENTIAL	
Rear Yard Setback	12.5' 20' ABUTTING RESIDENTIAL	
Parking Tabulation		
Regular Spaces	Provided	Required
Handicapped Spaces	1	
Total Parking Spaces	10	2
PARKING REQUIREMENT: 1 PARKING SPACE PER EVERY 6 EMPLOYEES		
Height Restrictions		
Maximum Height	40' OR 3 STORIES	
Lot Area	NONE	
Maximum Density	NONE	
Min. Lot Width/Frontage and Depth	NONE	

Notes Corresponding to Schedule B

14 RIGHTS, RESERVATIONS, RESTRICTIONS AND CONDITIONS CONTAINED IN THE OUTCLAIM DEED FILED 7/1/03 AS DOCUMENT #7804-2003 AND RE-FILED AS DOCUMENT #13918-2003 IN THE RECORDS OF BAXTER COUNTY, ARKANSAS, APPLIES AND AFFECTS AS SHOWN.

STATEMENT OF ENCROACHMENTS

NONE APPARENT AT TIME OF SURVEY.

MISCELLANEOUS NOTES

BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY WITH A BEARING OF NORTH 60 DEGREES 58 MINUTES 08 SECONDS EAST.

THERE WAS NO OBSERVABLE EVIDENCE OF CEMETRIES, INDIVIDUAL GRAVESTONES AND BURIAL GROUNDS FOUND AT THE TIME OF THIS SURVEY.

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS.

THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE WAS NO OBSERVABLE EVIDENCE OF STREET WIDENING.

SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO HIGHWAY 345 (COTTER RD), A PUBLICLY DEDICATED RIGHT OF WAY.

SUBJECT PROPERTY HAS 9 REGULAR SPACES AND 1 HANDICAP SPACE FOR A TOTAL OF 10 SPACES.

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS.

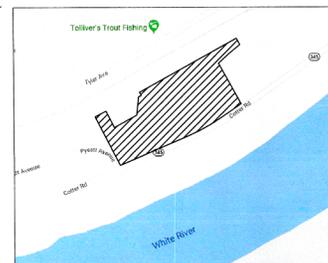
THERE WAS NO WETLAND DELINEATION OR WETLAND MARKERS FOUND ON SUBJECT PROPERTY AT TIME OF SURVEY.

THERE WAS NO SURFACE EVIDENCE OF WATERWAYS SUCH AS LAKES, STREAMS, CREEKS, ETC. ON THE SUBJECT PROPERTY.

NO PARTY WALLS WERE DESIGNATED TO THE SURVEYOR BY CLIENT.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



LOCATION MAP

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) **I-1** through of and **INDUSTRIAL** of the Flood Insurance Rate Map, Community Panel No. **13918-2003**, and is partially in a Special Flood Hazard Area.

ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED

ZONE AE: FLOODWAY: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.