

LAND FOR SALE

LANDERS ROAD AND SMOKEY LANE COMMERCIAL DEVELOPMENT LAND

4314 Landers Road, North Little Rock, AR 72117



OFFERING SUMMARY

SALE PRICE:	\$435,600
LOT SIZE:	1.25 Acres
ZONING:	C-4
MARKET:	Little Rock Metro
PRICE / SF:	\$8.00

PROPERTY OVERVIEW

Tract 3 of a three-tract offering, this 1.25+/- acre level development lot has 200+/- feet of frontage on busy Smokey Lane and shares a permanent easement out to Landers Road. This desirable development lot has C-4 zoning, utilities, and is surrounded by well-established industrial businesses, retail, essential services, and new infrastructure projects. What a great commercial development opportunity!

PROPERTY HIGHLIGHTS

- 1.25 acre lot with 200 feet of frontage on Smokey Lane
- Shares permanent easement to Landers Road with Tracts 1 and 2, and can be purchased together with these two tracts
- C-4 zoning for a wide variety of commercial development options
- Utilities nearby
- Lot is level and ready for development!

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

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Commercial Broker And Prin. Auctioneer (Aalb 1787)
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,437	99,971	228,361
Median age	43.9	38.0	36.8
Median age (male)	38.0	35.6	34.9
Median age (Female)	48.2	39.8	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,875	42,831	97,389
# of persons per HH	2.4	2.3	2.3
Average HH income	\$75,889	\$56,949	\$57,599
Average house value	\$179,322	\$158,979	\$151,761

* Demographic data derived from 2020 ACS - US Census

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