

## LAND FOR SALE

CRYSTAL HILL ROAD NORTH LITTLE ROCK COMMERCIAL DEVELOPMENT OPPORTUNITY!

10001 Crystal Hill Road , North Little Rock, AR 72113



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,002,967
<b>LOT SIZE:</b>	6.14 Acres
<b>ZONING:</b>	I-1
<b>MARKET:</b>	Little Rock Metro
<b>SUBMARKET:</b>	North Little Rock/ Maumelle
<b>PRICE / SF:</b>	\$3.75

### PROPERTY OVERVIEW

6.14+/- acres of high-and-dry, level commercial development land along busy Crystal Hill Road in North Little Rock. Located just off busy Maumelle Boulevard, this development property has I-1 zoning in place and sits just across the street from the Dewafflebaker Bakery in a highly desired industrial area. Nearby businesses include DaTile Sales and Service, Fastenal Fulfillment Center, Kids Academy Child Care, Fuller And Sons' Hardware, self-storage, and many more. This property's close proximity to I-40, 430, and I-30 makes it a perfect location for industrial, office, multifamily, and more. Price is \$3.75/sq ft for 267,458.4 square feet, with selling price TBD by final survey.

### PROPERTY HIGHLIGHTS

- Level and ready for development, with I-1 zoning in place, permitted uses document on website!
- Utilities at or near property
- Ingress/Egress in place onto Crystal Hill Road
- Easy access to Maumelle Boulevard, I-40, 430, I-30, 530, 440, and all of Central Arkansas
- Existing gravel parking lot--OFFERED BY KELLER WILLIAMS REALTY-LITTLE ROCK

**LITTLE ROCK, AR**  
12814 Cantrell Road  
Little Rock, AR 72223

**JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)**  
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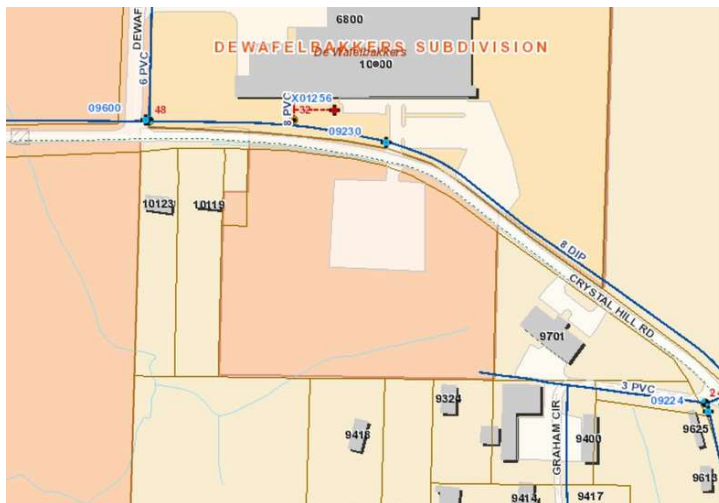
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Hydrant  
Public  
Unknown  
Private  
Water Valve - Private  
Water Valve - Public  
Altitude  
Blow Off  
Butterfly  
Check  
Gate  
Level Control  
Post Indicator  
Pressure Regulator  
RPZ  
Pito  
Fire Service  
Pressure Boundary  
Stub  
Unknown  
Hydrant Lead

C1  
C2  
C3  
C4  
C5  
C6  
CL  
CPH  
I1  
I2  
I3  
P1  
GR  
CONS  
RU



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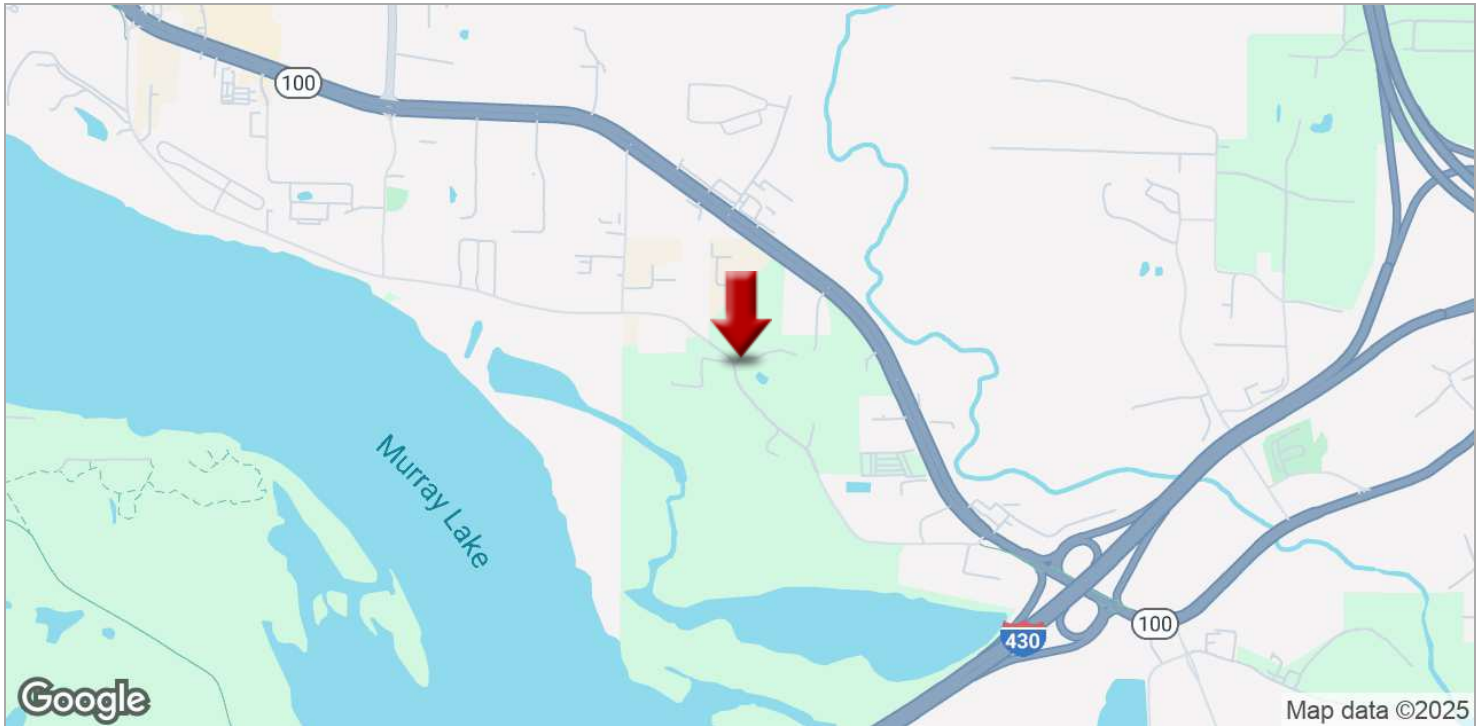
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POPULATION	5 MILES	10 MILES	25 MILES
Total population	86,008	281,953	681,606
Median age	38.0	36.9	35.4
Median age (male)	36.0	35.1	34.2
Median age (Female)	39.9	38.7	36.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	39,018	121,451	273,418
# of persons per HH	2.2	2.3	2.5
Average HH income	\$86,963	\$69,535	\$63,101
Average house value	\$228,739	\$211,412	\$169,614

\* Demographic data derived from 2020 ACS - US Census

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