

NEW



## Commercial Property off I40 North Little Rock

46.9 +/- Acres | Pulaski County, AR | \$5,400,000



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## PROPERTY SUMMARY

±48-acre commercial/industrial opportunity located just off Interstate 40 at 3300 Highway 161 in North Little Rock, Arkansas. Positioned in a high-demand logistics corridor, the property offers excellent access to I-40, I-30, I-440, and Highway 67/167. Zoned C-3 and I-2, the site supports a wide range of uses including distribution, manufacturing, retail, and industrial outdoor storage. Improvements include approximately 15,000 SF of office and warehouse space, allowing for immediate occupancy or interim income. Utilities are available on-site, and the largely usable acreage supports phased development, subdivision, or build-to-suit opportunities. Offered at \$5,400,000, this asset provides scale, flexibility, and strong long-term upside in a growing Central Arkansas market.



**ACREAGE BREAKDOWN**

46.9 Acres ( 33.6 developed, 5  
grassland, 4.6 woody wetlands, 1  
forest/other)

**PARCEL #/ID**

23N-020-00-136-00, 23N-021-00-034-  
00, 23N-028-00-017-00

**ADDRESS**

3300 HIGHWAY 161  
23N-020-00-136-00, 23N-021-00-  
034-00, 23N-028-00-017-00  
North Little Rock, AR 72117

**LOCATION**

3300 HWY 161. Exit 157 off I40,  
North on Hwy 161 for .4 miles

**TAXES**

\$5,941/year (2025)

## PROPERTY HIGHLIGHTS

- 1200+ feet of frontage along Highway 161 with traffic counts estimated between 14,000 vehicles per day, and immediate proximity to Interstate 40 carrying 46,000+ vehicles per day, providing strong visibility and access within a major Central Arkansas logistics corridor.
- Zoned C-3 & I-2 (broad commercial + industrial uses) Equipment yard, truck parking / fleet storage, contractor staging site, industrial outdoor storage (IOS)
- Utilities available on-site (water, sewer, electric, gas)
- Improvements include a ±14,000–15,000 SF office facility, along with an additional industrial shop/warehouse building suitable for equipment storage or operations. The site is largely prepared for development, reducing upfront site work costs and accelerating project timelines.
- Minutes from Port of Little Rock, Clinton National Airport, and Union Pacific supporting global logistics
- The property benefits from ongoing ARDOT investment in Highway 161 and Interstate 40, including resurfacing and corridor improvements, along with broader highway expansion projects throughout North Little Rock



[nationalland.com/listing/commercial-property-off-i40-north-little-rock](https://nationalland.com/listing/commercial-property-off-i40-north-little-rock)



## COMMERCIAL PROPERTY HIGHLIGHTS

**Zoning**

C3, I2

**Building Size**

15,120

**Number of Floors**

1

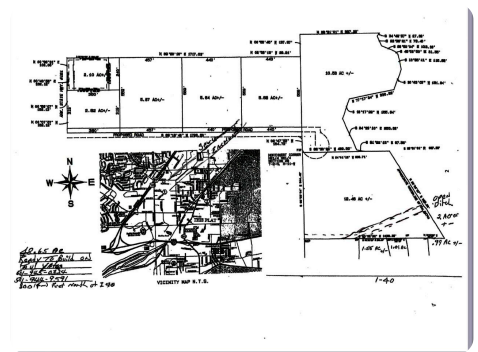
**Year Built**

1985

**Listing ID#**

3284599





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