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## & Otter Creek Rd - Bass Pro & Otter Creek 7.54 Acres of Commercial Land in Little Rock, AR



### EXECUTIVE SUMMARY

Contact Agent for pricing information. Adjoins the new QuikTrip Travel Center (coming soon). Easy on/off access to I 30 & I 430. I 30 & I 40 is one of the heaviest traveled interchanges in Arkansas. Across from Bass Pro Shops,

Movie Tavern, Dave & Busters, Little Rock Outlets, and much more. Ability to subdivide. Convenience store and motor fuel sales prohibited.

## PROPERTY FACTS

Sale Type	Investment	Property Subtype	Commercial
No. Lots	1	Proposed Use	Carwash
Property Type	Land	Total Lot Size	7.54 AC

## 1 LOT AVAILABLE

### Lot

Lot Size 7.54 AC

Prime frontage along I 30, Otter Creek Road, & Bass Pro Drive. Main arterial linkage to/from Little Rock and close proximity to Bryant & Benton.

## DESCRIPTION

Prime frontage along I 30, Otter Creek Road, & Bass Pro Drive. Main arterial linkage to/from

Little Rock and close proximity to Bryant & Benton.

## TRANSPORTATION

 AIRPORT

Clinton National Airport

18 min drive

13.6 mi

## PROPERTY TAXES

Parcel Number

45L-056-00-011-00

Land Assessment

\$778,282

Improvements Assessment

\$0

Total Assessment

\$778,282

# ZONING

Zoning Code

C-4

## MAP OF & OTTER CREEK RD LITTLE ROCK, AR 72210





# ADDITIONAL PHOTOS



Aerial 2 4.28.2021



Site Plan 4.28.2021

Listing ID: 19029405

Date Created: 3/27/2020

Last Updated: 1/17/2023

Address: & Otter Creek Rd, Little Rock, AR