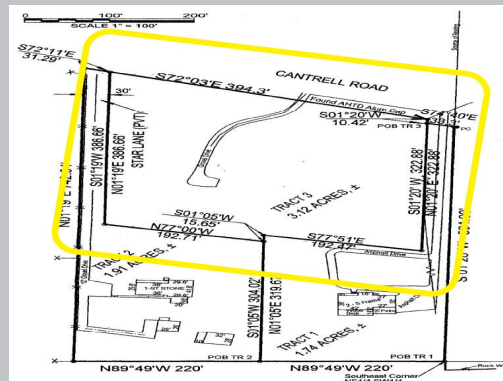




# DEVELOPMENT LAND FOR SALE

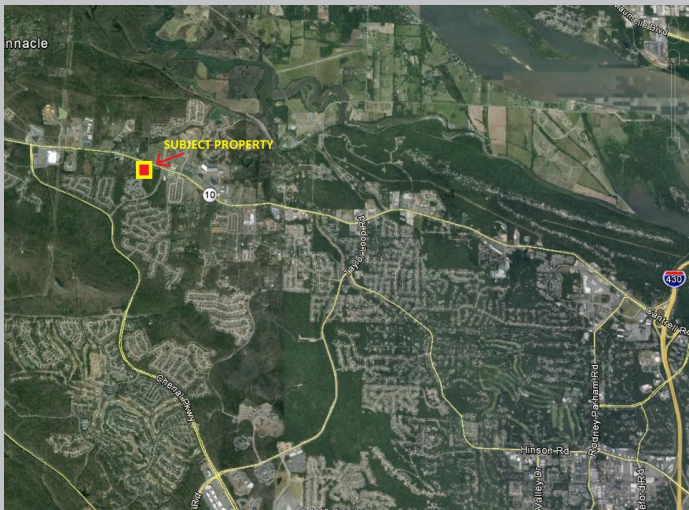
**SALES PRICE:**  
\$12.00/SF

**3.12 Acres Available**



**BUILD TO SUIT**  
across street from  
new Bank OZK  
headquarters

**18021 Cantrell Rd. • Little Rock, Arkansas**



**Property Summary:**

- 460' of Cantrell/ Hwy 10 Frontage
- Bound by Hwy 10 Overlay District
- Labeled as "Transition" on City Master Plan
- Commercial Potential
- New stoplight installation at the driveway of Bank OZK and Highway 10 intersection

**FOR MORE INFORMATION, CONTACT:**

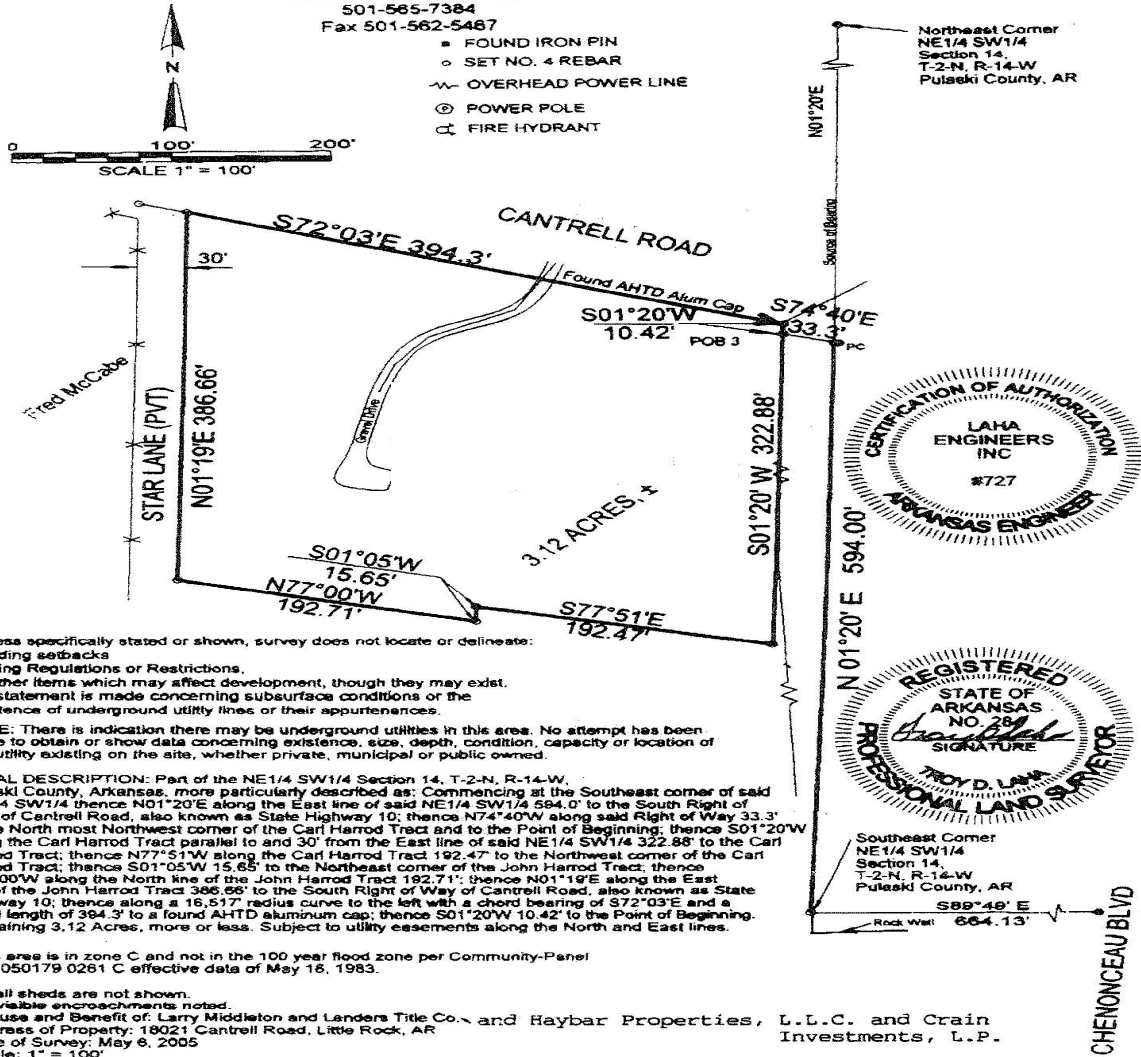
**Lauren Frederick**  
Commercial Agent  
501-374-2303  
lfrederick@hosto.com  
[haybarrealestate.com](http://haybarrealestate.com)

# 1802 I Cantrell Rd. • Little Rock, Arkansas

## LAHA ENGINEERS, INC.

6602 Baseline Road Suite E  
P. O. Box 190251  
Little Rock, Arkansas 72219  
501-565-7384  
Fax 501-562-5487

- FOUND IRON PIN
- SET NO. 4 REBAR
- OVERHEAD POWER LINE
- ⊙ POWER POLE
- ⊕ FIRE HYDRANT



Unless specifically stated or shown, survey does not locate or delineate:  
Building setbacks  
Zoning Regulations or Restrictions,  
or other items which may affect development, though they may exist.  
No statement is made concerning subsurface conditions or the  
existence of underground utility lines or their appurtenances.

NOTE: There is indication there may be underground utilities in this area. No attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.

LEGAL DESCRIPTION: Part of the NE1/4 SW1/4 Section 14, T-2-N, R-14-W, Pulaski County, Arkansas, more particularly described as: Commencing at the Southeast corner of said NE1/4 SW1/4 thence  $N01^{\circ}20'E$  along the East line of said NE1/4 SW1/4 594.0' to the South Right of Way of Cantrell Road, also known as State Highway 10; thence  $N74^{\circ}40'W$  along said Right of Way 33.3' to the North most Northwest corner of the Carl Harrod Tract and to the Point of Beginning; thence  $S01^{\circ}20'W$  along the Carl Harrod Tract parallel to and 30' from the East line of said NE1/4 SW1/4 322.88' to the Carl Harrod Tract; thence  $N77^{\circ}51'W$  along the Carl Harrod Tract 192.47' to the Northwest corner of the Carl Harrod Tract; thence  $S01^{\circ}05'W$  15.65' to the Northeast corner of the John Harrod Tract; thence  $N77^{\circ}00'W$  along the North line of the John Harrod Tract 192.71'; thence  $N01^{\circ}19'E$  along the East line of the John Harrod Tract 386.66' to the South Right of Way of Cantrell Road, also known as State Highway 10; thence along a 16,517' radius curve to the left with a chord bearing of  $S72^{\circ}03'E$  and a chord length of 394.3' to a found AHTD aluminum cap; thence  $S01^{\circ}20'W$  10.42' to the Point of Beginning. Containing 3.12 Acres, more or less. Subject to utility easements along the North and East lines.

This area is in zone C and not in the 100 year flood zone per Community-Panel No. 050179 0261 C effective data of May 18, 1983.

Small sheds are not shown.  
No visible encroachments noted.  
For use and Benefit of: Larry Middleton and Landers Title Co., and Haybar Properties, L.L.C. and Crain Investments, L.P.  
Address of Property: 1802 I Cantrell Road, Little Rock, AR  
Date of Survey: May 6, 2005  
Scale: 1" = 100'

This is to certify that the property described hereon has been surveyed and corners set in accordance with located and accepted monuments in the area. This certification limited to the parties shown hereon.

All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate.

### AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein and has an ownership interest.

