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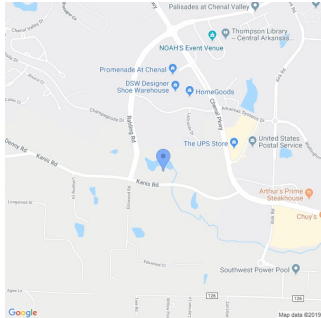


# Strategic Development land in West Little Rock



17524 KANIS ROAD, LITTLE ROCK, ARKANSAS 72223

COMMERCIAL • LAND • FOR SALE



SALE PRICE \$925,650  
 SALE TYPE DEVELOPMENT

ZONING C-3 AND O-2  
 LAND AREA 4.25 ACRES

- Contiguous to Little Rock City boundary line--probably easy annexation
- 16" water line on property/sewer close
- Property part of 11+ acre ownership--city will have to approve splitting off
- Bulk of property is above 100 year flood plane
- Near Promenade At Chenal, Fellowship Bible Church, SW Power Pool, Kroger Marketplace, Chenal Country Club, Arthur's Prime Steakhouse, and many other amenities and businesses (such as new hotels and restaurants) in West Little Rock

Heirs of Estate are pricing this 4.25+/- acres of office and commercial land for a fast sale  
 Existing house on property includes 1706+/- sq.ft.

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