Land For Sale

South University Avenue & 65th Street Little Rock, AR 72209





Description:

• Price: \$ 99,500.00

• Lot Size: 0.57

Zoned: C-3 (Commercial)Traffic Count: 41,000 VPD

• Frontage: 184' on University Avenue

Site is next to Iberiabank, Landers Auto Body Shop and America's Best Value Inn and Suites. Atria Inn and Extended Stay Hotel are across the street from the Site.

Terry Moore & Associates, Jnc. Realtors

Randall Moore, CCIM @ 501-519-7751

SURVEY DESCRIPTION FOR LOT ONE:

A PARTIOF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25 (SE1/4 NE1/4 SEC.25), TOWNSHIP 1 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF LUTTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SET/4 NET/4 SEC.25, THENCE COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SET/4 NET/4 SEC.25, THENCE (MODDEDO'W 86.72) (RECORD) ALONG THE WEST LINE OF SAID SET/4 NET/4 TO A FOUND 1/2". REBAR; THENCE CONTINUING ALONG SAID WEST LINE NOZZE'SE' 321 36' (NOCYOS'OO'W REC.) TO A SET 1/2" REBAR ON THE EASTERY RIGHT OF WAY LINE OF MABELVALE PINE; THENCE ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A NON-TANGENT: CURVE TO THE LEFT WITH RADIUS 297.06' AND INCLUDED ANGLE 12-13-29' FOR A CHORD BEARING AND DISTANCE OF NIS-3220' 73.52' TO THE POINT OF BEGINNING, A SET 1/2" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A "CHORD BEARING AND DISTANCE OF NOZZO'O' AND INCLUDED ANGLE 1014'37' FOR A "CHORD BEARING AND DISTANCE OF NOZZO'O' AND INCLUDED ANGLE 1014'37' FOR A "CHORD BEARING AND DISTANCE OF NOZZO'O' AND INCLUDED ANGLE 1014'37' REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NOZZO'A' TO A SET 1/2" REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE SEZZE'OS'E 151.84' (NB9'55'E REG.) TO A FOUND 1' STEEL PIN ON THE WESTERLY RIGHT OF WAY LINE OF UNIVERSITY AVENUE. (U.S. HIGHWAY 67-70); THENCE ALONG SAID RIGHT OF WAY LINE SEZZ'AS'W 184.60' (SOS'2'O'W REC.) TO A FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE NBZZZ'AS'W 182.26' (SOS'2'O'W REC.) TO A SET 1/2" REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE NBZZZ'AS'W 182.26' TO THE POINT OF BEGINNING. CONTAINING 24.957 SQUARE FEET, OR 0.57 ACRES, MORE OR LESS.

SURVEY DESCRIPTION FOR LOT TWO:

A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25 (SE1/4 NE1/4 SEC.25), TOWNSHIP 1 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY-OF UTILE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS, FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SE1/4 NE1/4 SEC.25, THENCE (NOD'DS'CO'W 68.79') (RECORD) ALONG THE WEST LINE OF SAID SE1/4 NE1/4 TO THE POINT OF BEGINNING, A FOUND 1/2" REBAR: THENCE CONTINUING ALONG SAID WEST LINE NOS'255'F, 321.38' (NOO'08'00'W REC.) TO A SET 1/2" DEFAID ON THE FACTORY.