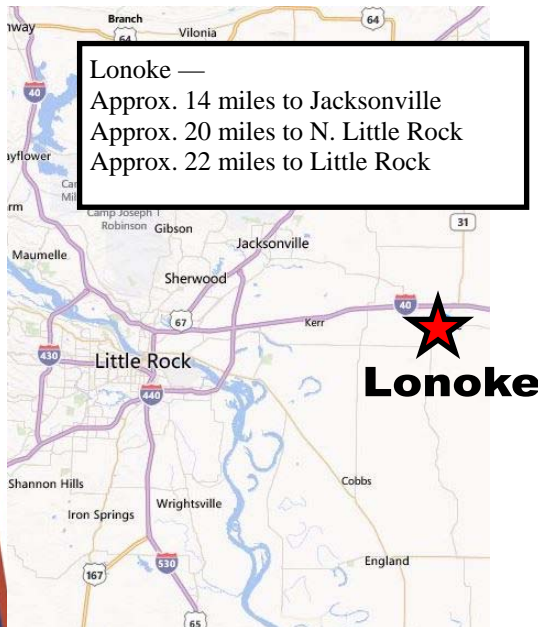
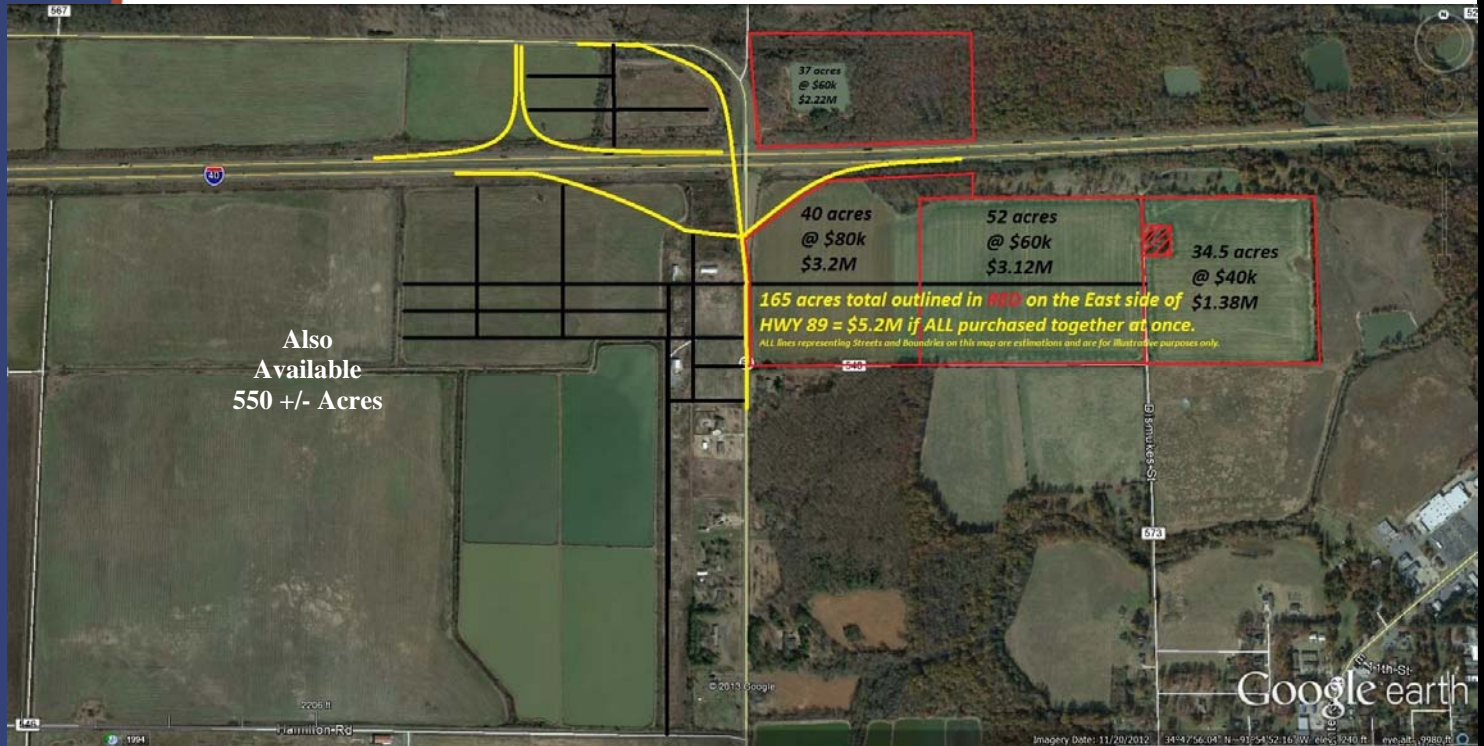


# I-40 & Hwy. 89 (East of Hwy. 89) Lonoke, AR

**Roger Davenport**  
rdavenport@rpmrealty.com  
501-690-0053

## FOR SALE DEVELOPMENT LAND

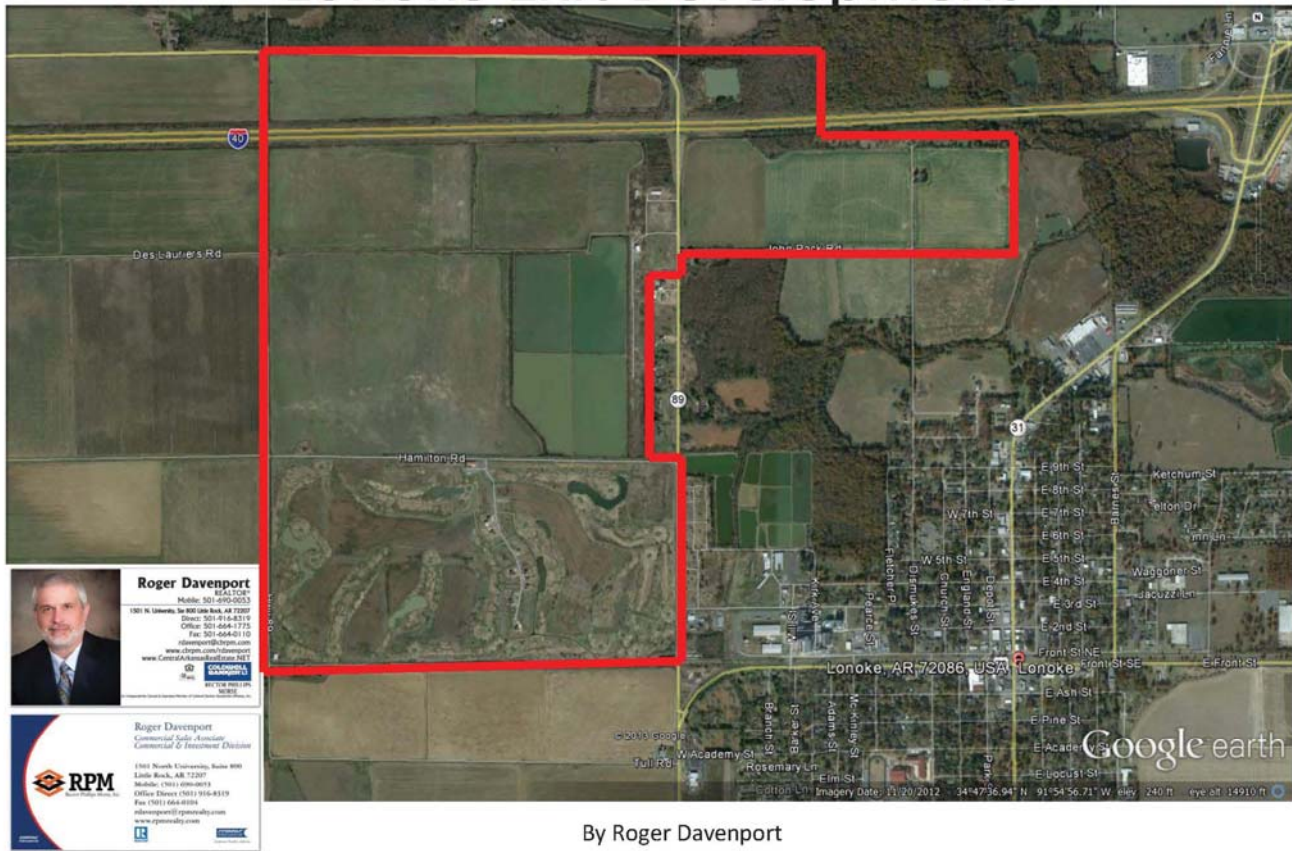


### DEVELOPMENT LAND

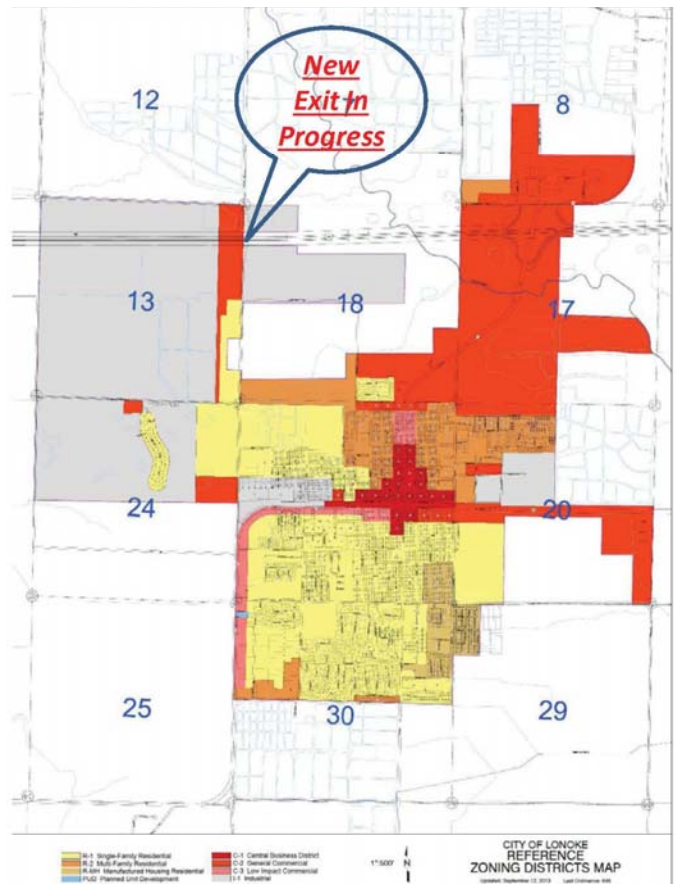
Land:	165 Acres $\pm$
Utilities:	All utilities may be available depending on tract
Zoning:	Industrial and Commercial
Sale Price:	\$5,200,000 (if all purchased together) \$40,000 to \$60,000 per acre Various land tracts available



# Lonoke Exit Development



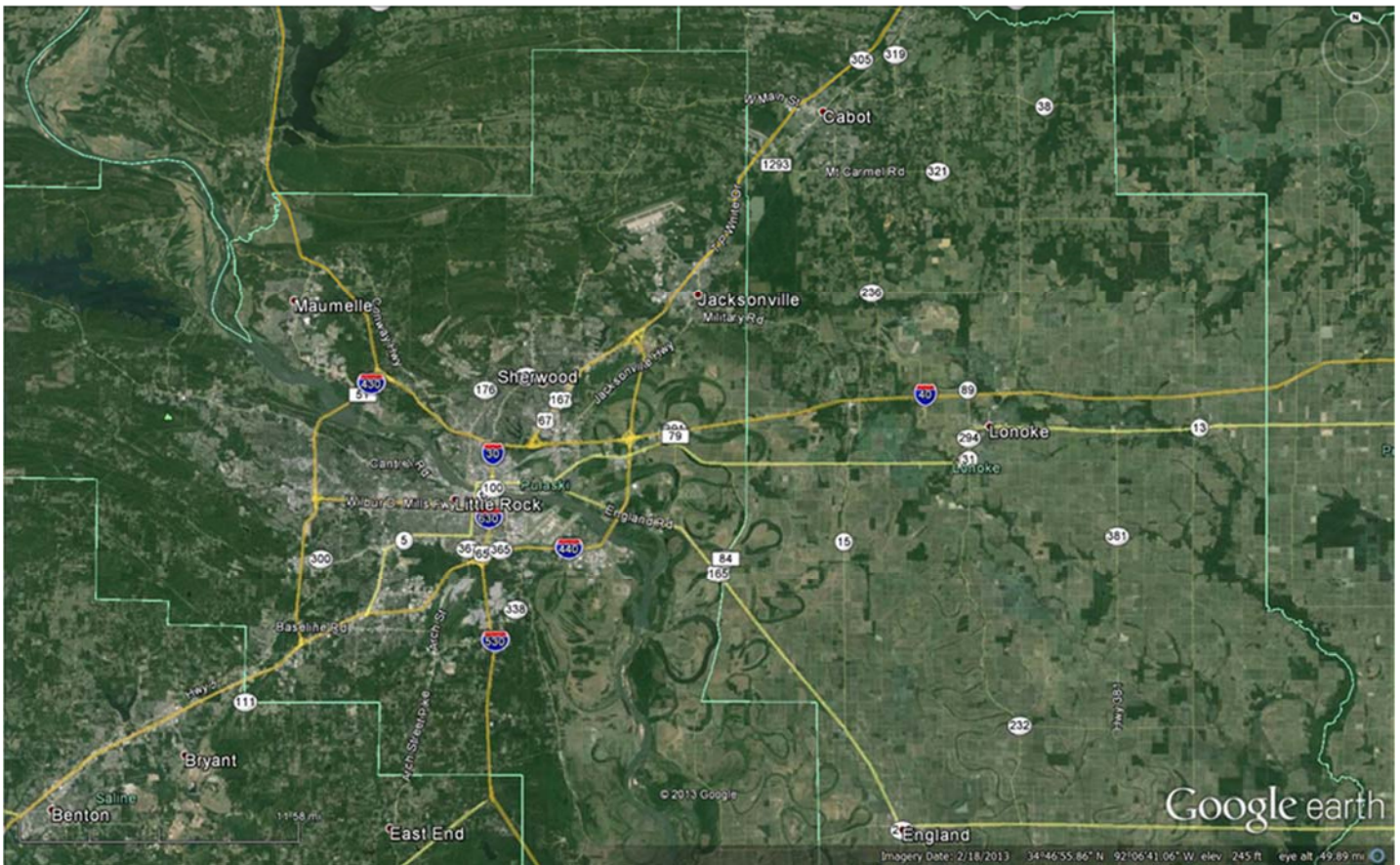
New Interchange with rough layout for possible future streets



City of Lonoke Zoning Map



Lonoke is the next logical place for growth and expansion around the Central Arkansas area. It has direct access on I-40 and is also served by Hwy 70 which parallels I-40 into North Little Rock. Lonoke is closer to Downtown Little Rock than both Cabot and Benton resulting in reduced travel time to and from work for those who work in the Down-



Lonoke is the second most populous city in Lonoke County, Arkansas, United States, and serves as its county seat. According to 2012 Census Bureau estimates, the population of the city is 4,245. It is part of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area.

The 2012 U.S. Census population estimate for the Metropolitan Statistical Area of Little Rock-North Little Rock-Conway was 717,666. The MSA includes the following counties: Pulaski, Faulkner, Grant, Lonoke, Perry, and Saline. The largest cities include Little Rock, North Little Rock, Conway, Jacksonville, Benton, Sherwood, Cabot, Maumelle, Bryant, England, Carlisle and Lonoke.

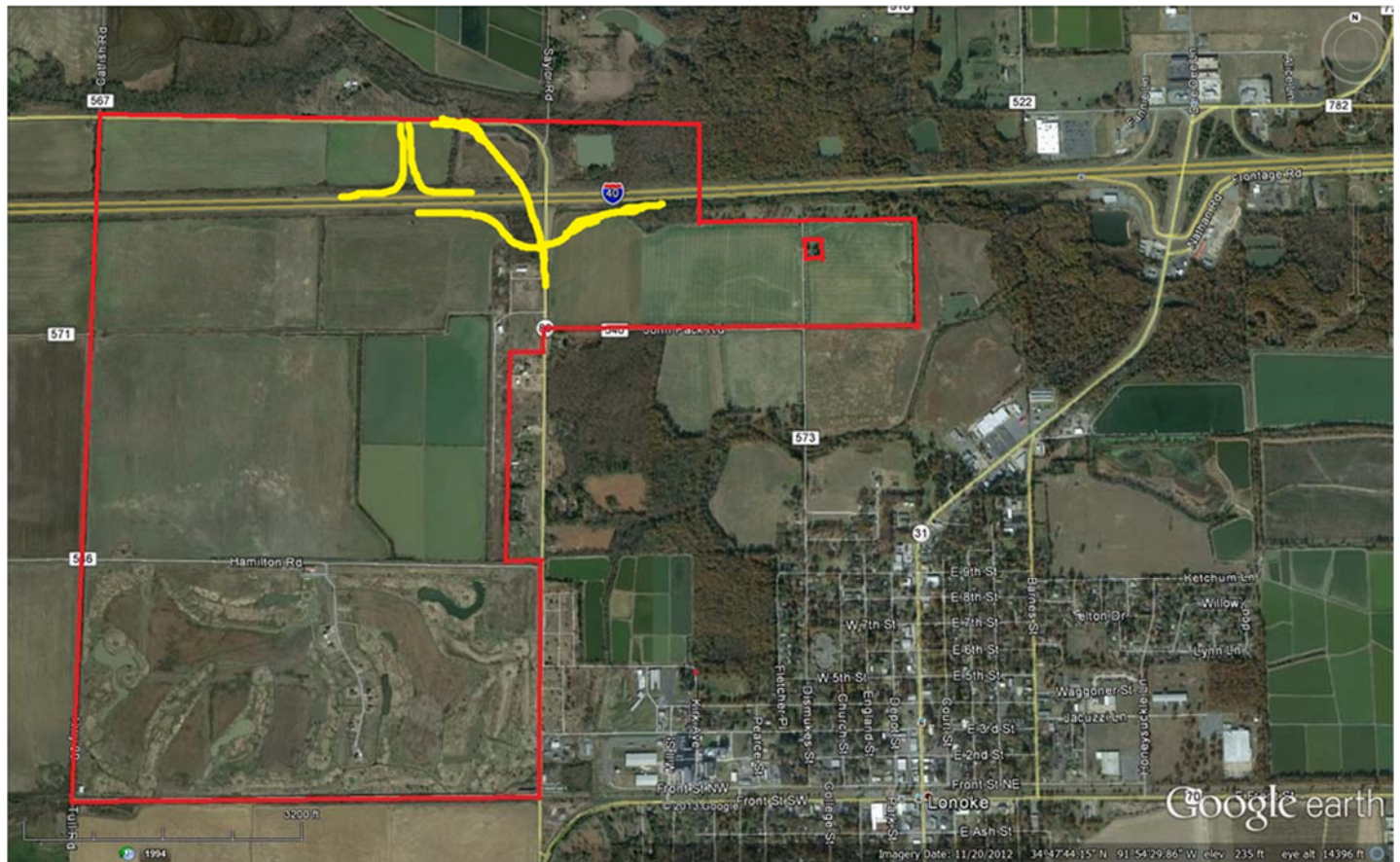
The 2012 U.S. Census population estimate for the Combined Statistical Area (CSA) of Little Rock-North Little Rock was 893,610.

Interstate 40 covers 284.69 miles and traverses completely across the State of Arkansas. The largest cities on I-40 in Arkansas are Fort Smith, Russellville, Morrilton, Conway, Little Rock, Forrest City and West Memphis. Major junctions include Interstate 540, Interstate 430, Interstate 30, Hwy 67/167 North, Interstate 440, Interstate 55 North and Interstate 55 South among many others.

Little Rock is centrally located between Dallas/Ft Worth, Oklahoma City, Tulsa, St Louis, Memphis, Jackson and Nashville. This new exit (Exit #173) is 21 minutes from the downtown city centers of Little Rock and North Little Rock. The exit also includes a designated and certified Entergy Select Site and is designated as an Arkansas Economic Development Site with State incentives for Manufacturing, Industrial and Distribution related companies.

Traffic Counts on I-40 at Lonoke approach 40,000 vehicles per day (VPD). Highway 31 in Lonoke handles 12,000





A new Interchange is currently under construction in Lonoke, Arkansas on I-40 (new Exit 173). This new Interchange for Hwy 89 will provide substantial growth opportunities for the City of Lonoke and Lonoke County as a whole. The property focus of this presentation is contained within the Red Box outlined above. The property currently includes approximately 1050 acres that borders both the North and South sides of I-40 and the areas both East and West of Hwy 89. It is within the Lonoke City Limits and is zoned Industrial (90%), Commercial (8%) and Residential (2%). Part of the area includes an Entergy Select Site (Purple Box Above) that would include state incentives for Industrial and Manufacturing companies and is pre-approved by the Arkansas Economic Development Commission having passed all Environmental tests.

Also available in the southern-most area is a 300 acre, 7200 yard golf course with an existing golf community development of 53 residential lots. There are plans for 250 additional lots within the Golf Course itself. Currently there are a dozen homes built. Existing lots already platted include stub outs for sewer, water meter boxes/connections, underground electrical and natural gas and are ready to begin building on immediately. Space allocated for the additional 250+ lots might be used for a Multifamily Golf Community 21 minutes from downtown Little Rock /North Little Rock and less than .8 of a mile from the new I-40 Lonoke Interchange on Hwy 89.