

This Property Listed
and Offered Exclusively
by Dill Real Estate
Company

Roger Davenport
Dill Real Estate Company
905 N Center Street
Lonoke, AR 72086
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Lonoke, Arkansas

New I-40 Interchange Development

Properties Listed by DILL REAL ESTATE of Lonoke

Roger Davenport @ 501-690-0053

Roger@DillRealEstate.com

@90 Acres, all or part, north of I-40 with Interstate, Hwy 89 and on/off ramp frontage. Zoned Industrial.

(included in 90 acres)

INTERSTATE 40

Hwy 89 &
I-40 Interchange

INTERSTATE 40

@800+ Acres Available. Price and Sizes may vary.

@150 acres, all or part, south of Interstate 40 w/ 1 mile Interstate 40 frontage with Hwy 89 arterial and exit ramp frontage. Zoned Industrial.

ALSO AVAILABLE in separate listing by adjacent owner

@165 acres, all or part, located on both sides of I-40 with Interstate, Hwy 89 arterial and on ramp frontage. Zoned Industrial.

@300 acres, all or part. Currently zoned Industrial. Contains @100,000,000 gallon water reservoir and wells. Reservoir is above ground and can be drained and restored to "At Grade" farm land if needed. Utilities available from across street.

@150 ac available. Zoned Industrial. Former Back 9 of Golf Course

@113 acres available all or part. Zoned Industrial and Commercial. Former Front 9 of Golf Course, Highway 89 Frontage

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APPROXIMATE GENERAL LOCATIONS for informational purposes only. This HAS NOT been filed, approved or accepted by any entity as of 9/10/2019.

Lot 2: 1.952 AC.

Lot 1: 3.411 AC.

Property Information:

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Listing Broker

Dill Real Estate Company

Survey Details:

- Lot 2 Boundaries:**
 - North: N 01° 00' 40" E 583.47'
 - East: S 59° 25' 15" E 206.95'
 - South: S 81° 46' 27" E 264.88'
 - West: S 1° 00' 40" W 421.35'
- Lot 1 Boundaries:**
 - North: S 37° 51' 32" E 1111.00'
 - East: S 06° 57' 43" E 240.10'
 - South: S 42° 01' 29" W 37.73'
 - West: S 81° 46' 27" E 264.88'
- Setbacks and Easements:**
 - 25' BUILDING SETBACK (North and South of Lot 1)
 - 10' EASEMENT (East of Lot 2, West of Lot 1)
 - 10' EASEMENT (West of Lot 2)
 - 10' EASEMENT (South of Lot 2)
- Other Features:**
 - I-40 OFF RAMP (ROW VARIES)
 - POINT OF BEGINNING LOT 1
 - CL CURVE DATA: Δ=111°00'50", T=184.13', R=1908.88', L=367.13'
 - CHORD: S 42° 01' 29" W 37.73'
 - CONCRETE
 - TRAIL
 - BUILDING FOUNDATION

Zoning: I-1 ZONING

Various Lot sizes and locations are available from 1 to 800 acres. Prices vary based upon size and location.

Lonoke, Arkansas

@165 ac Also
Available

@800 acres available
Hwy 89 and Interstate 40
both sides of I-40 and ALL ramps.

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Mallard Point Dr
Malheur Pointe
Lonoke

John Pack Rd
540
573

W 9th St
W 7th St
W 5th St
W 3rd St
W 1st St
E 9th St
E 7th St
E 5th St
E 3rd St
E 1st St
Front St NW
Front St NE
E Front St

Lonoke

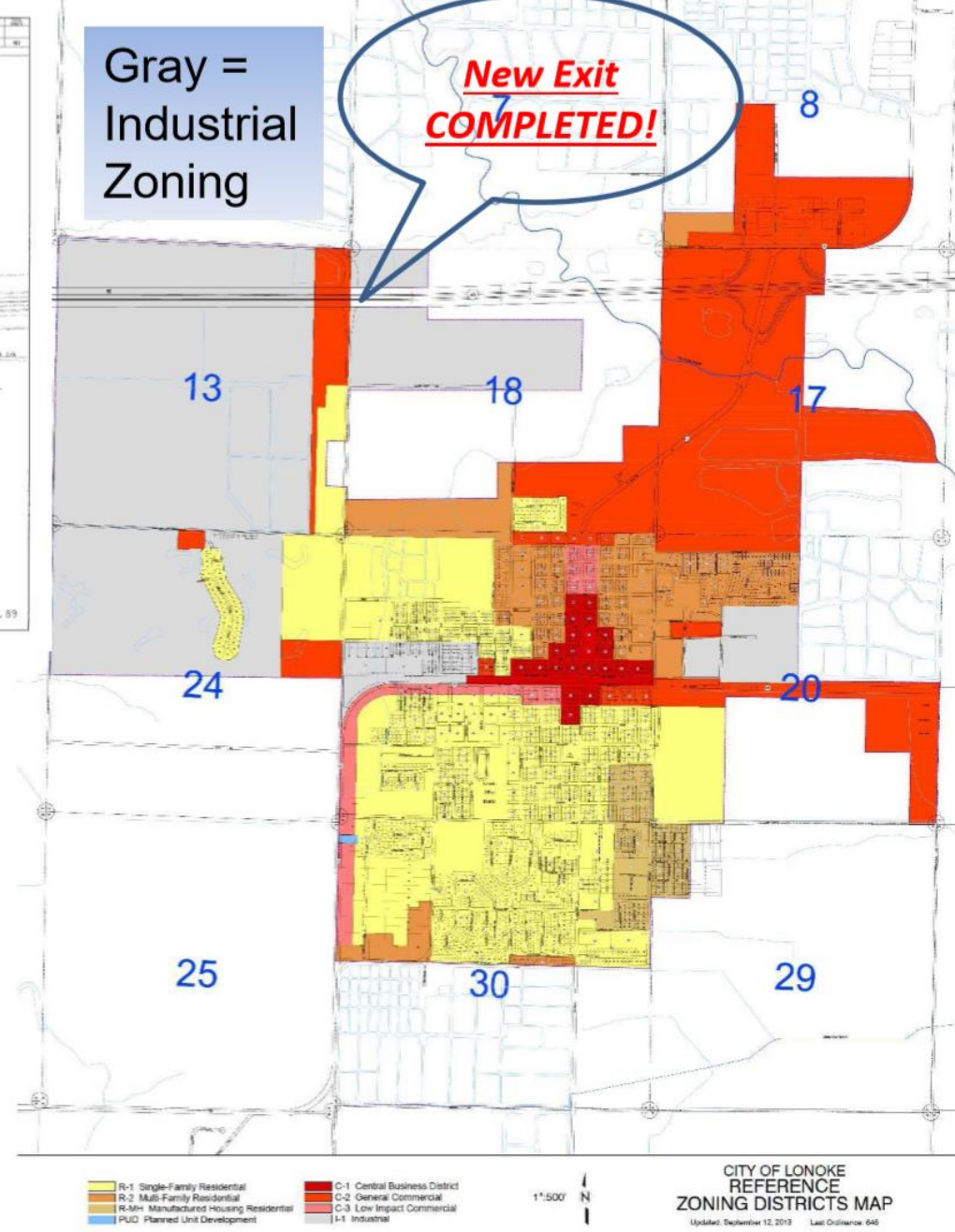
Google Earth
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New Lonoke, Arkansas Interstate 40 Interchange is NOW COMPLETE and OPEN!

The previous Hwy 89 Overpass had no entrance or exit ramps.

This has resulted in direct interstate access for the Industrial Area.

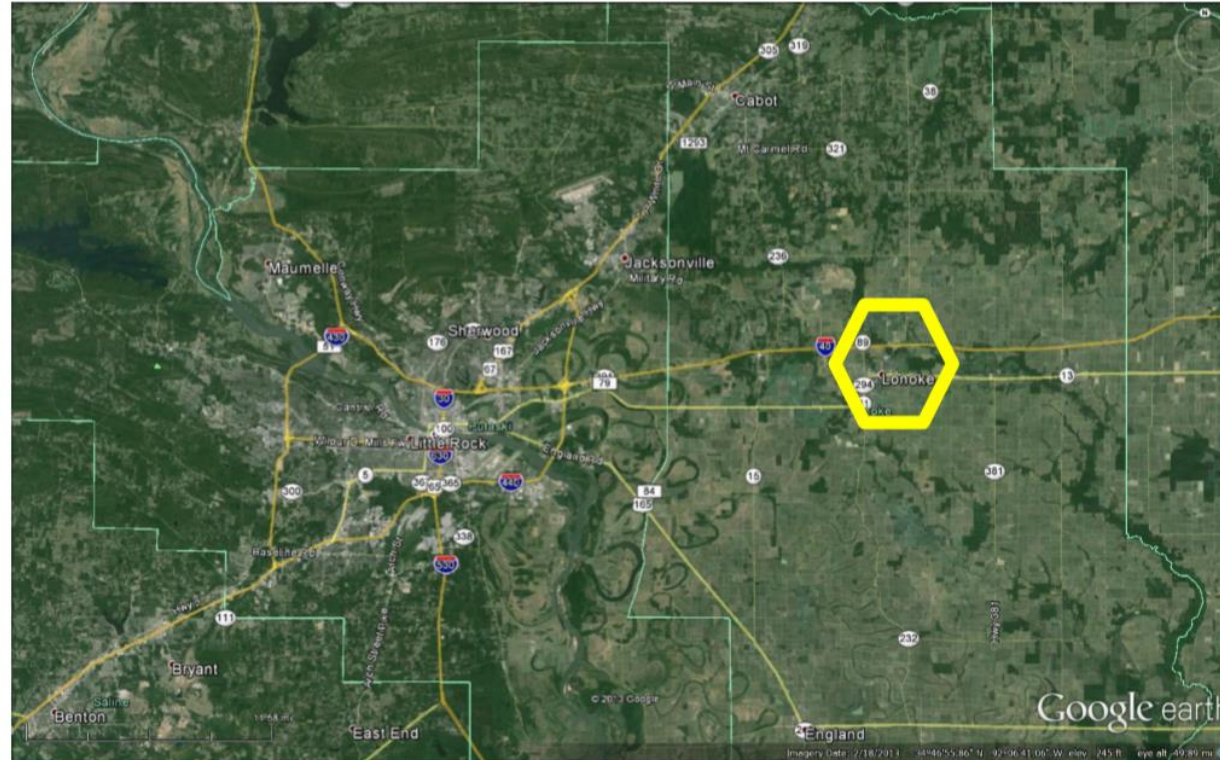


City of Lonoke Zoning Map

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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 Downtown LR/NLR areas.



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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 VPD. It is estimated the majority of the 12,000 VPD per day will migrate to this new exit as it provides a direct route from Lonoke's population center which is south and west of the current exit. There are also 4700 VPD traveling Hwy 70 into Little Rock that may migrate to this exit to use I-40 instead. Remington Arms ammunition plant, which employs over 1200 people, is 4 miles west of this location.