

*Multi Family / Office / Commercial*

# LAND AUCTION

3336 SHACKLEFORD PASS, LITTLE ROCK, AR

**14.9 +/-  
Acres**

**FLAT LAND**

**LAND USE: MX**

**UTILITIES:**

**AT&T**

**CENTRAL AR WATER**

**COMCAST • ENTERGY**



**Just South of Shackleford Crossing Shopping Center**



**464 Frontage Feet  
on Shackleford Pass**

**UNLIMITED  
DEVELOPMENT  
POSSIBILITIES!**



**THURSDAY, NOVEMBER 9, 2017 - 2 PM**

*Selling from the CROWN PLAZA, 201 S. Shackleford, Little Rock, AR*

**ALL BUYER'S MUST PRE-REGISTER 48 HOURS PRIOR TO THE AUCTION  
WITH PROOF OF FUNDS TO CLOSE IN 30 DAYS**

**10% BUYER'S COMMISSION**

**\$100,000. NON-REFUNDABLE DOWN DAY OF AUCTION WITH BALANCE AT CLOSING**

**TOM RHOADS AUCTIONS**

*Auctioneer / Broker*

2907 S. Caraway Road  
Jonesboro, AR 72401

**870-375-9181**

**CRYE-LEIKE, REALTORS®**

AALB250

[tomrhoads.crye-leike.com](http://tomrhoads.crye-leike.com)

**"THE RIGHT AUCTIONS ARE TOM RHOADS AUCTIONS"**



November 2017						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
			8	<b>9</b>	10	11
5	6	7	15	16	17	18
12	13	14	22	23	24	25
19	20	21	28	29	30	
26	27					

# 14.9 +/- Acres LAND AUCTION

3336 Shackleford Pass  
Little Rock, AR

**THURSDAY, NOV. 9, 2017 @ 2 PM**

*Please Call or E-Mail*

**Tom Rhoads**  
for your complete  
**BID PACKAGE!**

**870-375-9181**

**tom.rhoads007@gmail.com**



## **Commercial/Office/Multi-Family Land For Sale** **3336 Shackleford Pass, Little Rock, AR 72205**

**14.9 Acres of FLAT LAND with 464 feet of frontage on Shackleford Pass**



**Vacant Land -  
Commercial or Office**

Utilities: Electricity - Entergy  
Water - Central Arkansas Water  
Telephone - AT&T Cable -  
Comcast

**Great for Planned  
Development!**

Located just South of  
Shackleford Crossings  
Shopping Center and  
Walmart

Little Rock, Arkansas

**TERMS AND CONDITIONS for 3336 SHACKLEFORD PASS, LITTLE ROCK, AR AUCTION**  
**THURSDAY NOVEMBER 9, 2017 at 2PM**

**Earnest Monies:** **\$100,000. NON-REFUNDABLE EARNEST MONEY**  
must be paid down at auction. Checks will be made payable to:  
**CRYE-LEIKE, REALTORS**

**Balance Due:** **Balance is due on or before Thursday December 14, 2017.**  
**Balance will need to be paid by cashiers check or certified funds.**

**Title Closing Company:** **Pulaski County Title**  
**8114 Cantrell Road** **Billy Roehrenbeck**  
**Little Rock, AR. 72227** **Phone: 501-537-3700**

**Closing Costs:** **Seller shall furnish, at seller's cost: ONE HALF of the following:**  
**owner's policy of Title Insurance in the amount of the contract**  
**price, Arkansas Revenue Stamps, Document Preparation of the**  
**Deed, Title Search & Settlement/Closing Fees.**  
**Seller will pay for his Closing Protection Letter & ALTA Survey.**

**Title Transfer:** **Purchaser(s) will receive a Warranty Deed at closing.**

**Optional Closing Fees:** **Purchaser(s) have the option of other closing needs. These**  
**options will be available at a reasonable fee at the Purchaser's**  
**expense.**

**Property Taxes:** **Property taxes will be prorated as of date of closing.**

**Possession:** **Possession will be given at closing**

**\*\*All Real Estate is being sold "AS IS, WHERE IS." A 10% Buyer's Commission is**  
**added to your final bid price to determine your contract price. (Bid amount + 10% = CONTRACT PRICE)**  
**\*\*Selling subject to any easements, right of ways, restrictions, conveyances or cemeteries.**  
**\*\*All sales are subject to any past sale of gas, water, oil, or mineral rights.**  
**\*\*All Real Estate is selling subject to the State Laws of Arkansas.**  
**\*\*Auctioneer/Broker is acting as an agent for the Seller, therefore affords efforts to insure**  
**property preservation. All information has been received from reliable sources and is believed to**  
**be correct, but not guaranteed by Auctioneer/Broker. Auctioneer/Broker is agent for the seller.**  
**\*\*This is a Public Auction and those who have been allowed to register with TOM RHOADS**  
**AUCTIONS, Executive Broker with CRYE-LEIKE REALTORS, have the right to bid on the property.**

**Bidder Name Printed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

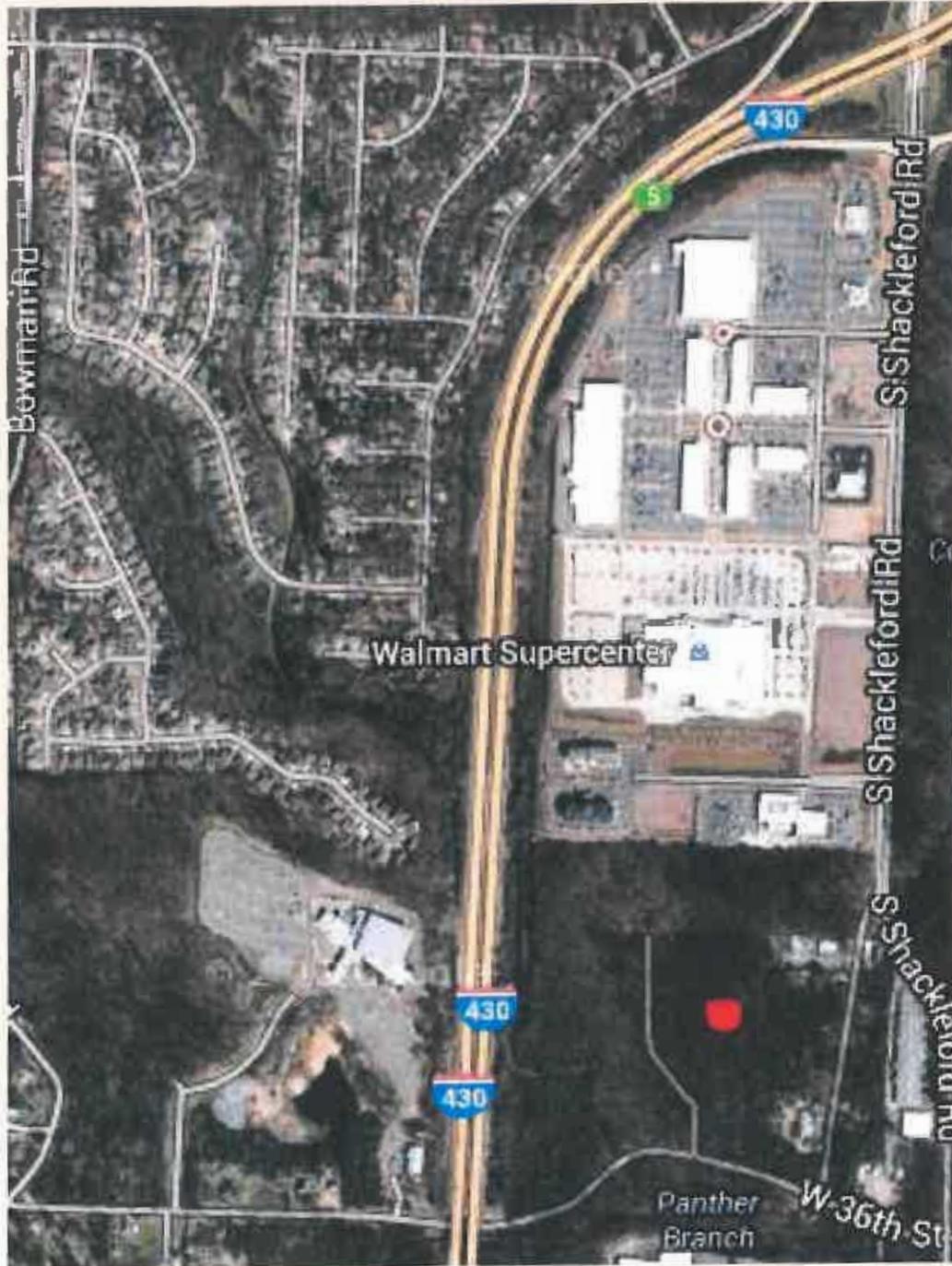
**E-Mail:** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**ALL BIDDERS MUST BE PRE-REGISTERED\* 48 HOURS PRIOR TO THE AUCTION**  
**WITH BANK LETTER OR PROOF OF FUNDS TO CLOSE.**

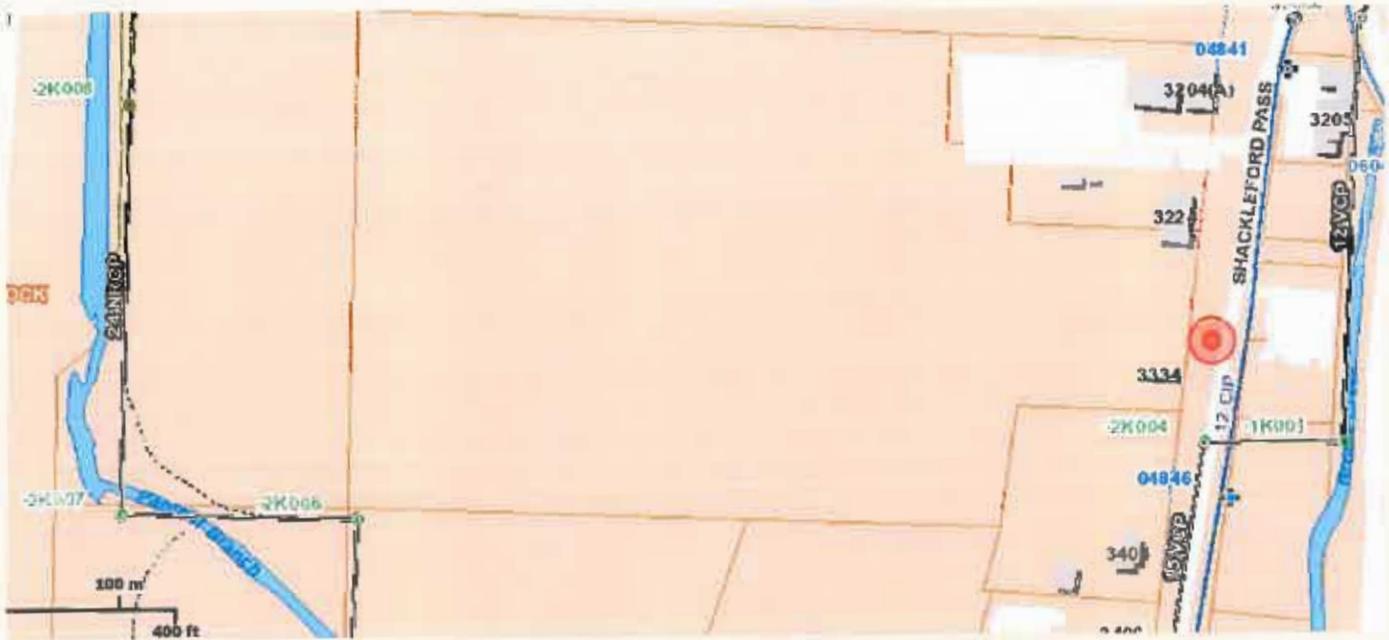
Great Location!

Close to Shopping, Expressways & Hospitals

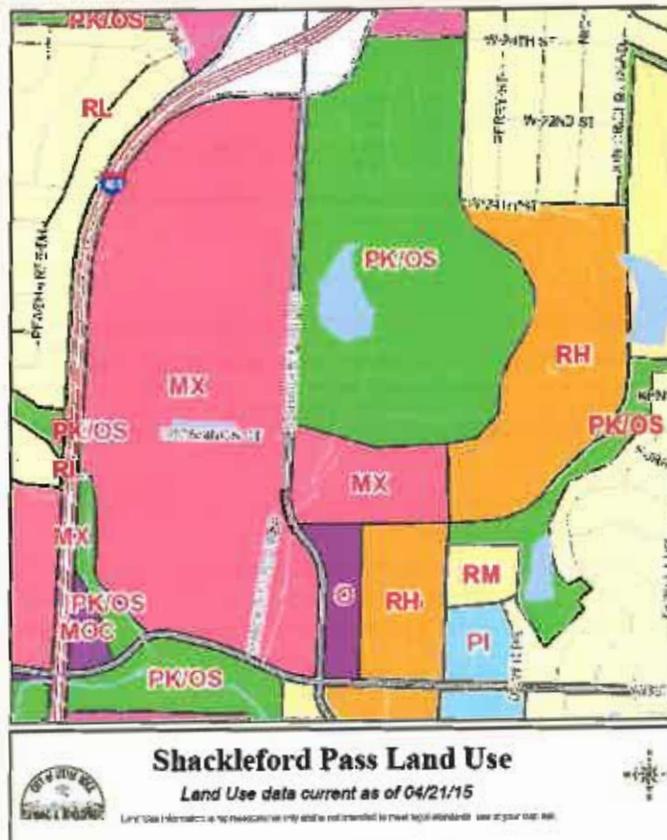
Satellite Image of 3336 Shackleford Pass Showing the Walmart Supercenter & Shackleford Crossing Shopping Center



Utility Map showing Water & Sewer from PAGIS.org



City of Little Rock Future Land Use Map as of 2015

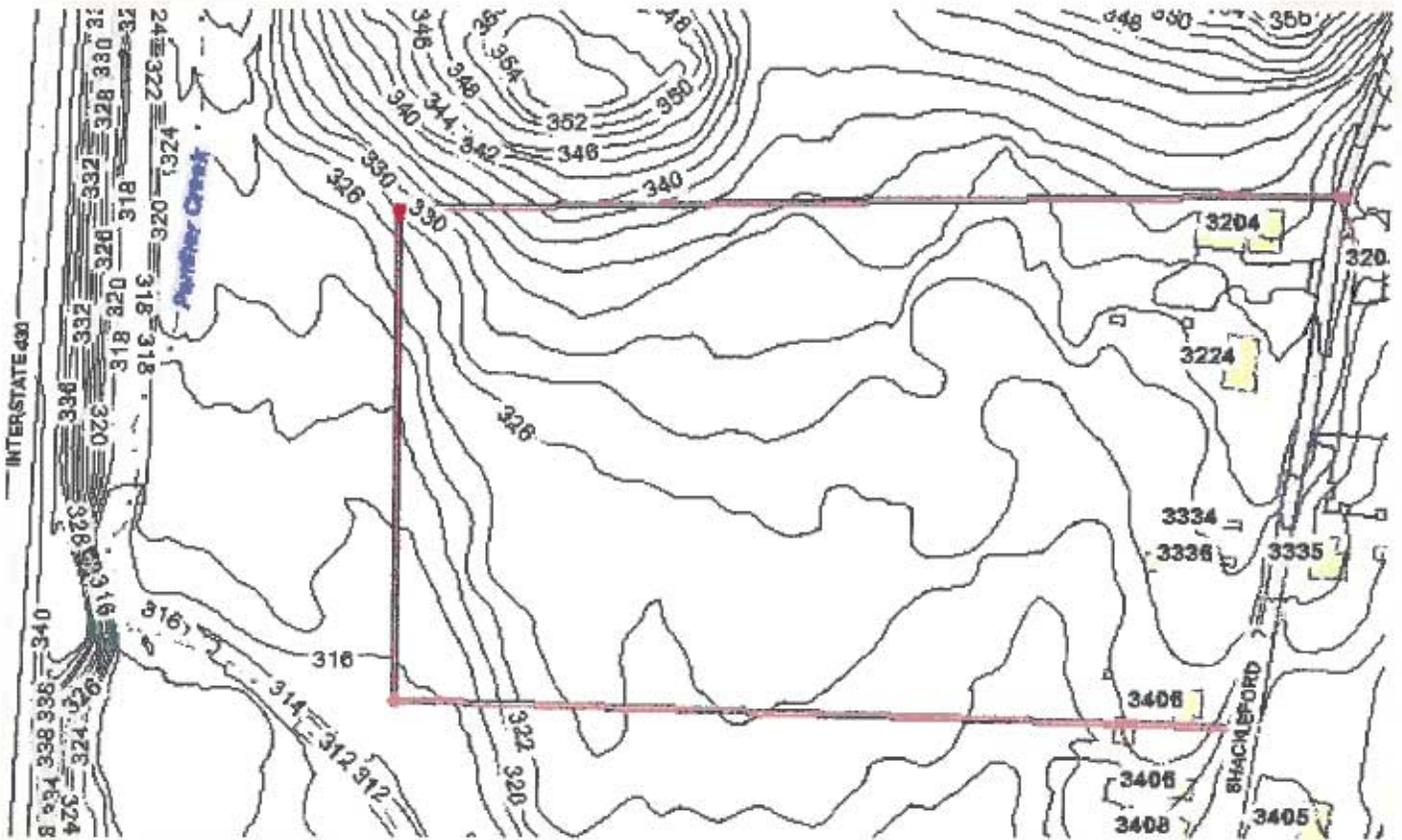


Land Use: MX - Mixed Use

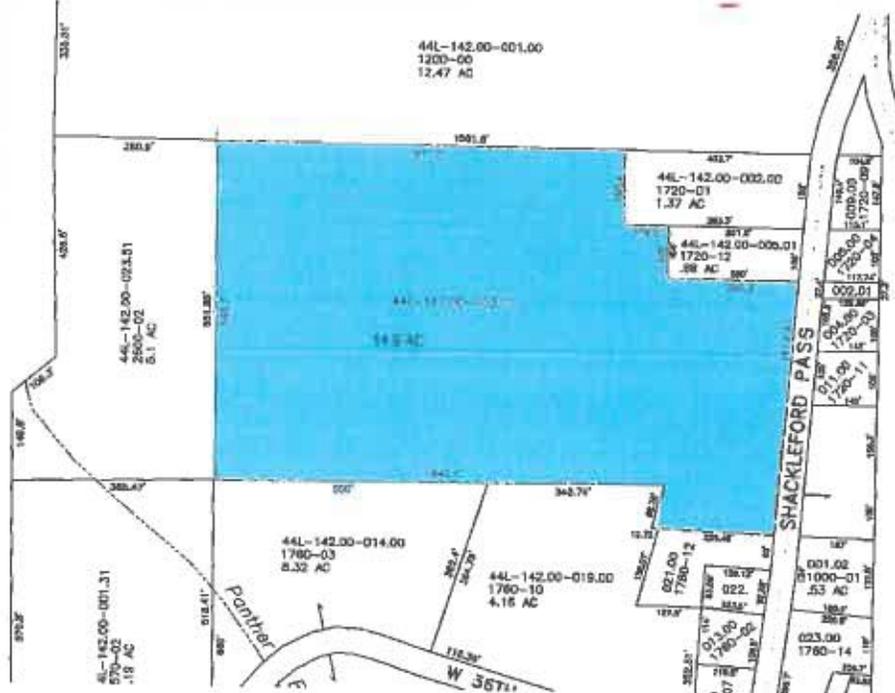
Provides for a mixture of residential, office and commercial uses to occur.

Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

2 Foot Topo of the 3336 Shackelford Pass Area from the City of Little Rock GIS Site  
- <http://gis.littlerock.state.ar.us/website/topo/viewer.htm>

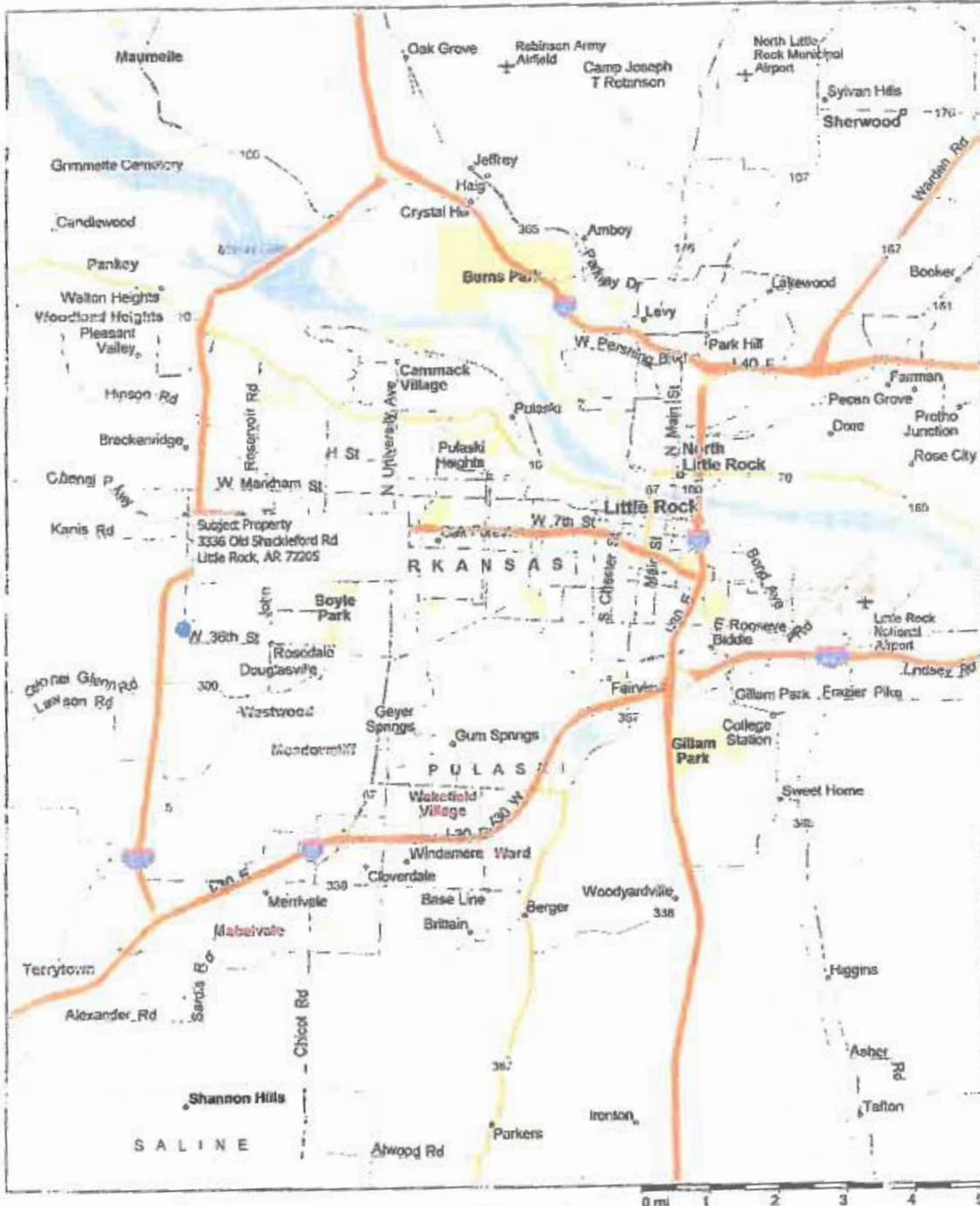


Plat of 3336 Shackelford Pass



# ADDENDA

## CITY MAP



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# ADDENDA

## LOCATION MAP



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ADDENDA



**Aerial Map**

*Zoning data current as of 6/29/17.*



Zoning information is representational only and is not intended to meet legal standards, use at your own risk

Printed: Jul 11, 2017

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