Koban Lake on Lawson Road Near I-430
14524 Lawson Road
Little Rock, AR 72210

$1,771,000
154± Acres
Pulaski County







MORE INFO ONLINE:

https://www.forestryrealestate.com/

SUMMARY

Address
14524 Lawson Road

City, State Zip
Little Rock, AR 72210

County
Pulaski County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
34.70434 / -92.435102

Acreage
154

Price
$1,771,000

Property Website
www.forestryrealestate.com







PROPERTY DESCRIPTION

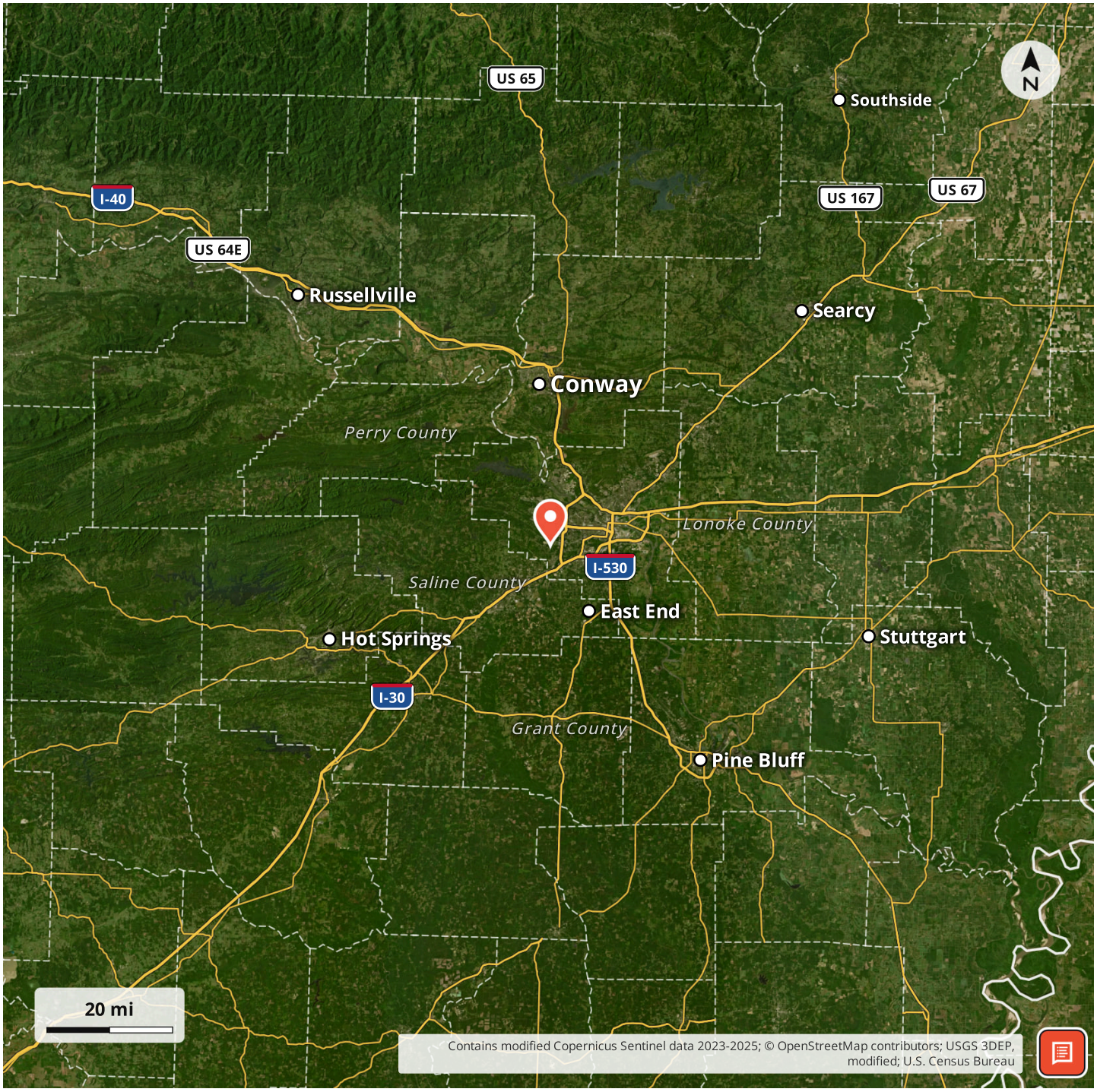
Koban Lake, a clear 12-acre private lake, is the centerpiece of this 154-acre property in West Little Rock, now available for the first time since the Colonel Glenn and I-430 area became one of the largest areas for commerce in the city. Perfect for fishing and recreation, the lake is part of the 105 acres on the south side of Lawson Road. The north side includes 49 acres with a ridge, offering a stunning site for building. You can choose to build a lakefront property by Koban Lake or on the ridge for elevated views. The land features mature timber and McHenry Creek, providing a natural habitat for wildlife, ensuring both privacy and abundant outdoor opportunities. Utilities are available, making the property ready for development. Conveniently located 2 miles from the I-430 and Colonel Glenn intersection, 10 miles from Downtown Little Rock, and 5 miles from Chenal Parkway, this property combines seclusion with accessibility. This is a rare opportunity to own versatile land in a prime location. For more information and to schedule a viewing, contact Mark Knight at 501-231-8778
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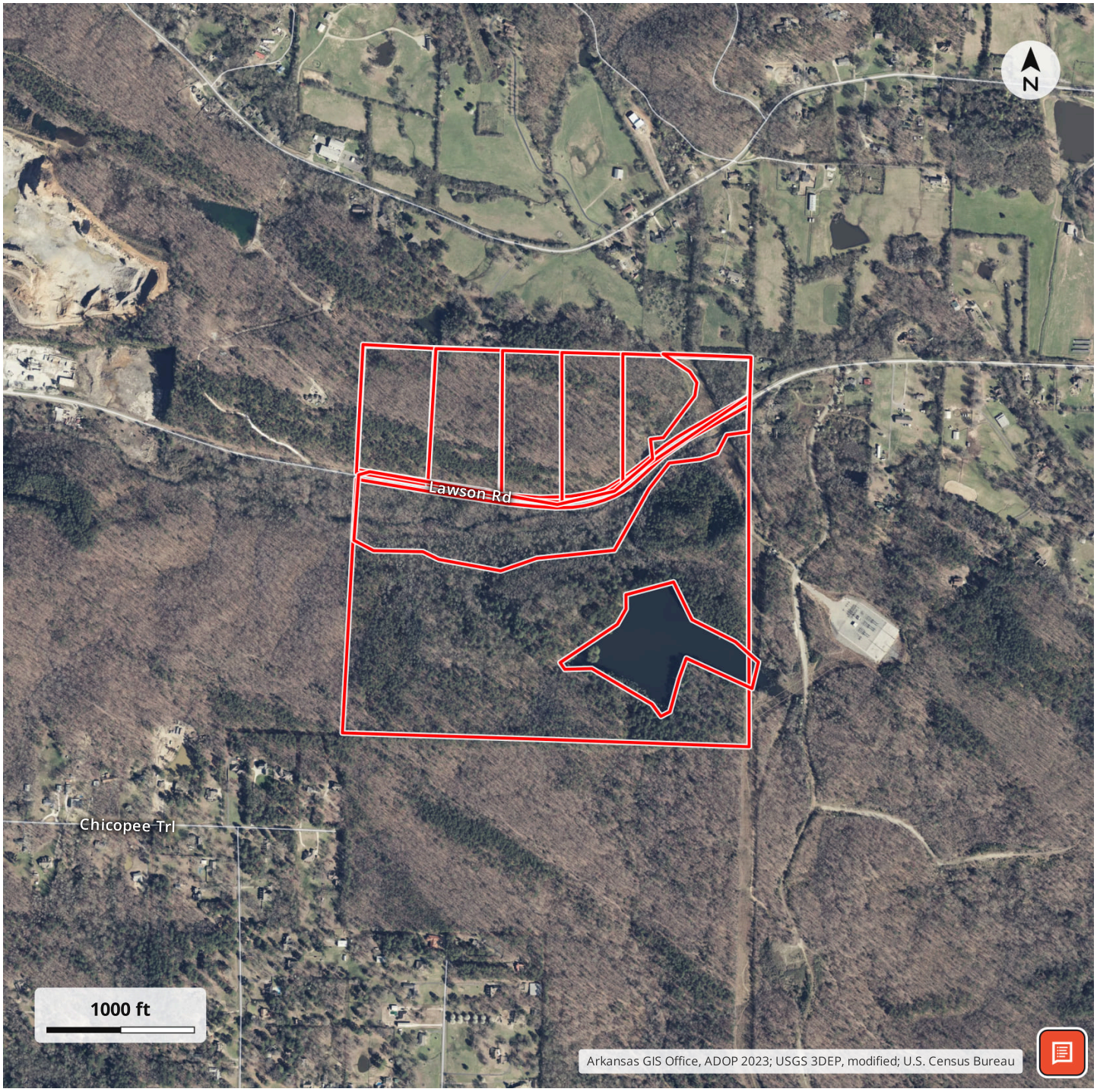





Regional Map



Locator Map


N
Lawson Rd
Chicopee Trl
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Mark Knight

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(501) 231-8778

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(501) 219-8600

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Address
1100 Asbury Rd.

City / State / Zip
Little Rock, AR 72211

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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