

PICTURESQUE SETTING ON THE WHITE RIVER

2877 Cotter Road | Cotter, AR

- 
- **FOR SALE: \$1,700,000**
 - **FOR LEASE: \$5.00/SF NNN**
 - **Total of 38,400± SF**
 - **6.04± acres—gravel yard**
 - **Inactive rail spur at the rear of warehouse & the beautiful White River at the front door!**
 - **Office: 1,500 SF heated and cooled, kitchen and restroom**
 - **Warehouse: Heated, 20 ft. clearance, 2 drive-in doors (14x14), Phase 3 electrical and restroom**

For More Information Contact:
Jamie McLarty | 501.951.1812
jmclarty@hathawaygroup.com

501.663.5400 | 5012 Kavanaugh Blvd., Little Rock, AR 72207 | HathawayGroup.com

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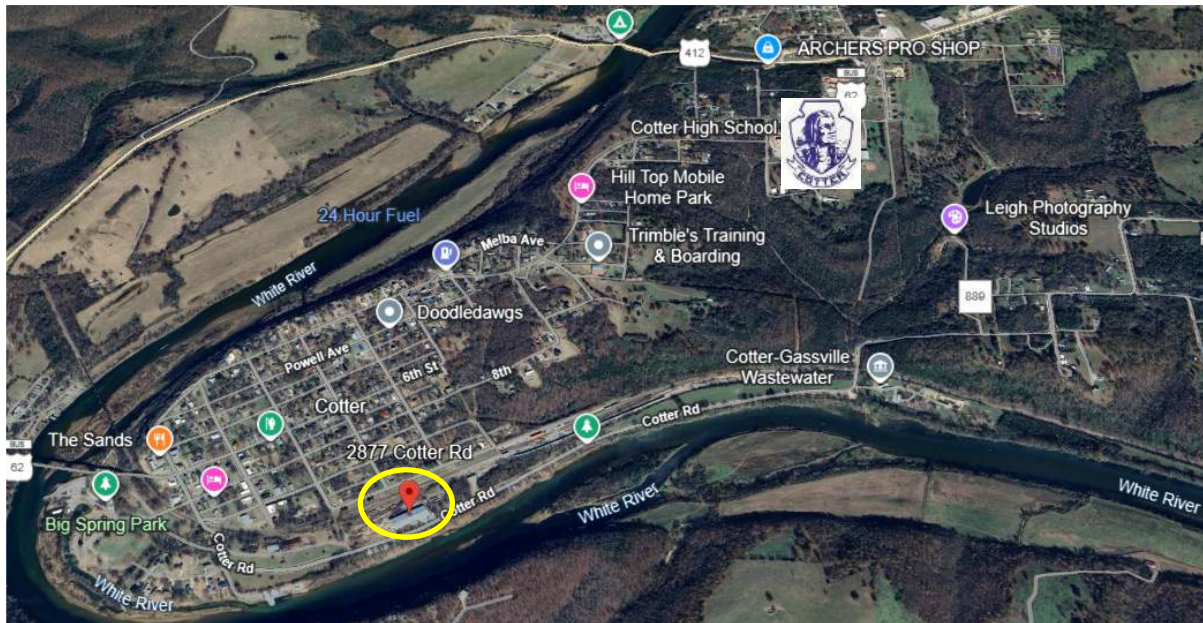


COTTER, AR

A railroad boom town that sprang up in the early 20th century, Cotter was once the largest town in North Arkansas. Today it is a well-known river town offering excellent trout fishing amid incredible scenery. The clear cold waters flowing along the banks of Cotter attract anglers in search of trophy trout. Fly fishermen, spin casters, experts and novices visit from around the world to cast into the [White River](#) for rainbow, brown, brook and cutthroat trout. The town bills itself as the “Trout Capital of the USA.”

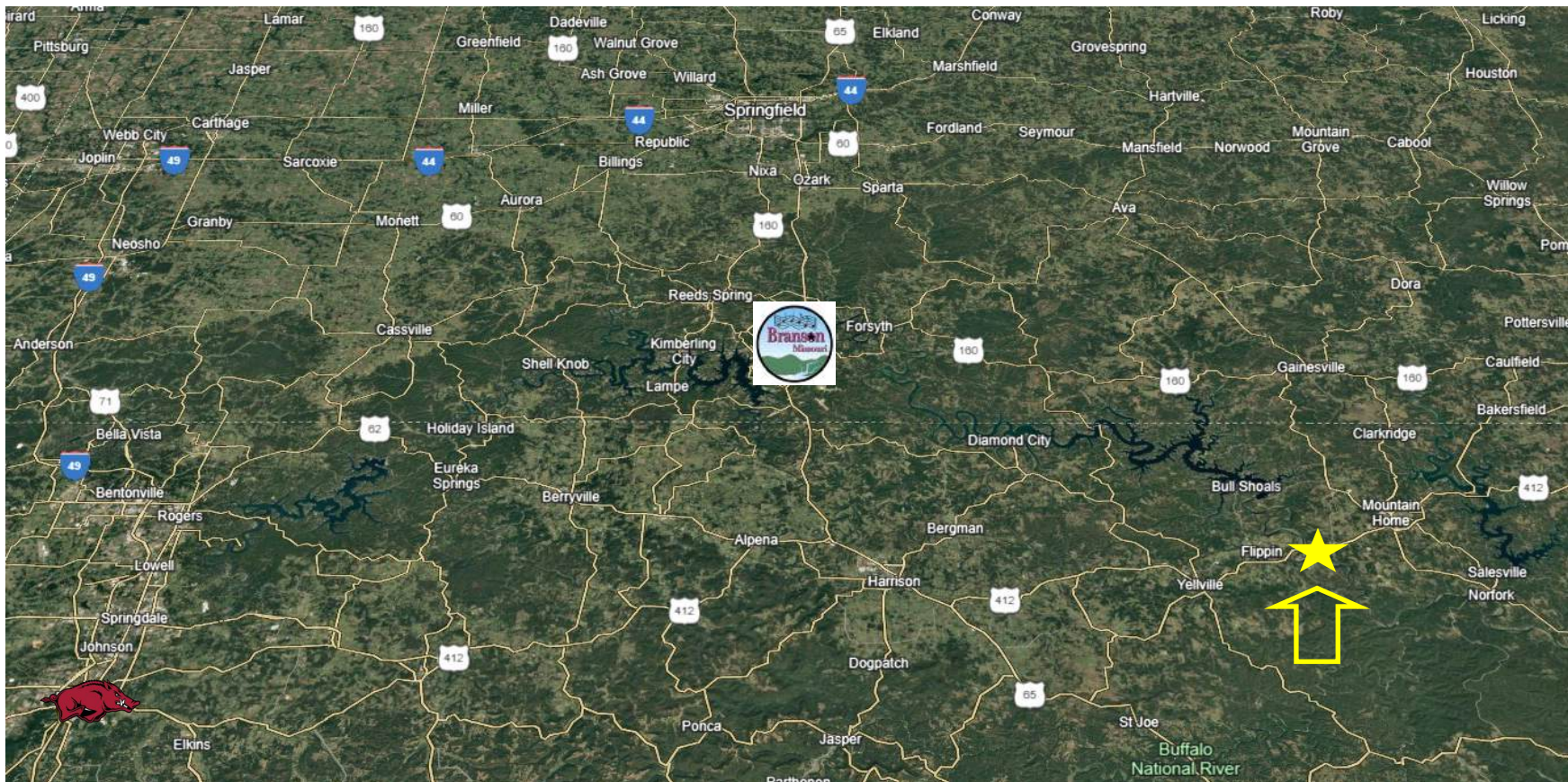
America's best trout fishing in terms of the number and size of trout it produces is quite possibly the upper White River. Three to five pound brown trout are common. Rainbows of 11 to 16 inches are plentiful. With a mild climate in all four seasons, Arkansas has year-round fishing. There's plenty of public access available, and excellent shore or wade fishing depending on water levels. Excellent guide services abound as well.





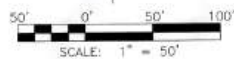
Distance from Cotter, AR to:

Branson, MO	71 miles
Conway, AR	110 miles
Fayetteville, AR	112 miles
Little Rock , AR	141 miles



Legend of Symbols & Abbreviations

- IRON PIN FOUND
- ⊠ CHISELED "X" FOUND
- EXISTING STRUCTURE
- POWER POLE
- GUY WIRE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GRATED INLET
- MANHOLE
- SIGN
- HANDICAP
- PIPE BOLLARD
- CURB INLET
- CABLE SPLICE BOX
- TELEPHONE SPLICE BOX
- ELECTRIC SPLICE BOX
- IRON PIN SET
- OVERHEAD ELECTRIC
- CORRUGATED METAL PIPE
- TRANSFORMER
- TYPICAL
- RECORD
- MEASURED
- CHAIN LINK FENCE
- ELECTRIC METER
- TRANSFORMER



ZONING INFORMATION

Station of Information: GLOBAL ZONING, LLC JOB #127 DATED JUNE 3, 2019			
Zoning District(s): I-1 INDUSTRIAL		Current Use: MANUFACTURING	
Building Setback Requirements			
Front Yard Setback	12.0'	20' ADJUTING RESIDENTIAL	
Side Yard Setback	12.0'	20' ADJUTING RESIDENTIAL	
Front Yard Setback	12.0'	20' ADJUTING RESIDENTIAL	
Parking Setback			
Regular Spaces	9	Required	PARKING REQUIREMENT: 1 PARKING SPACE PER EVERY 4 EMPLOYEES
Handicapped Spaces	1	Required	
Total Parking Spaces	10	2	
Height Restrictions			
Maximum Height	40'	OR 3 STORIES	
Lot Area	NONE		
Maximum Density	NONE		
Min. Lot Width/Frontage and Depth	NONE		

Notes Corresponding to Schedule B

14. RIGHTS, RESERVATIONS, RESTRICTIONS AND EXCEPTIONS CONTAINED IN THE SCHEDULE B DEDICATED FILED 7/1/03 AS DOCUMENT #7804-2003 AND RE-FILED AS DOCUMENT #13018-2003 IN THE RECORDS OF BASTAR COUNTY, ARKANSAS, APPLIES AND AFFECTS AS SHOWN.

STATEMENT OF ENCROACHMENTS

NONE APPARENT AT TIME OF SURVEY.

MISCELLANEOUS NOTES

BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY WITH A BEARING OF NORTH 80 DEGREES 50 MINUTES 00 SECONDS EAST.

THERE WAS NO OBSERVABLE EVIDENCE OF CHIMNEYS, INDIVIDUAL GRAVESTONES AND BURIAL GROUNDS FOUND AT THE TIME OF THIS SURVEY.

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS.

THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.

THERE WAS NO OBSERVABLE EVIDENCE OF STREET MOVENING.

SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO HIGHWAY 345 (COTTER RD.) A PUBLICLY DEDICATED RIGHT OF WAY.

SUBJECT PROPERTY HAS 9 REGULAR SPACES AND 1 HANDICAP SPACE FOR A TOTAL OF 10 SPACES.

THE SUBJECT PROPERTY CONTAINS 263,179 SQUARE FEET, OR 6.04 ACRES, MORE OR LESS.

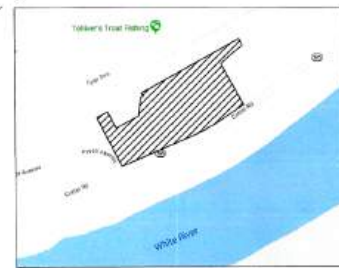
THERE WAS NO METEAD DELINEATION OR METEAD MARKERS FOUND ON SUBJECT PROPERTY AT TIME OF SURVEY.

THERE WAS NO SURFACE EVIDENCE OF WATERWAYS SUCH AS LAKES, STREAMS, CREEKS, ETC. ON THE SUBJECT PROPERTY.

NO PARTY WALLS WERE DESIGNATED TO THE SURVEYOR BY CLIENT.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



LOCATION MAP

FLOOD NOTE: By graphic showing only, this property is in Zone A of the Flood Insurance Rate Map, Community Panel No. 13018-2003, which is partially in a Special Flood Hazard Area.

Zone A (Shaded) AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OF WATER OR AREAS 1.25 TO 1.50 FEET DEEP AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

Zone A1: BASE FLOOD ELEVATIONS DETERMINED.

Zone A2: FLOODING. THE FLOODING IS THE CHANCE OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS MAY BEAT IN 10% PERCENT OF ANNUAL CHANCE FLOOD SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE DAMMED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.