

## LAND FOR SALE & LEASE



LOT 2 PHASE 19 COUNTRY CLUB OF AR, Maumelle, AR 72113



### PROPERTY DESCRIPTION

This 2.3 level acre property is situated on Country Club Blvd and is ready for your building. The location is highly desirable, as it is located next to a new upscale Senior Living center, providing a convenient and peaceful setting for those who enjoy a more tranquil lifestyle. In addition, the property is conveniently located near shopping centers and residential developments, making it a great location for any business.

### PROPERTY HIGHLIGHTS

- Owner Financing available
- 2.3 acres
- On Country Club Blvd
- Easy access to White Oak Crossing

### OFFERING SUMMARY

Sale Price:	\$849,000
Lease Rate:	Negotiable
Available SF:	2.3 Acres
Lot Size:	2.3 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,028	7,022	11,757
Total Population	4,904	15,823	25,967
Average HH Income	\$90,423	\$82,973	\$87,168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### CASSIE WELLS CCIM KELLER WILLIAMS REALTY

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**KW COMMERCIAL**  
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Little Rock, AR 72223



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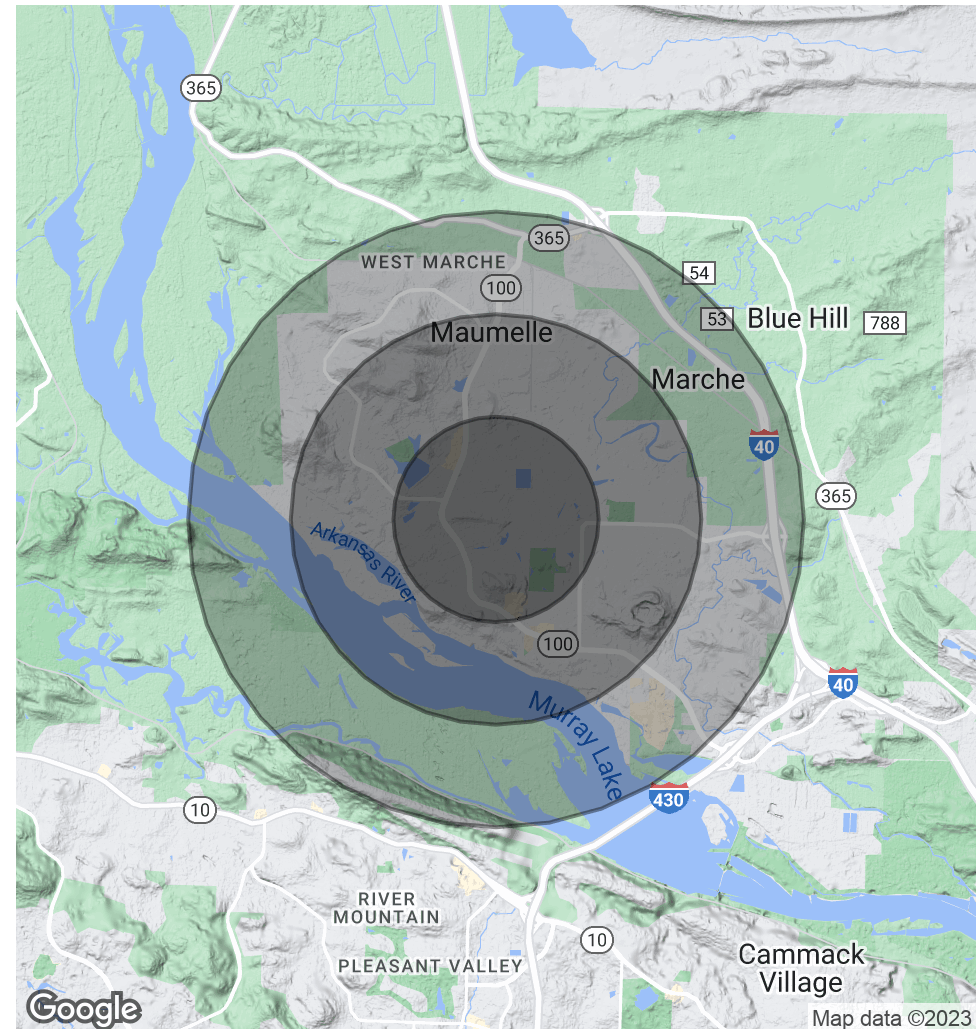
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,904	15,823	25,967
Average Age	41.3	38.9	39.1
Average Age (Male)	39.8	38.2	37.9
Average Age (Female)	41.8	38.6	39.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,028	7,022	11,757
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$90,423	\$82,973	\$87,168
Average House Value	\$185,200	\$160,655	\$164,922

\* Demographic data derived from 2020 ACS - US Census



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