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INDUSTRIAL WAREHOUSE FOR SALE

30 Wheeler St, Mayflower, AR



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Property Understanding

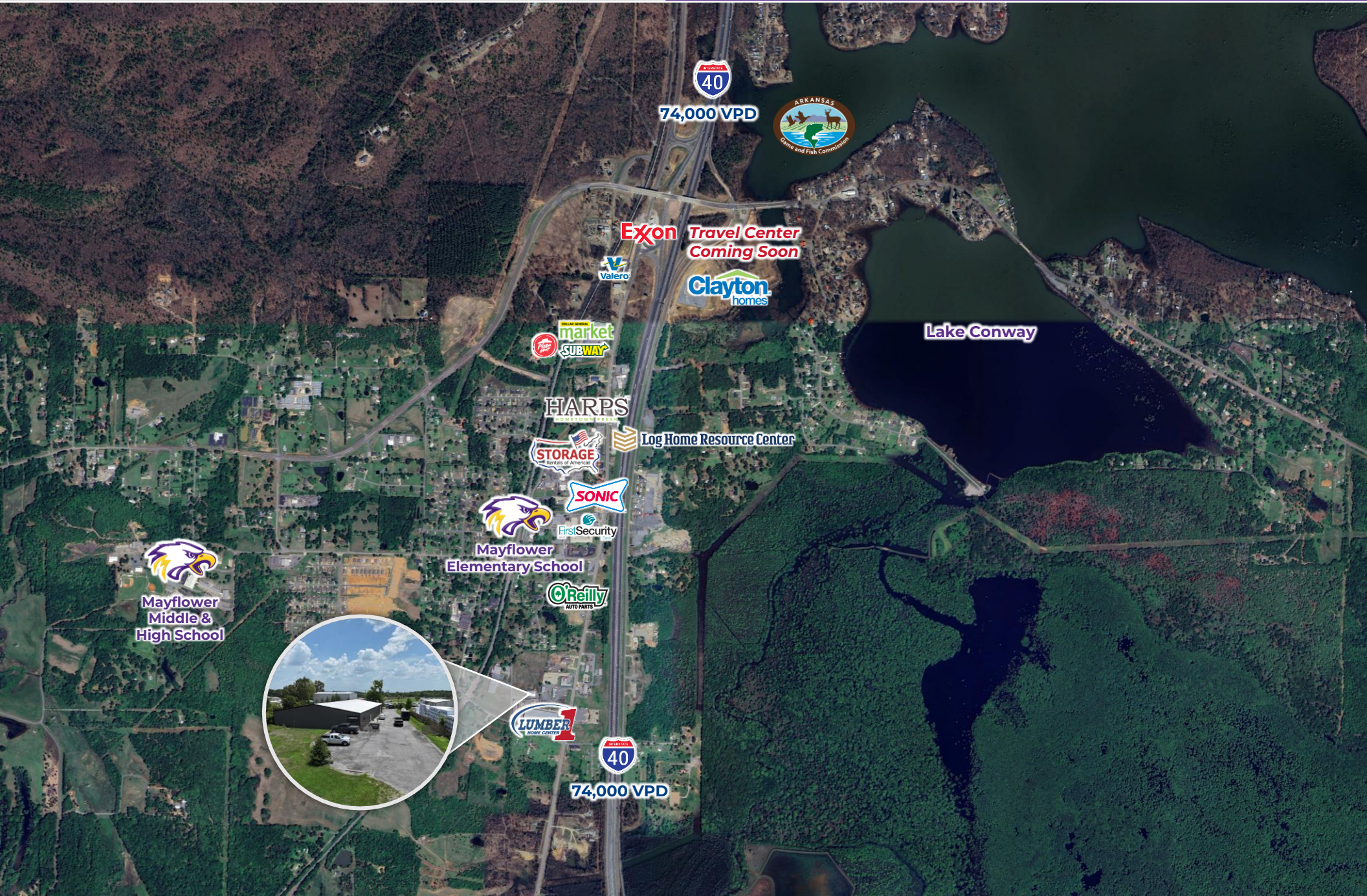
OVERVIEW

Offering & Price	For Sale \$975,000
Address	30 Wheeler St, Mayflower, AR 72106
Property Type	Industrial Warehouse
Year Built	2025
Building Size	±8,750 SF
Lot Size	±2.10 Acres
Clear Height	16'
Drive-In Doors	1
HVAC	Fully Heated and Cooled

PROPERTY HIGHLIGHTS

- ±8,750 SF warehouse situated on ±2.10 acres, featuring one grade-level drive-in door, 16-foot clear heights, and a versatile layout well-suited for manufacturing, distribution, service, contractor, or storage users.
- Well-positioned just off Interstate 40 (74,000 VPD) with quick and convenient access via nearby interchanges, offering exceptional connectivity between the Little Rock and Conway markets.
- Located in one of Central Arkansas' fastest-growing industrial and logistics corridors, benefiting from increasing commercial investment and regional expansion between Little Rock and Conway.
- Generous ±2.10-acre site with partial fencing provides ample room for truck maneuvering, equipment parking, outdoor storage, or future facility expansion.
- Located directly behind Lumber One Home Center and near Harps Food Stores, Sonic Drive-In, and other established businesses.
- Positioned to capitalize on the long-term economic momentum surrounding the Lake Conway redevelopment, one of Central Arkansas' most significant public investment initiatives.
- A flexible industrial asset suitable for owner-users seeking long-term operational control or investors targeting stable industrial demand.





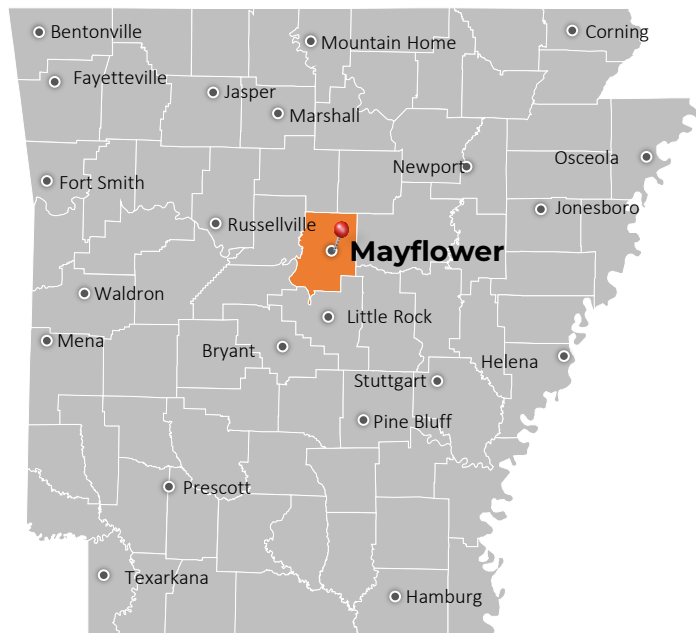




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Mayflower, Arkansas



Mayflower, Arkansas, is a small but growing city located about 20 miles north of Little Rock, with a population of approximately 2,400. Known for its access to nature parks, local restaurants, and small businesses, Mayflower offers both a welcoming community and convenient proximity to the Little Rock metro. The housing market remains healthy and stable, and the city continues to maintain a lower-than-average crime rate, making it a safe and desirable place to live and work.

Strategically positioned along Interstate 40, Mayflower benefits from its location between Little Rock to the south and Conway to the north—two of Central Arkansas' most dynamic economic hubs. The completion of the Highway 89 overpass has significantly improved traffic flow and connectivity, making the area more accessible for residents, commuters, and businesses alike. New commercial projects are underway in Mayflower, including the recently opened Family Market convenience store, which is creating jobs and expanding retail options. Additionally, a newly opened Valero convenience store highlights the area's momentum in retail development.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	4,727	9,982	106,659
Households	1,981	4,050	42,665
Average Age	44.2	43.0	38.2
Average Household Income	\$73,949	\$90,751	\$89,178
Businesses	74	164	2,931

**Demographic details based on property location*

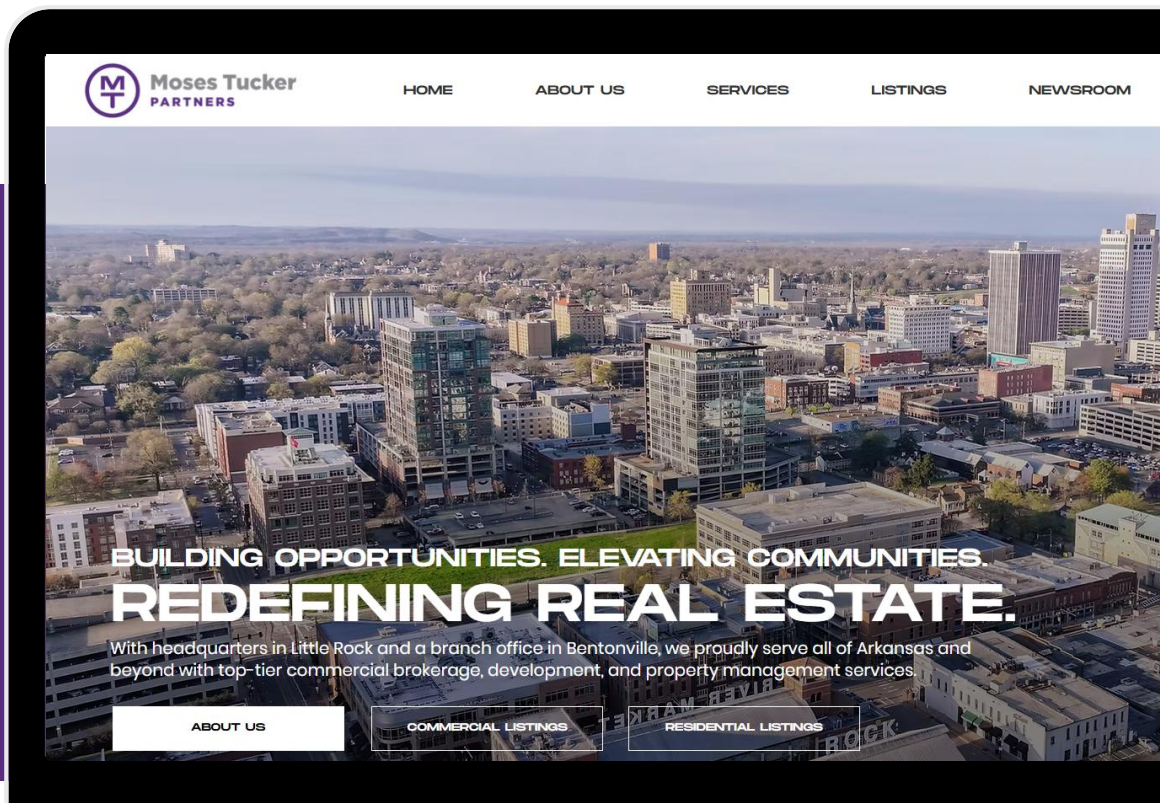
CONNECT

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