

# COMMERCIAL/INDUSTRIAL LOTS AVAILABLE FOR SALE

Two Parcels Totaling  $\pm 9.56$  Acres | Near Maumelle Blvd & Crystal Hill Rd | Maumelle, AR 72113





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Two Parcels Totaling ±9.56 Acres | Near Maumelle Blvd & Crystal Hill Rd | Maumelle, AR 72113

## AVAILABLE

Lot 1: 3.12 Acres

Lot 2: 6.44 Acres

**TOTAL: ±9.56 Acres**

## PRICE

Package \$2,445,000 (\$5.87/SF)

## COMMENTS

- Zoning for Lot 1 is PRD & PCD
- Adjacent Senior Center is C-2
- Zoning for lot 2 is PRD
- Utilities close proximity to property

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	7,729	25,276	80,567	259,054
AVERAGE HH INCOME	\$72,371	\$91,618	\$107,339	\$85,805
TOTAL HH	3,772	11,947	37,578	118,946

## TRAFFIC COUNTS

Maumelle Blvd: 46,000 VPD

Crystal Hill Rd: 1,600 VPD

I-40: 85,000 VPD



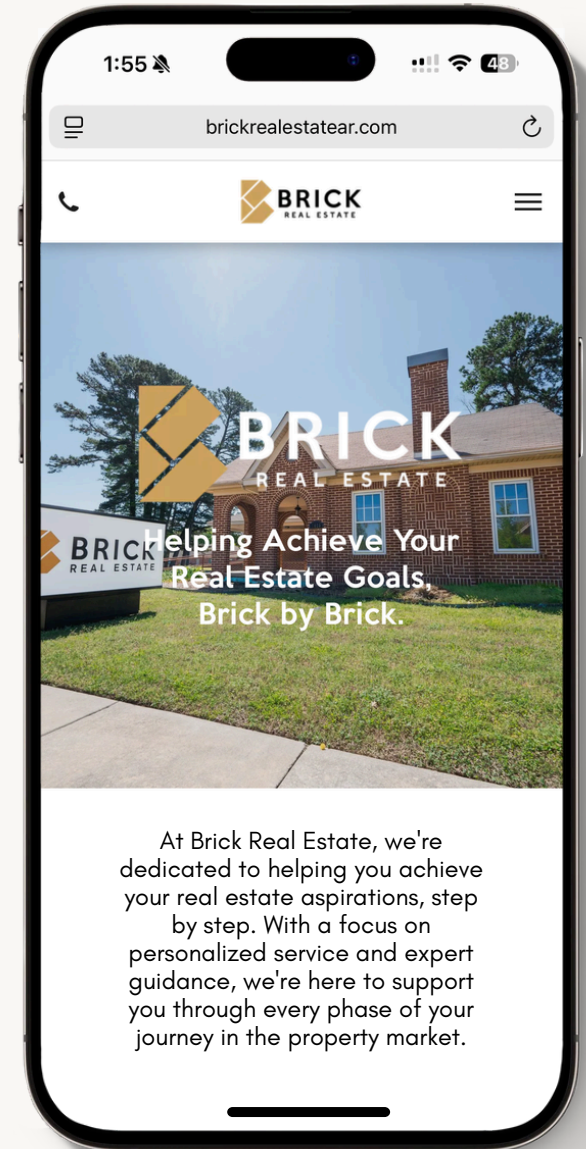
# THANK YOU!

**Bryce Richardson, REALTOR®**

*INTERESTED? CALL TODAY!*

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