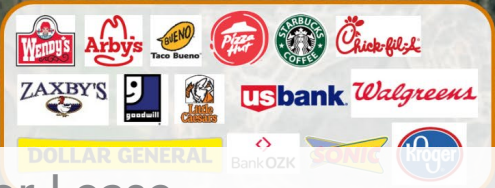




Maumelle Blvd



For Sale or Lease

0.53 ACRES LAND

14318 Frontier Rd, Maumelle, AR



Moses Tucker PARTNERS

501.376.6555 | mosestucker.com

Clint Bailey
Brokerage Associate
501.358.8280
cbailey@mosestucker.com

Offering Summary

SALE PRICE:	\$250,000
LEASE RATE:	Ground Lease
LOT SIZE:	±0.53 Acres (23,087 SF)
ZONING:	No designated zoning

Property Highlights

- Located just off I-40 Morgan/Maumelle exit next to Waffle House and Quality Inn
- Lot is clear and level
- Great retail or office development opportunity
- All utilities to the property
- No designated zoning, but commercial uses are adjacent
- Traffic counts of 22,000 VPD on Hwy 365 and 68,000 VPD on I-40



Holiday Inn
 McDonald's
 Shell
 DOLLAR GENERAL
 WAFFLE HOUSE
 QUALITY INN
 AutoZone
 Americas Best Value Inn

Americas Best Value Inn
 QUALITY INN
 SITE
 WAFFLE HOUSE
 RAZORBACK PIZZA

Maumelle Blvd

Wendy's
 Arby's
 Taco Bueno
 Papa John's
 STARBUCKS COFFEE
 Chick-fil-A
 ZAXBY'S
 goodwill
 usbank
 Walgreens
 DOLLAR GENERAL
 Bank OZK
 SONIC
 Kroger

Kimberly-Clark
 molex
one company > a world of innovation



Dillard's

Walmart
 HIBBETT SPORTS
 Great Clips
 tropical SMOOTHIE CAFE
 POPEYES
 ARVEST BANK
 TACO BELL
 Hampton Inn
 BURGER KING
 MURPHY USA
 First Security

Market Map

Located just off I-40
 Morgan/Maumelle exit next to Waffle
 House and Quality Inn

Maumelle Blvd

WAFFLE HOUSE
 McDonald's
 ACME BRICK



Aerial Map

Located just off I-40 Morgan/Maumelle exit next to Waffle House and Quality Inn

68,000 VPD



22,000 VPD



Market Overview

Little Rock is the capital and most-populous city in Arkansas. The city is also the county seat of Pulaski County. Little Rock has a Census population of over 197,000 and is considered where "America Comes Together," as 40% of the nation's population and buying power is within a 550-mile radius of the city. The nation's most heavily traveled Interstate, I-40, also runs through Little Rock. The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 "Best Places for Business and Careers."



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	17,564	30,533	184,578
HOUSEHOLDS	7,350	12,814	80,441
AVERAGE AGE	38.4	38.9	39.9
AVERAGE HH INCOME	\$89,987	\$89,729	\$98,278
BUSINESSES	394	728	6,189
EMPLOYEES	6,794	12,478	111,958

Demographics

Based On 10 Mile Radius Around The Property

184,578

Population

80,441

2021 Households



39.9

Average Age (2021)

\$98,278

Average Household Income

6,189

Businesses (2021)



Moses Tucker PARTNERS

68,000 VPD



Little Rock

HEADQUARTERS

200 River Market Ave

Suite 501

Little Rock, AR 72201

501.376.6555

Bentonville

BRANCH OFFICE

805 S Walton Blvd

Suite 690

Bentonville, AR 72712

479.271.6118

FOR MORE INFORMATION CONTACT:

Clint Bailey

Brokerage Associate

501.358.8280

cbailey@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Commercial Real Estate

501.376.6555 | mosestucker.com



22,000 VPD

