

Maumelle Blvd



Land - Outlying Pulaski County
Submarket
Maumelle, AR 72113

\$2.7M	\$6.46	\$281,250	418,176	9.60	189 days	I
Sale Price	Price/SF	Price/AC	SF	AC	On Market	Zoning

For Sale

Price	\$2,700,000		
Price/SF	\$6.46	Time On Market	6 Months 8 Days
Price/AC	\$281,250	Last Updated	Jun 23, 2025
Sale Type	Investment	Report an error	
Status	Active		

Land

Type	2 Star Commercial Land		
Location	Suburban		
Zoning	I		
Land SF - Gross	418,176 SF	Land AC - Gross	9.60 AC
Land SF - Net	418,176 SF	Land AC - Net	9.60 AC
Min Div Size	348,480 SF		
Topography	Level		
On Sites	Raw land		
Current Use	Vacant		
Proposed Use	Industrial		
Frontage	800' on Maumelle Blvd		
Taxes	\$0.00/SF (2023)		
Walk Score®	Car-Dependent (35)		
Transit Score®	Minimal Transit (11)		

Public Record

2023 Assessment

Land	\$564,683	\$0.31/SF
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Parcels	43N-004-00-020-00
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Demographics

	1 mile	3 miles
Population	5,957	25,087
Households	2,727	11,218
Median Age	37.50	37.70
Median HH Income	\$67,375	\$66,580
Daytime Employees	1,828	13,279
Population Growth '24 - '29	▼ -1.38%	▼ -1.13%
Household Growth '24 - '29	▼ -1.21%	▼ -1.08%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Maumelle Blvd	Riverland Dr NW	35,402	2021	0.08 mi
100	Riverland Dr NW	34,000	2020	0.09 mi
Maumelle Boulevard	Riverland Dr NW	35,292	2025	0.09 mi
Arnold Palmer Dr	Weatherwood Ln SW	1,332	2025	0.44 mi
Crystal Hill Rd	Large Oak Ln S	2,813	2025	0.63 mi
Maumelle Blvd	Counts Massie Rd E	31,379	2025	1.00 mi
ODOMBLVD	Club Manor Dr W	12,000	2020	1.03 mi
Odom Boulevard So...	Club Manor Dr W	11,445	2025	1.03 mi
Odom Blvd S	Club Manor Dr W	11,496	2024	1.04 mi
Counts Massie Rd	Dairy Ln N	3,153	2025	1.05 mi

Made with TrafficMetrix® Products

Documents

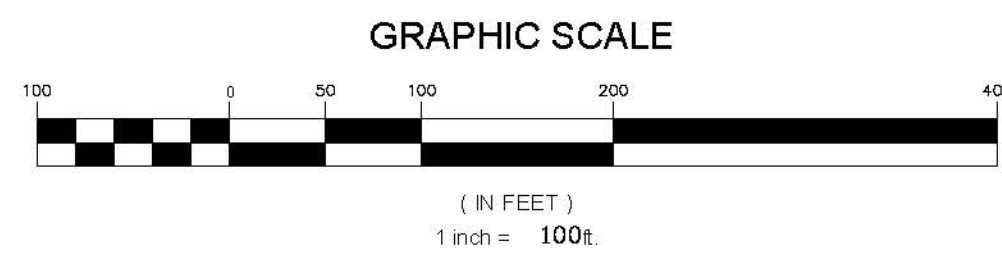
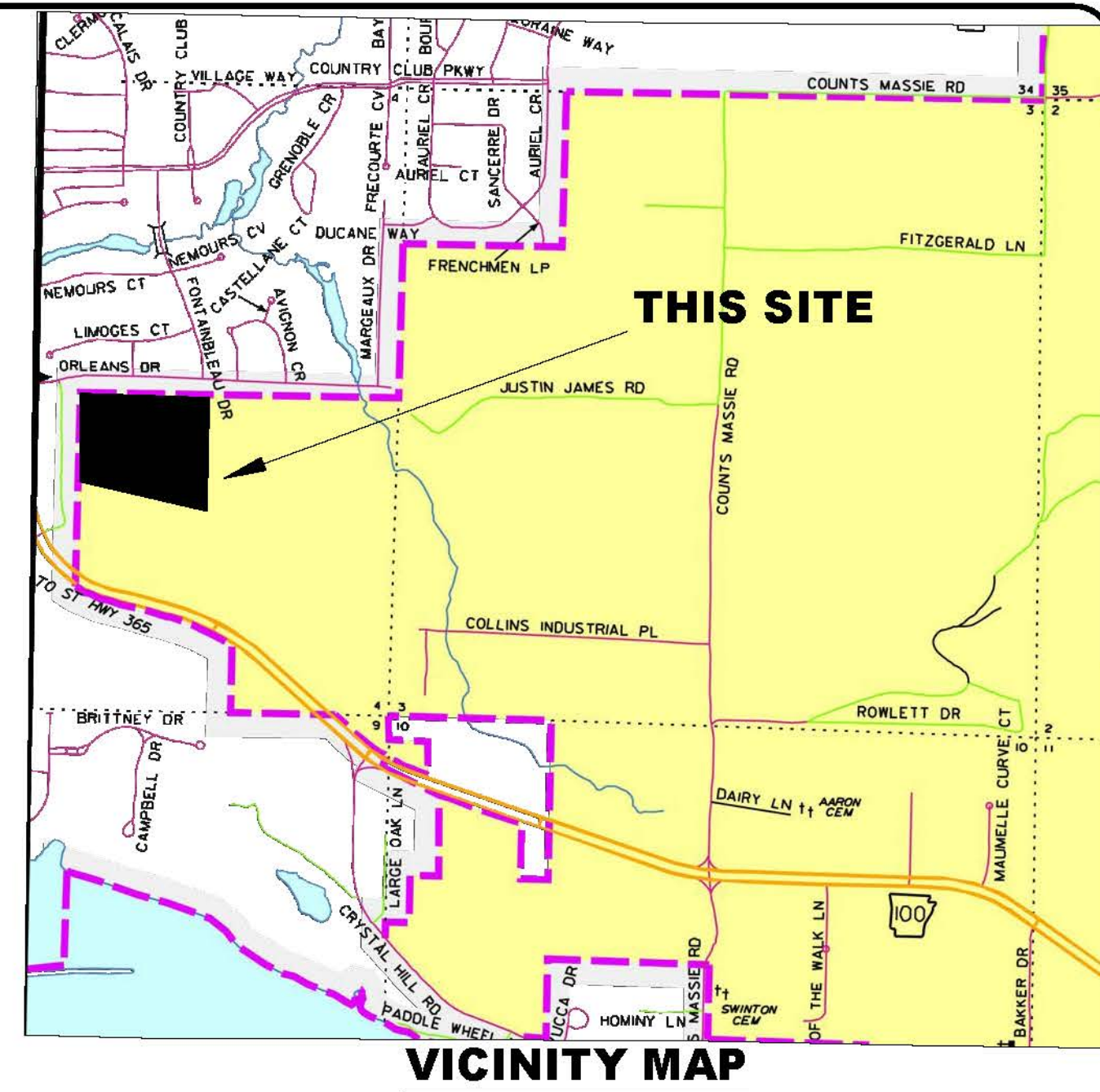


Sale Contacts



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 THOMAS ENGINEERING COMPANY	EXHIBIT B WNLR COMMERCIAL ADDITION NORTH LITTLE ROCK, ARK.			
	APPROVED	DRAWN BY JRP	DATE 1/2/25	SHEET NO. B
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116 TEL: 501-753-4463 FAX: 501-753-6814				



\$9 sf for 1-2 acre lots and \$6.50 sf for the entire 9.5 acres



