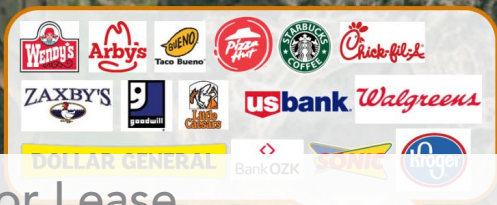




Maumelle Blvd



For Sale or Lease

1.34 ACRES LAND

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:	\$525,000
LEASE RATE:	Ground Lease or Build-to-suit
LOT SIZE:	±1.34 Acres (58,370 SF)
ZONING:	No designated zoning

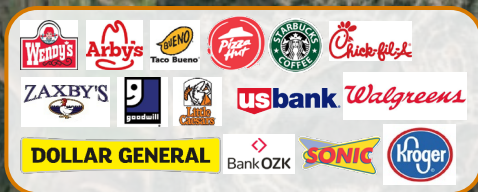
Property Highlights

- Located just off the I-40 Morgan/Maumelle exit next to 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



Market Map

Located just off the I-40
Morgan/Maumelle exit next to
Quality Inn



Maumelle Blvd



Maumelle Blvd



Aerial Map

Located just off the I-40
Morgan/Maumelle exit next to
Quality Inn

68,000 VPD



SITE



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

Little Rock

HEADQUARTERS

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Bentonville

BRANCH OFFICE

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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

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68,000 VPD



22,000 VPD

