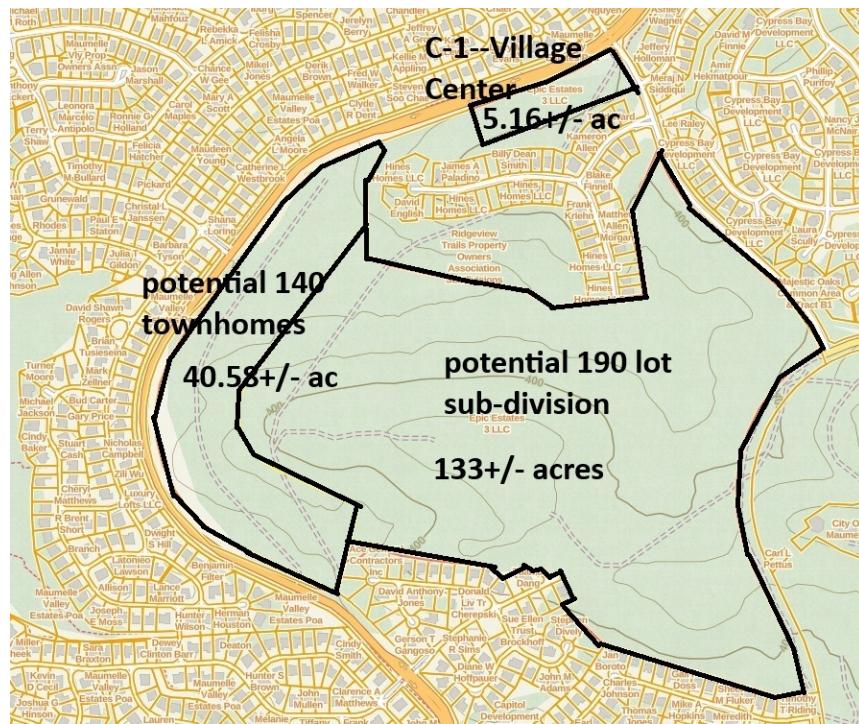


# RIDGE VIEW CENTER

Odom Blvd, Maumelle, AR 72113



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at Odom Blvd, Maumelle, AR, 72113. This zoned C1 property offers a strategic location in the Central Arkansas area, ideal for retail or strip center development. With its favorable zoning and premier location, this property presents a lucrative prospect for prospective investors looking to capitalize on the thriving commercial real estate market. Take advantage of this opportunity to establish a prominent presence in a sought-after area, with the potential for high visibility and foot traffic. This property is poised to become an asset in a thriving retail landscape.

## PROPERTY HIGHLIGHTS

- Zoned C1--Village Center
- 5 acres
- Ideal for retail or strip center development
- Potential for high visibility
- Strategic investment opportunity

## OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	5 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,149	15,583	56,105
Total Population	7,973	36,282	125,970
Average HH Income	\$136,110	\$107,554	\$118,741

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## CASSIE WELLS

Executive Broker  
O: 501.993.1973  
C: 501.993.1973  
cassie@cassiewells.com  
AR #EB00047894

## JOHNNY MITCHUM, MBA, MICP, CPA (INACTIVE)

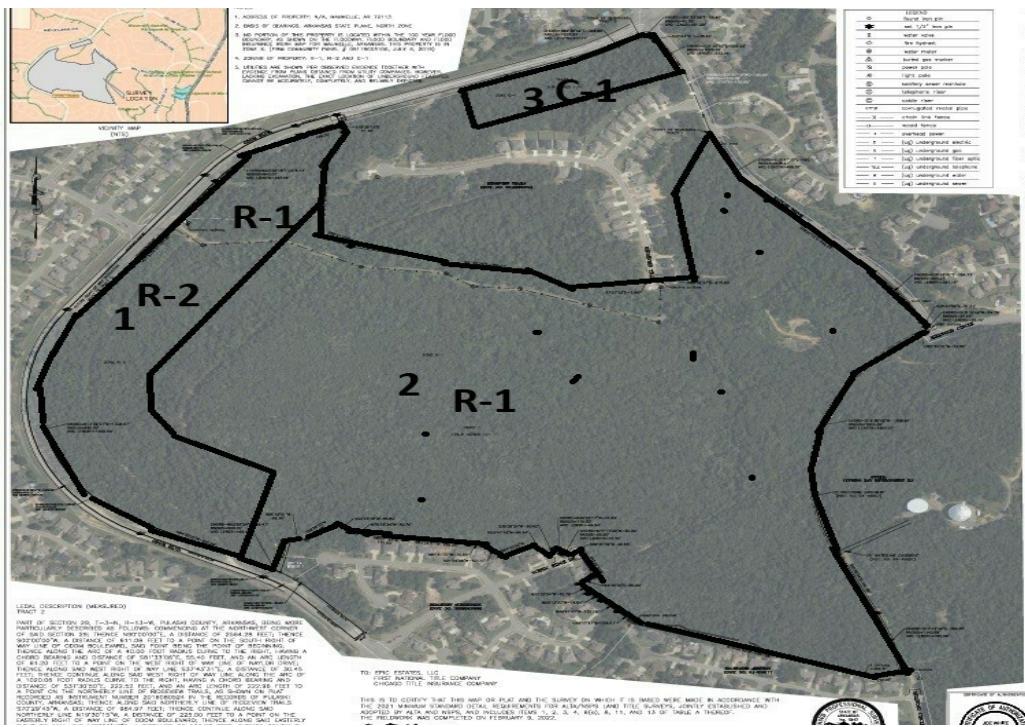
Commercial Broker And Prin. Auctioneer (Aalb 1787)  
O: 501.940.3231  
C: 501.940.3231  
jmitchum@kw.com  
AR #EB00043654

## KELLER WILLIAMS REALTY--LITTLE ROCK

12814 Cantrell Road  
Little Rock, AR 72223

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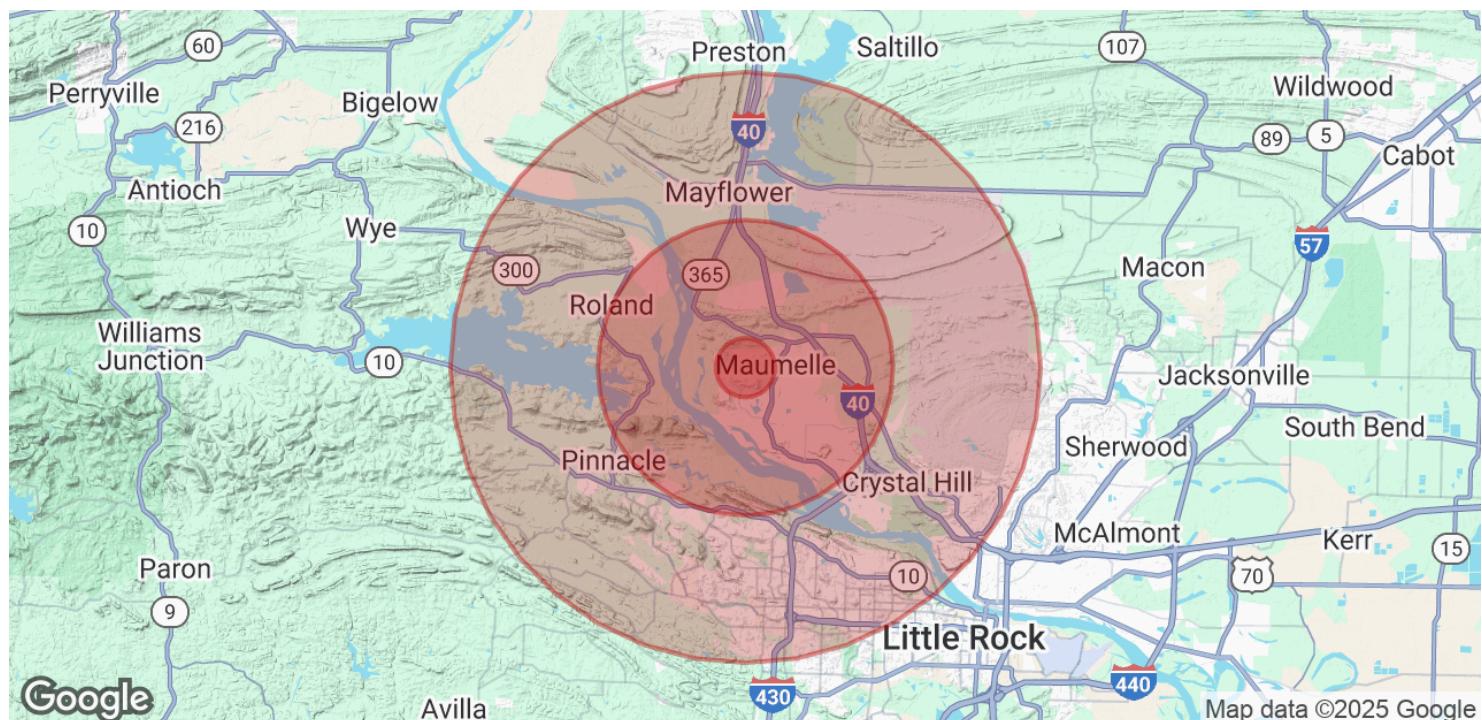
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,973	36,282	125,970
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,149	15,583	56,105
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$136,110	\$107,554	\$118,741
Average House Value	\$278,143	\$315,727	\$376,147

*Demographics data derived from AlphaMap*

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