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# TURN-KEY RESTAURANT PORTFOLIO FOR SALE

## Central Arkansas – Jacksonville, Sherwood & Maumelle



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# Property Understanding

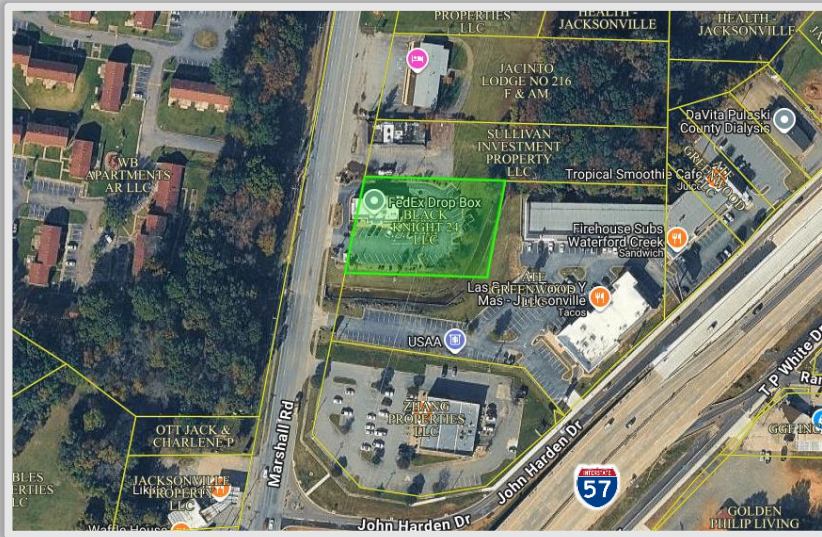
## OVERVIEW

<b>Offering &amp; Price</b>	For Sale   Contact Agent
<b>Property Type</b>	Retail/QSR Portfolio (3 properties) <i>*individual acquisition available</i>
<b>Addresses</b>	<ul style="list-style-type: none"> <li>○ 209 Marshall Rd, Jacksonville, AR 72076</li> <li>○ 208 Brookwood Rd, Sherwood, AR 72120</li> <li>○ 104 Carnahan Dr, Maumelle, AR 72113</li> </ul>
<b>Building &amp; Lot Sizes</b>	<ul style="list-style-type: none"> <li>○ 209 Marshall Rd – ±3,230 SF   ±0.92 Acres</li> <li>○ 208 Brookwood Rd – ±3,430 SF   ±1.06 Acres</li> <li>○ 104 Carnahan Dr – ±3,422 SF   ±0.84 Acres</li> </ul>
<b>Years Built</b>	2008 (209 Marshall Rd), 2007 (208 Brookwood Rd) & 2006 (104 Carnahan Dr)
<b>Parking</b>	40 Spaces (209 Marshall Rd), 64 Spaces (208 Brookwood Rd) & 14 Spaces (104 Carnahan Dr)

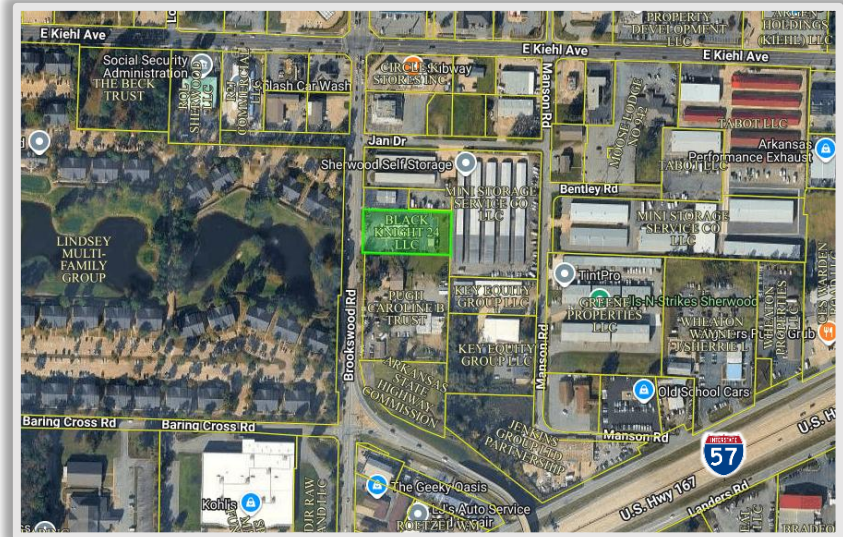
## PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a portfolio of three strategically located former drive-thru restaurant properties totaling approximately ±10,082 SF across Central Arkansas' strongest retail trade areas.
- All properties feature drive-thrus, restaurant buildouts, kitchen infrastructure, and on-site parking.
- Portfolio benefits from visibility to more than 246,000 vehicles per day, including direct access to Interstate 57 (84,000 VPD), major signalized intersections, and primary commercial corridors.
- Located alongside an extensive collection of national retailers and restaurants, including McDonald's, Chick-fil-A, Starbucks, Taco Bell, Sonic Drive-In, Kohl's, Kroger, Arby's, Subway, Chili's, Firehouse Subs, and more—creating strong daily consumer traffic.
- Assets are supported by major employers, healthcare campuses, schools, military installations, distribution centers, and recreational destinations that generate consistent traffic.
- Convenient interstate connectivity allows operators to efficiently serve residents, commuters, business travelers, military personnel, and visitors throughout Central Arkansas.
- Portfolio provides an exceptional opportunity for expanding regional operators, franchisees, private equity groups, or national brands seeking multiple established locations within one of Arkansas' fastest-growing commercial regions.
- Existing improvements are well-suited for a wide variety of concepts, including quick-service restaurants, fast-casual dining, coffee, beverage, and other drive-thru or service-oriented users.





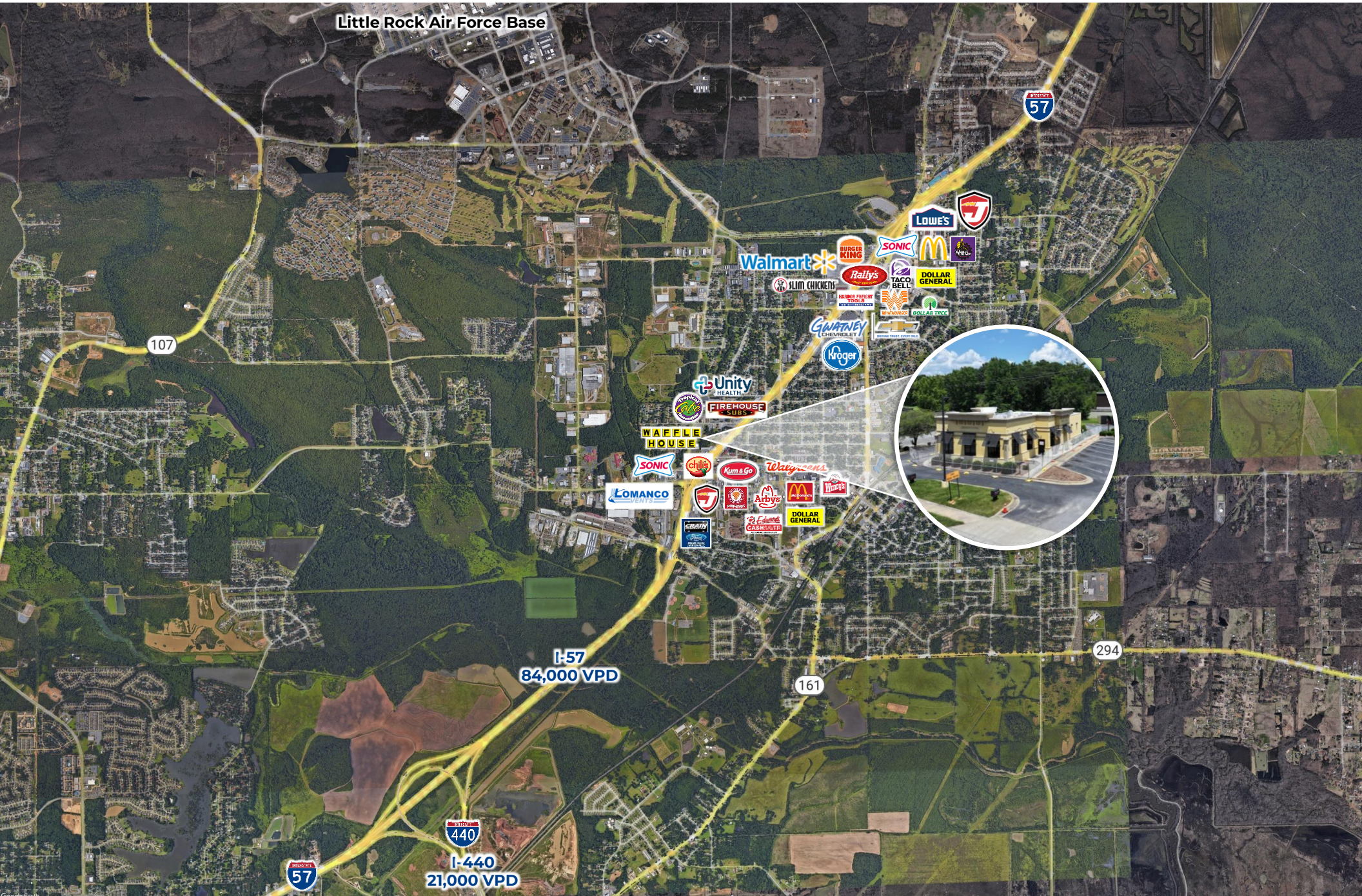
**209 MARSHALL RD, JACKSONVILLE, AR**



**208 BROOKWOOD RD, SHERWOOD, AR**



**104 CARNAHAN DR, MAUMELLE, AR**







## Jacksonville, Arkansas



Located in the northeastern portion of the Little Rock metropolitan area, Jacksonville is one of Central Arkansas' most strategically positioned communities. The city sits along Interstate 57, providing direct access to Downtown Little Rock, the Port of Little Rock, Bill and Hillary Clinton National Airport, and major regional transportation corridors throughout the Mid-South.

Jacksonville is best known as the home of Little Rock Air Force Base, the nation's premier C-130 training installation and one of Arkansas' largest economic engines. The base generates approximately \$1.38 billion in annual economic impact, supports more than 7,600 jobs, and trains over 1,500 students annually, creating a stable employment base and driving consistent demand for housing, retail, and commercial development throughout the region.

The city's economy is anchored by employment in the military, manufacturing, healthcare, education, retail, and the public sector. Jacksonville continues to attract new businesses and investment, with the city reporting ongoing commercial expansion and new business openings throughout 2025. Local leadership has also prioritized industrial growth, recently securing state funding through the Arkansas Site Development Program to advance future industrial development opportunities.

The broader Central Arkansas region continues to experience steady job growth, record employment levels, and billions of dollars in new capital investment, creating favorable conditions for commercial and residential development.

### DEMOGRAPHICS\*

#### Population

#### 3 MILES

#### 5 MILES

#### 10 MILES

#### Households

#### Average Age

#### Average Household Income

#### Businesses

29,290

49,133

152,197

11,463

19,685

62,362

37.4

38.9

40.2

\$71,371

\$81,296

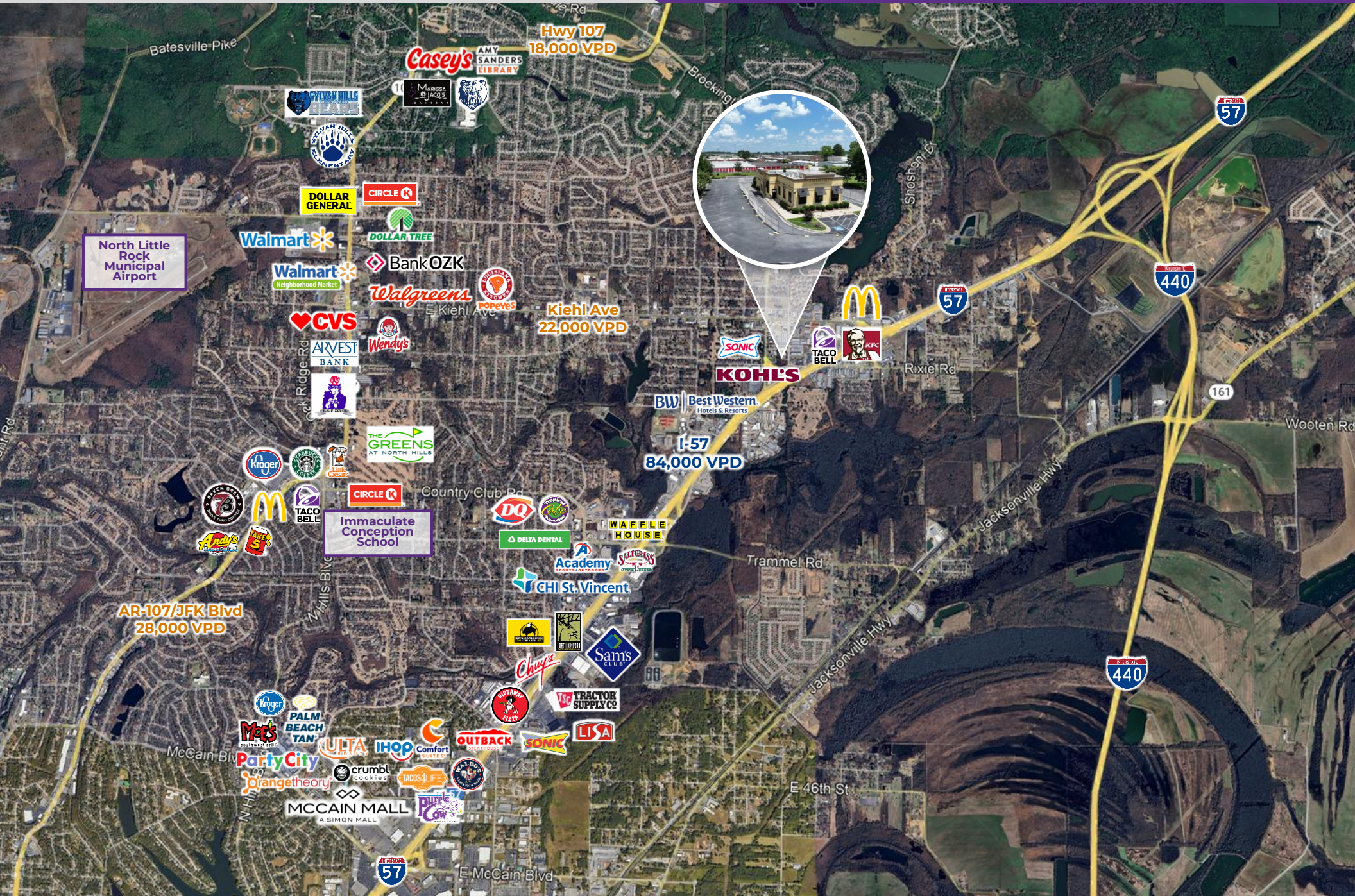
\$87,730

646

966

3,729

*\*Demographic details based on property location*







## Sherwood, Arkansas



Sherwood, located just north of Little Rock, has experienced steady population and economic growth over the past two decades, positioning itself as one of Central Arkansas’s most dynamic suburban growth communities. Sherwood’s population is estimated to have surpassed 33,000 residents in 2025, a notable increase from 21,500 residents in 2000, demonstrating consistent and sustainable growth fueled mainly by in-migration from neighboring communities and new residential development. A shift toward higher income levels and greater diversity has accompanied the city’s population growth.

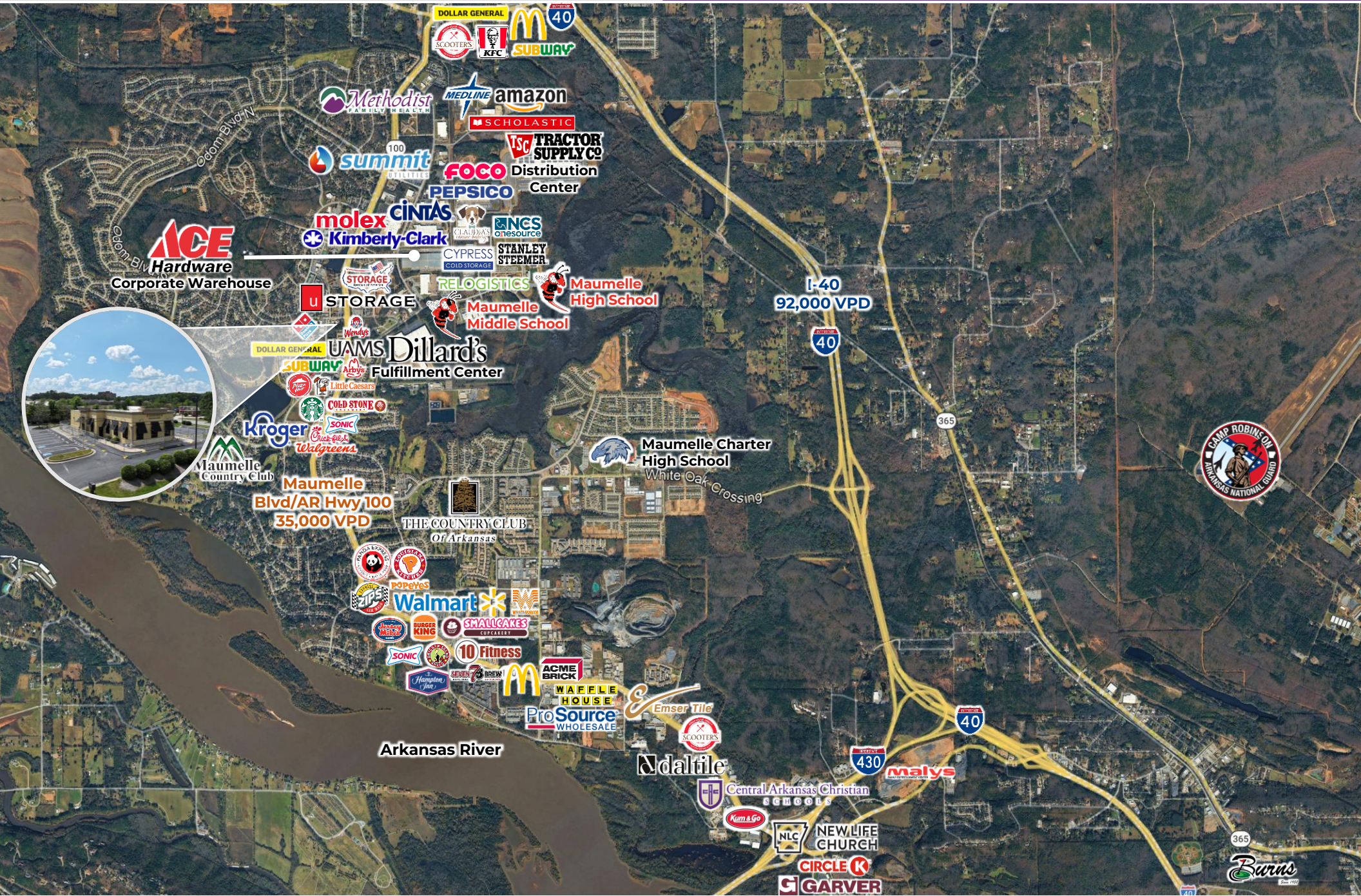
Economically, Sherwood benefits from its prime location within the Little Rock–North Little Rock–Conway metropolitan area and its convenient access to major transportation corridors, including U.S. Highway 67/167. Sherwood’s economy is diverse, with key employment sectors spanning healthcare, manufacturing, logistics, and retail. Major employers include CHI St. Vincent North, Cardinal Health, and FTD.com, as well as a range of small to mid-sized local businesses.

Recent years have brought visible commercial expansion, particularly along Highway 107 and Brockington Road, where new retail centers, restaurants, and service-oriented businesses have opened to serve Sherwood’s growing population. The entrance of national retailers such as Aldi, Dollar Tree, and Circle K—paired with reinvestment from established anchors like Walmart—reflects the city’s economic strength and its increasing desirability as a retail destination. This surge in development has been complemented by continued residential growth, with new subdivisions and multifamily projects meeting the demand for quality housing. Underpinning this progress is the city’s “Vision 2040” plan, which outlines strategic priorities for managing growth, expanding infrastructure, and maintaining the quality of life that residents value.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	38,180	81,703	186,946
<b>Households</b>	16,140	34,694	81,459
<b>Average Age</b>	41.7	40.6	40.5
<b>Average Household Income</b>	\$100,205	\$93,608	\$90,626
<b>Businesses</b>	1,166	2,209	7,823

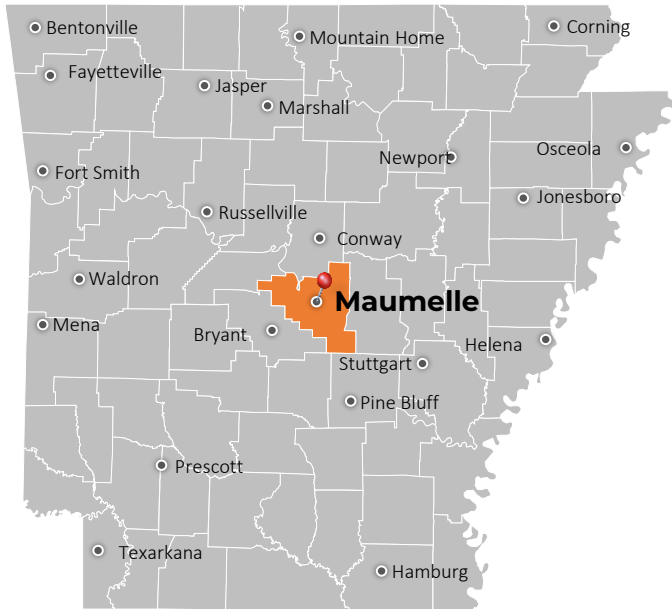
*\*Demographic details based on property location*







## Maumelle, Arkansas



Maumelle, Arkansas, is a well-established and growing suburban community in Pulaski County, strategically located along the Arkansas River just northwest of Little Rock. With immediate access to Interstate 40 and close proximity to Interstate 430, Maumelle offers seamless connectivity to Little Rock, North Little Rock, Conway, and the broader Central Arkansas region, positioning the city as both a desirable residential market and a strategic business location.

The city has experienced steady population growth, expanding from approximately 10,700 residents in 2000 to more than 19,600 today. Maumelle is characterized by strong household incomes, high homeownership rates, and a well-educated workforce, with median household income levels that significantly exceed state averages.

Maumelle's economy benefits from a diversified employment base and proximity to major regional job centers. Notable employers in and around the city include Molex Incorporated, Dillard's Fulfillment Center, Kimberly-Clark Corporation, and the Tractor Supply Company distribution center, a significant logistics investment supporting regional employment.

Recent investments in Maumelle include new residential communities and mixed-use initiatives such as Gateway Park, designed to expand retail, dining, and community amenities. The city has earned regional recognition for civic engagement and has successfully secured state and federal grants supporting infrastructure, public safety, and environmental initiatives.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	27,208	49,268	228,191
<b>Households</b>	11,795	21,150	101,111
<b>Average Age</b>	40.1	40.8	40.7
<b>Average Household Income</b>	\$102,975	\$112,247	\$107,750
<b>Businesses</b>	559	1,322	8,720

*\*Demographic details based on property location*

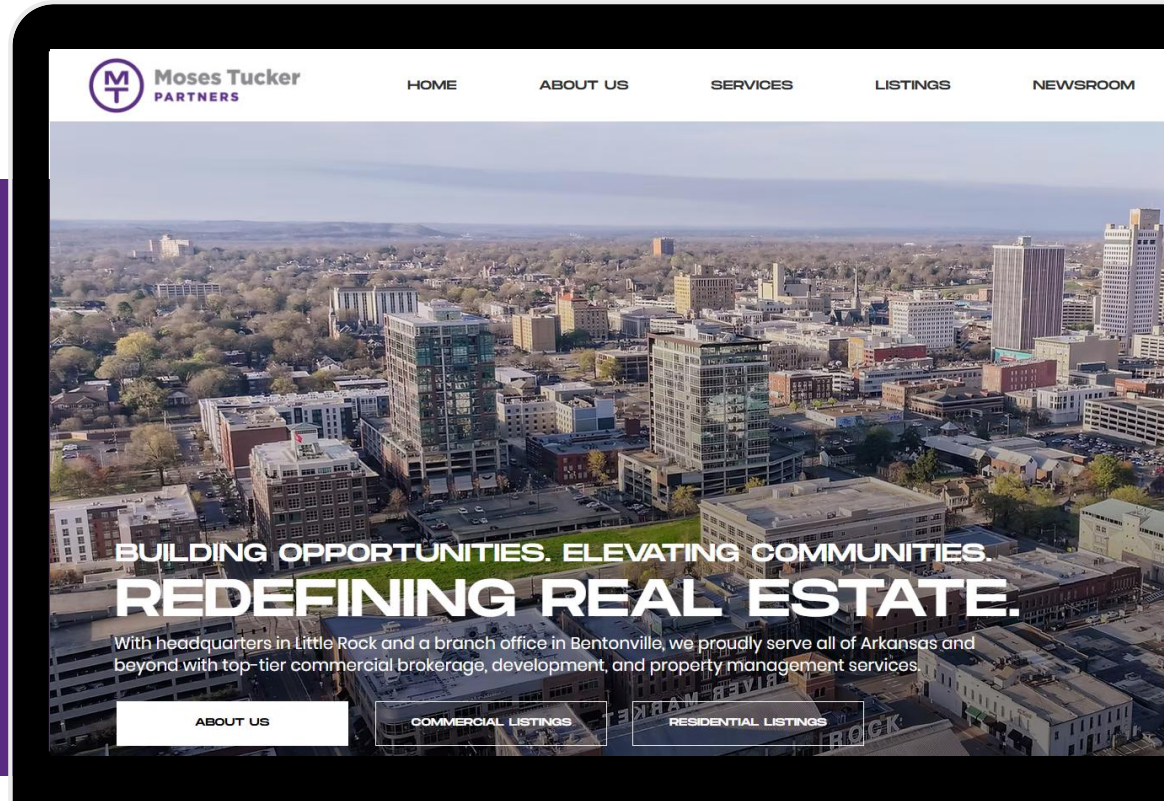
# CONNECT

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