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±5.48 ACRES OF LAND FOR SALE

Maumelle Blvd & Carnahan Dr, Maumelle, AR



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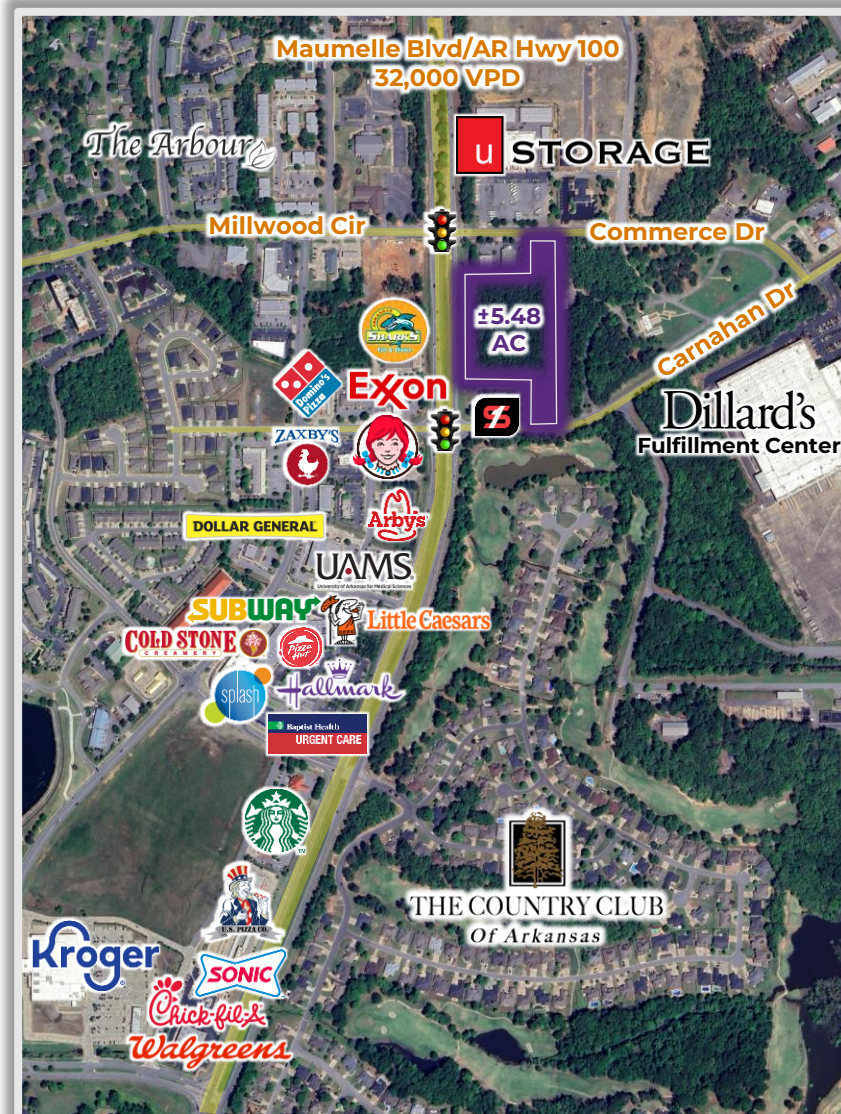
Property Understanding

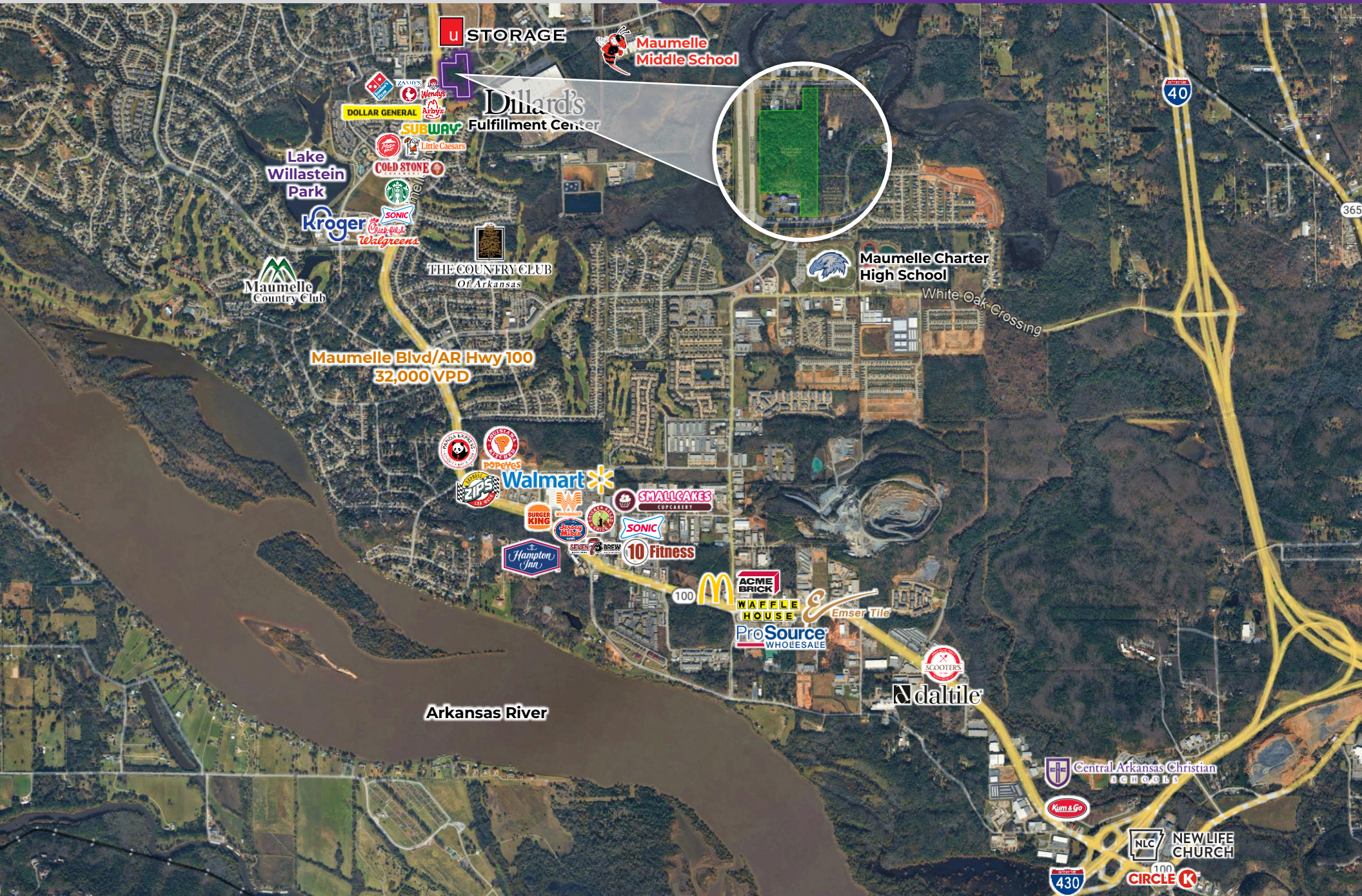
OVERVIEW

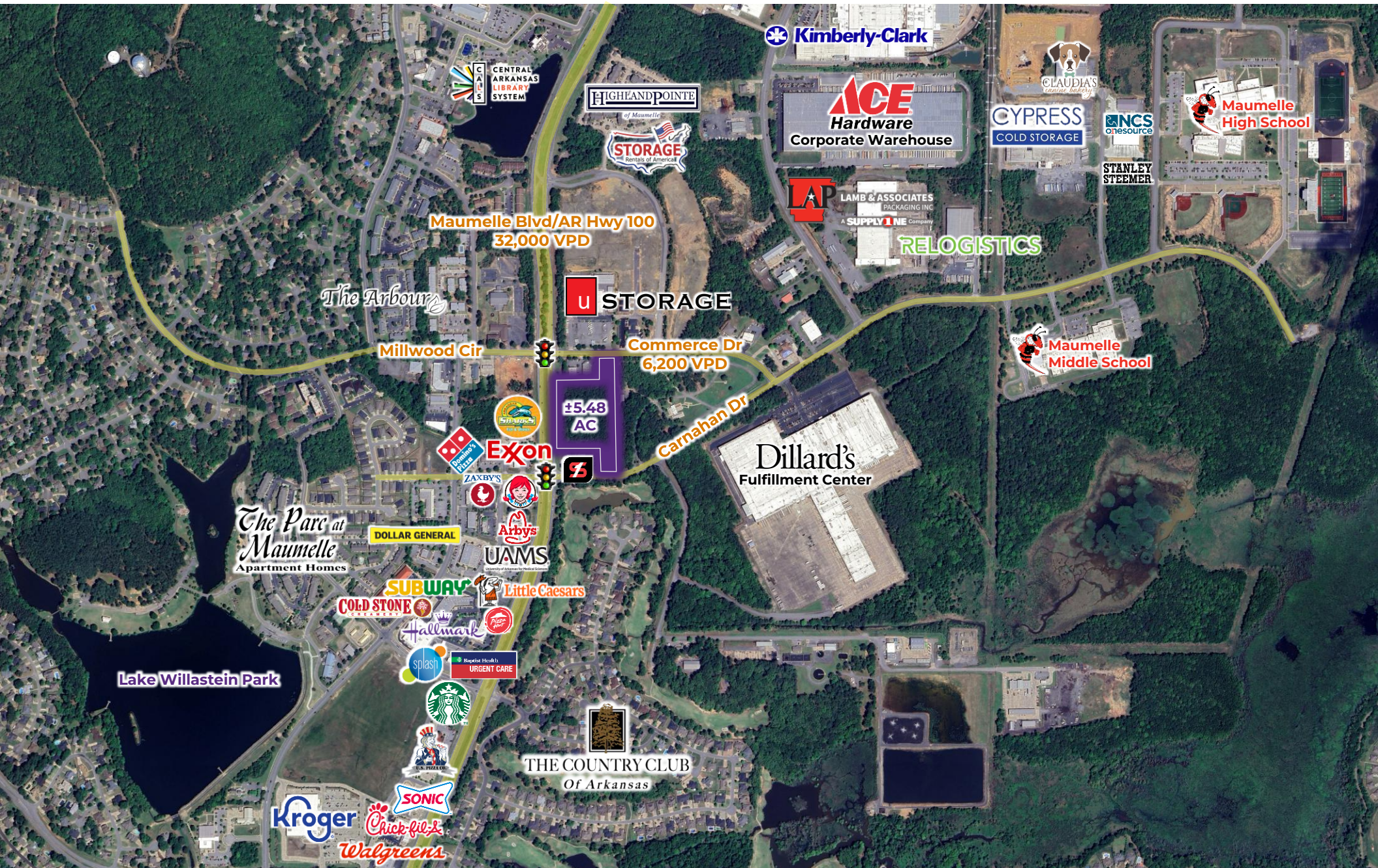
Offering & Price	For Sale Contact Agent
Address	Maumelle Blvd & Carnahan Dr, Maumelle, AR 72113
Property Type	Land
Lot Size	±5.48 Acres
Zoning	C-3
Frontage	- Maumelle Blvd/AR Hwy 100 – ±548 feet of frontage - Carnahan Dr – ±120 feet of frontage - Commerce Dr – ±98 feet of frontage
Traffic Counts	- Maumelle Blvd/AR Hwy 100 – 32,000 VPD - Commerce Dr – 6,200 VPD

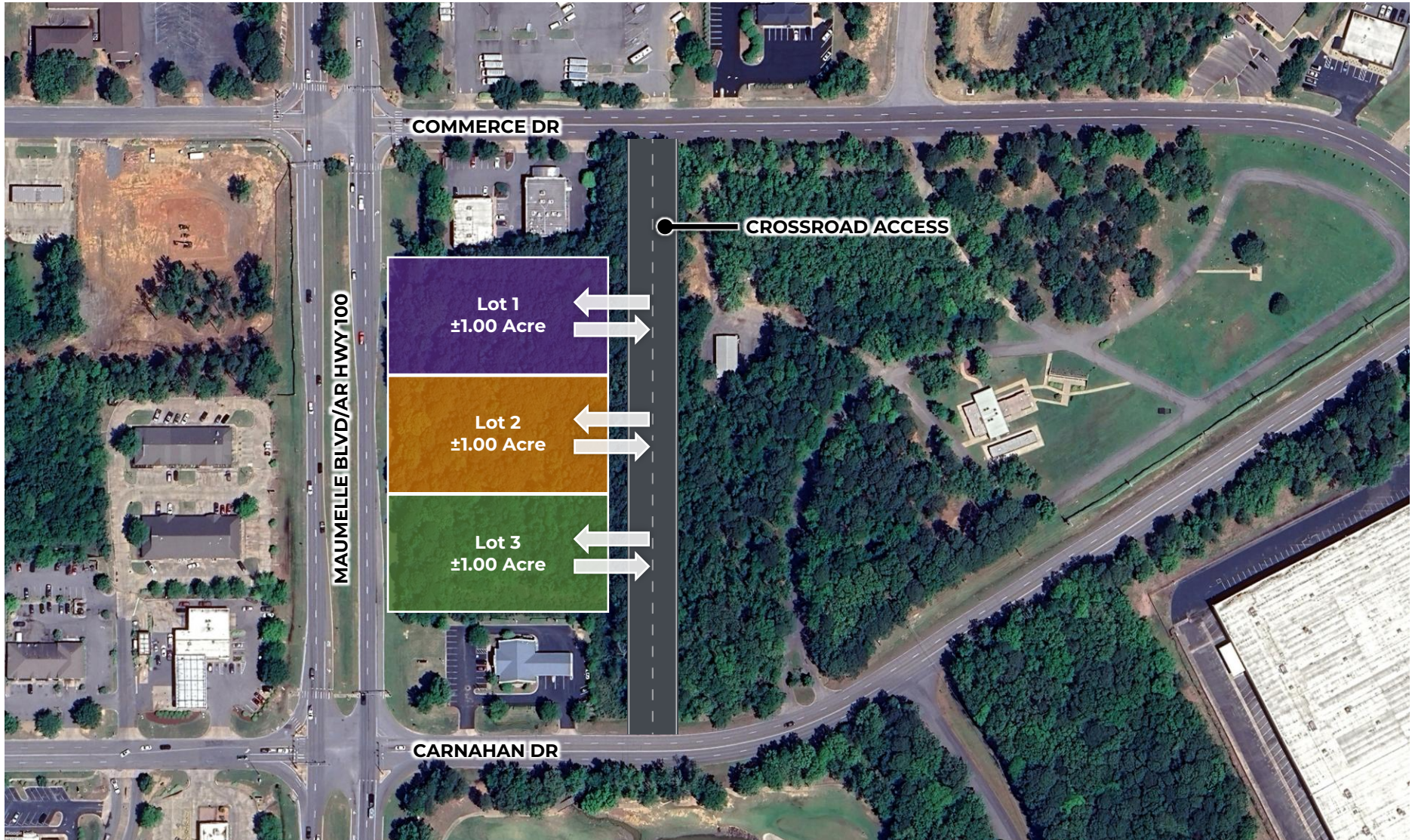
PROPERTY HIGHLIGHTS

- High-visibility location along Maumelle Blvd, the city's primary arterial corridor, with exposure to approximately 32,000 vehicles per day.
- Boasts ±548 feet of frontage along Maumelle Blvd / AR Hwy 100, providing exceptional daily visibility and exposure.
- Convenient ingress/egress via two signalized intersections: Maumelle Blvd & Commerce Dr and Maumelle Blvd & Carnahan Dr.
- Situated within a dense national retail and residential corridor, anchored by established retailers including Starbucks, Chick-fil-A, Walgreens, Pizza Hut, Arby's, Wendy's, Zaxby's, Dollar General, and others.
- Strong regional accessibility, located just minutes from Interstate 430 and Interstate 40, providing connectivity to greater Little Rock and surrounding employment centers.
- Proximate to major area employers and demand drivers, including Dillard's Fulfillment Center, Ace Hardware Corporate Warehouse, Maumelle High School and Middle School, and additional institutional users.
- Located in a growing suburban market with favorable demographics.

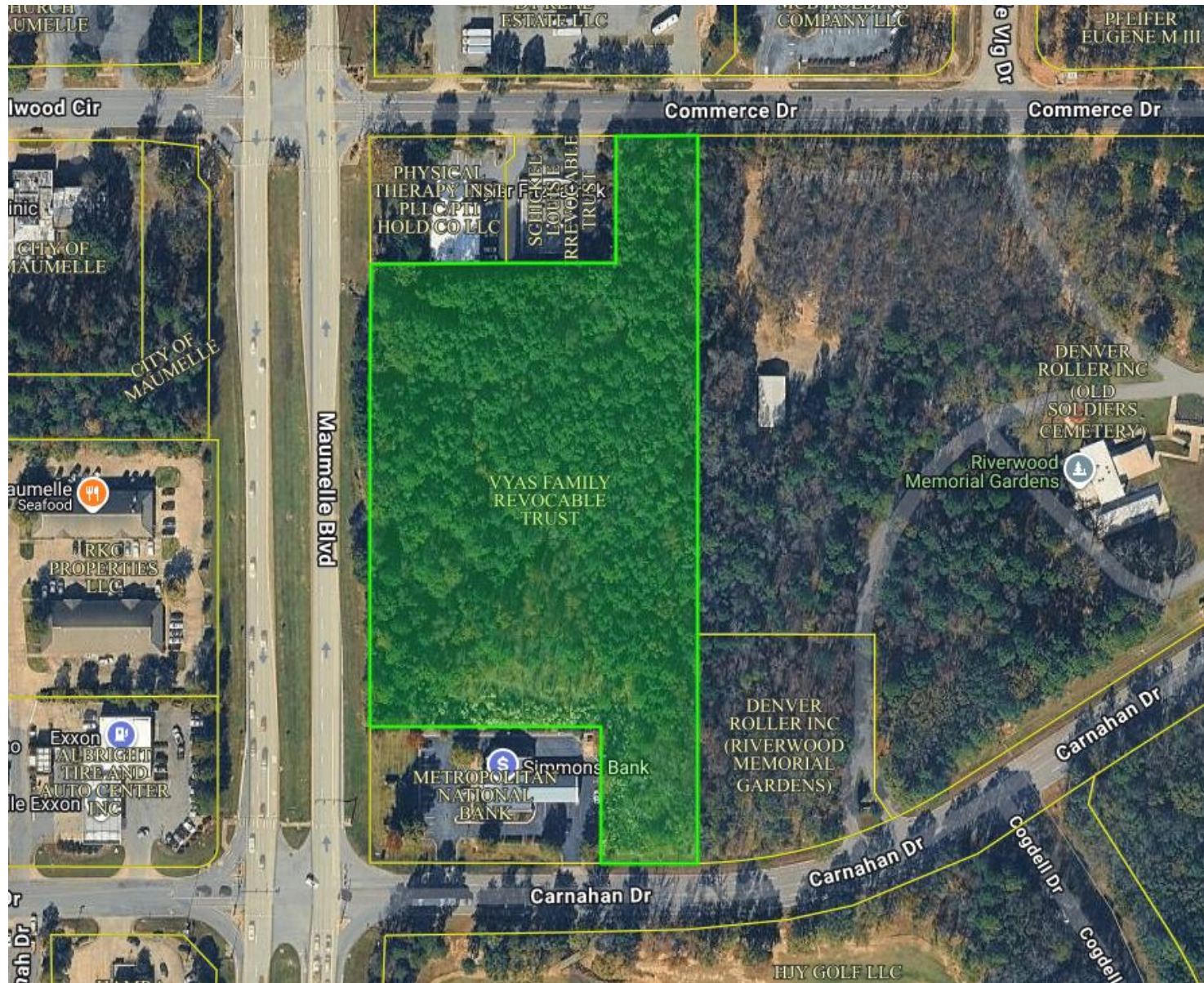


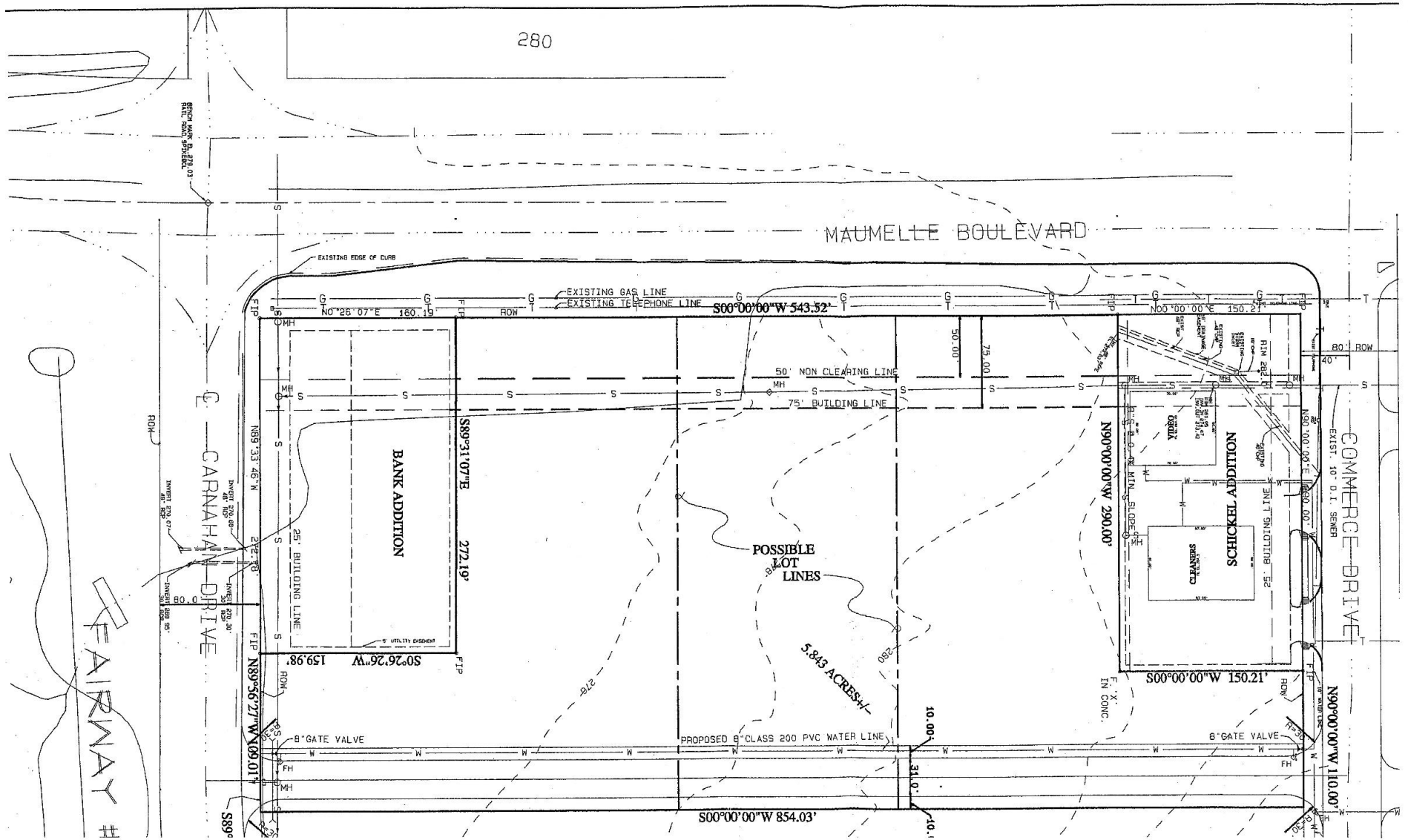






Shown for illustrative purposes only





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

**Demographic details based on property location*

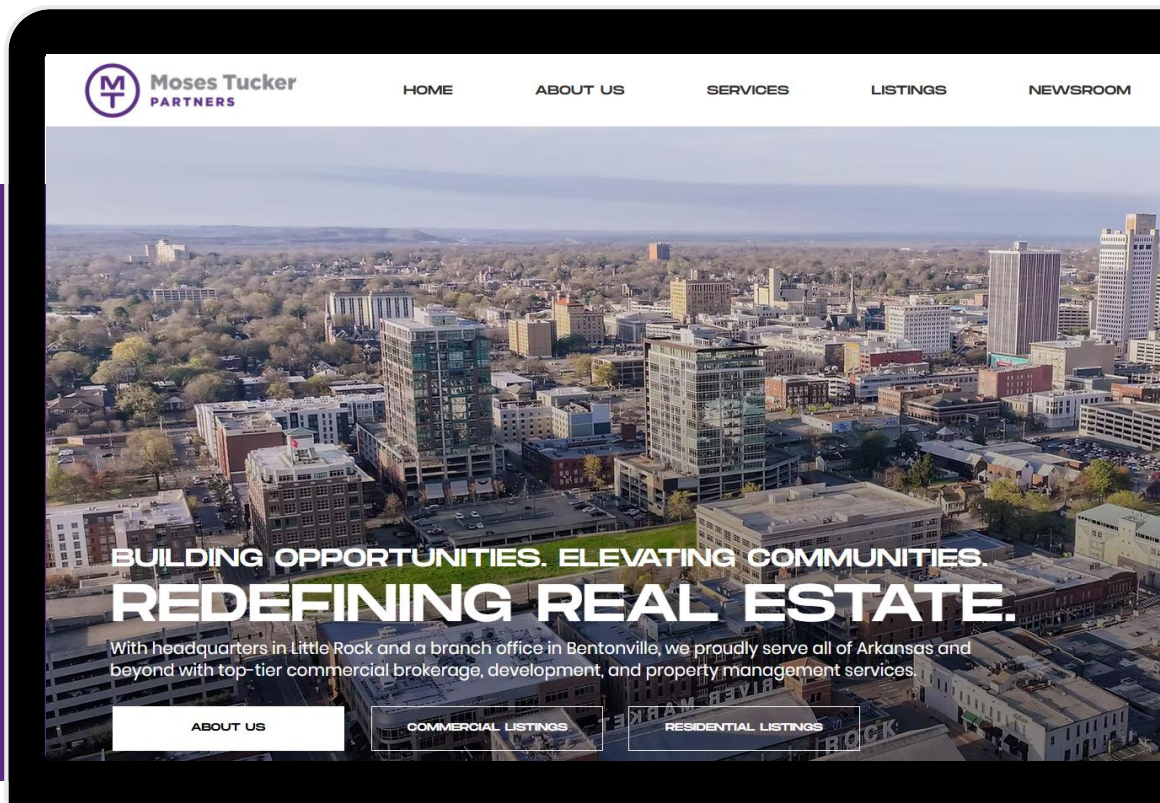
CONNECT

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