



20717 Hwy 365 N, Maumelle, AR 72113



SALE PRICE:	\$1,473,243
PRICE PER ACRE:	\$291,731
LOT SIZE:	5.05 Acres
EXCELLENT DEVELOPMENT LAND	
I40 AND HWY 365 AT MORGAN/MAUMELLE	

PROPERTY OVERVIEW

2 tracts for sale with 3 ways to buy:

- All Together at 5.05 Acres +/- for \$1,473,243.00
- Tract # 1 at 1.18 +/--Acres for \$411,206.0 (\$8/SqFt)
- Tract # 2 at 3.87 +/- Acres for \$1,062,036 (\$6.30/SqFt)
- Tract 2 must sell first if tracts are to be sold separately
- Co-brokering with Shauna O'Briant 501-413-6070 Keller Williams

PROPERTY FEATURES

- Nearby businesses include Holiday Inn Express, McDonald's Auto Zone, Jim's Razorback Pizza, Kum and Go, and Lake Liquor.
- Tract 1 has Frontage on Highway 365
- Tract 2 has Frontage on O'Neal Lane and Eric Place Drive
- Tract 2 has excellent potential for office warehouse parcels

LITTLE ROCK
501.940.3231
12814 Cantrell Road,
12814
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, CPA (INACTIVE)
Commercial Director And Prin. Auctioneer (Aalb 1787)
501.940.3231
jmitchum@kw.com
AR #EB00043654

All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.

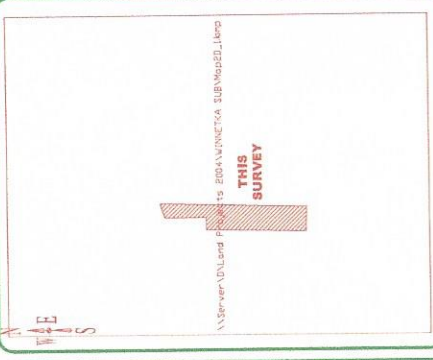


PROPERTY DESCRIPTION:
 A PART OF THE WEST ONE HALF OF TRACT TWELVE OF WINNETKA ACRES SUBDIVISION, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF TRACT #12 SAID TRACT NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT #12 A DISTANCE OF 1128.66 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 44 MINUTES 41 SECONDS EAST A DISTANCE OF 76.15 FEET TO A FOUND 1/2" REBAR, THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 299.04 FEET TO A FOUND A.H.T.D. MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 365; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 73 DEGREES 38 MINUTES 52 SECONDS EAST A DISTANCE OF 98.98 FEET TO A FOUND A.H.T.D. MONUMENT; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 1455.39 FEET TO A FOUND 5/8" REBAR ON THE SOUTHWEST CORNER OF SAID TRACT #12; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 57 MINUTES 03 SECONDS WEST A DISTANCE OF 166.50 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS.

NOTES

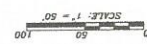
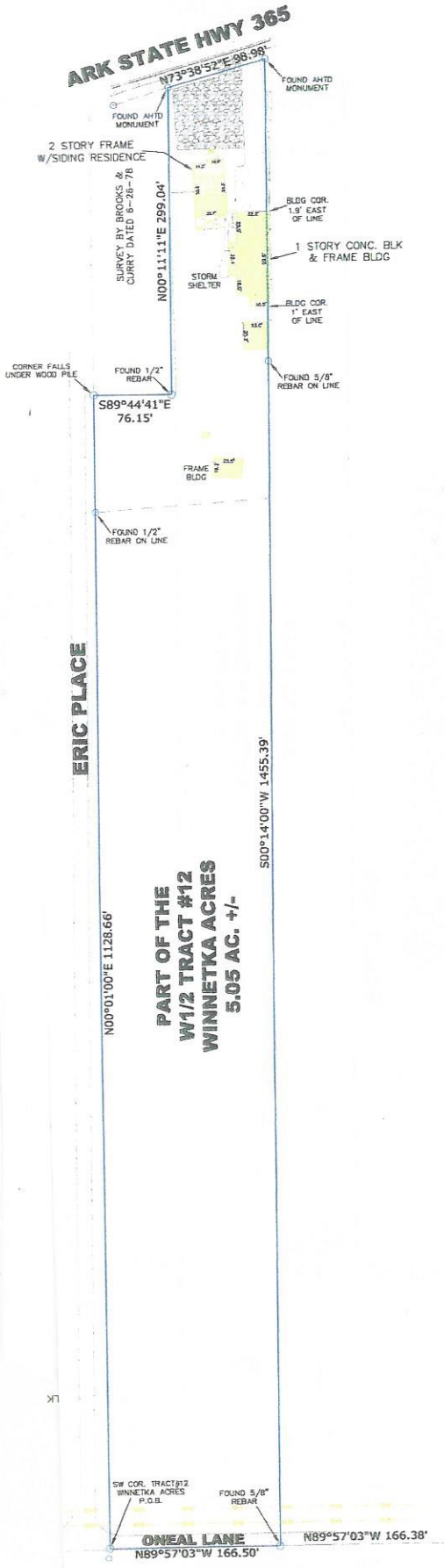
SURVEY BEARINGS ARE BASED ON PREVIOUS SURVEY BY FOREST MARLAR, PLS#66.
 THE BEARINGS SHOWN ON THIS PLAN ARE ASSUMED AND ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER SURVEY TABLES AND INDICATIONS OF PROPERTY AND LAND LINES.
 THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION REGULATIONS, AND PLANNING AND ZONING ORDINANCES AND CURRENT TITLE SEARCH MAY REVEAL FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION OF EXCEPT WHERE SHOWN OF ANY PROPERTY SURFACE CONDITIONS.
 SURVEY BEARINGS AND DISTANCES WERE OBTAINED BY THE SURVEYOR AND ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER SURVEY TABLES AND INDICATIONS OF PROPERTY AND LAND LINES.
 UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.
 I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN ADVERSELY CORNERED AND MONUMENTED IN THE FIELD AND APPROPRIATE CORNERING MONUMENTATION IN THE FIELD AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.
 THIS DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER SURVEY TABLES AND INDICATIONS OF PROPERTY AND LAND LINES.
 © COPYRIGHT 2011 ARKANSAS SURVEYING AND CONSULTING, INC. ALL RIGHTS RESERVED. THIS DOCUMENT CANNOT BE REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF HOLLAND SURVEYING.

LEGEND	
	SECTION CORNER
	FOUND MONUMENT
	SET CORNER
	CALCULATED CORNER
	RIGHT OF WAY
	SECTION BOUNDARY LINE
	FENCE LINE
	DEED LINES



SITE LOCATION MAP (NO SCALE)

ERIC PLACE



PREVIOUS SURVEY BY PLS#66
 BASIS OF BEARING:



HOLLAND SURVEYING
 PROFESSIONAL LAND SURVEYING SERVICES
 #1603 MILBURY DRIVE BEATON, ARKANSAS 72015
 (CELL): 501-993-2893 (FAX): 501-778-4744
 (E-MAIL): hollamdr625@bgsbbat.net

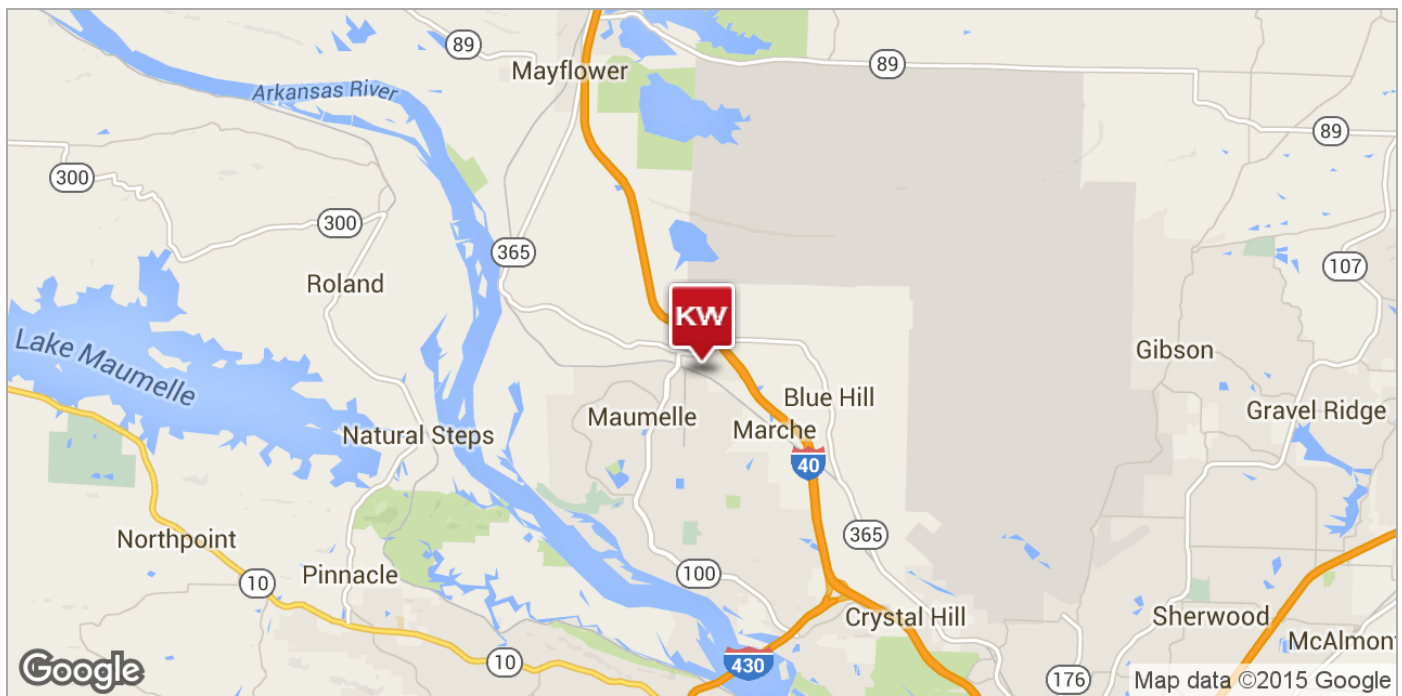


DATE: 05-26-2011
 SCALE: 1" = 50'
 DRAWN BY: CDH
 CHECKED BY: CDH
 FILE NAME: JOE_BAXTER

LAND FOR SALE



20717 Hwy 365 N, Maumelle, AR 72113



LITTLE ROCK
501.940.3231
12814 Cantrell Road,
12814
Little Rock, AR 72223

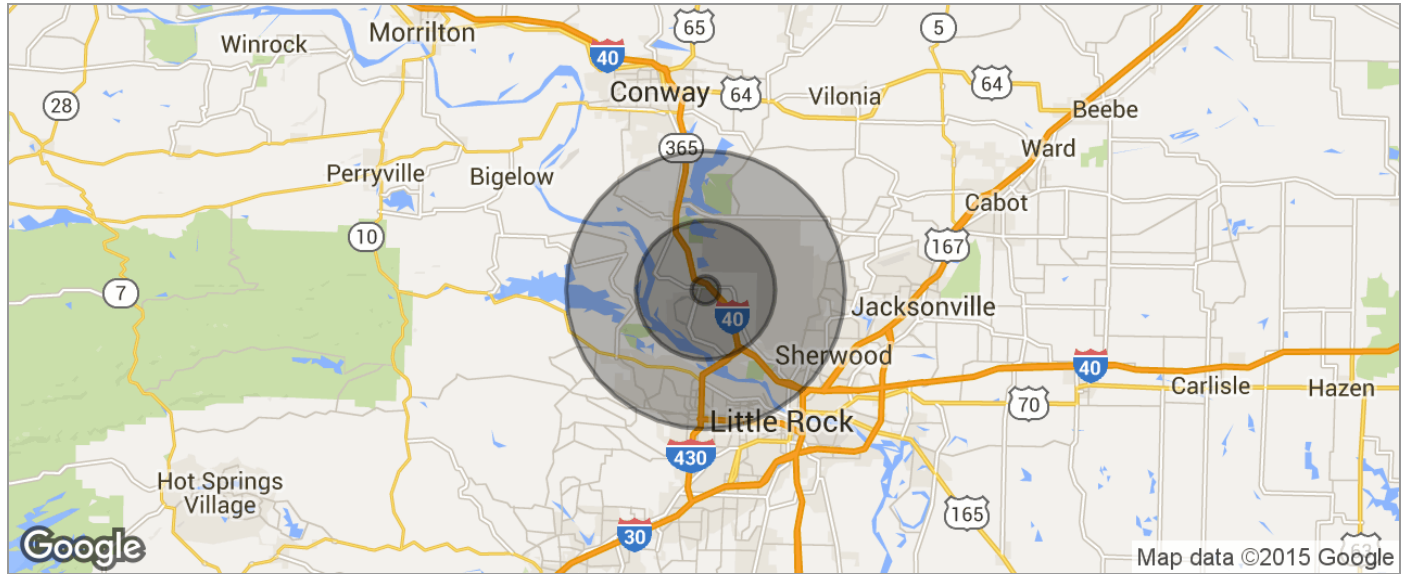
JOHNNY MITCHUM, MBA, CPA (INACTIVE)
Commercial Director And Prin. Auctioneer (Aalb 1787)
501.940.3231
jmitchum@kw.com
AR #EB00043654

All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.



LAND FOR SALE

20717 Hwy 365 N, Maumelle, AR 72113



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,077	25,008	163,539
MEDIAN AGE	36.5	36.4	37.7
MEDIAN AGE (MALE)	35.4	35.0	35.8
MEDIAN AGE (FEMALE)	37.4	37.4	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	443	10,283	71,342
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$87,603	\$79,291	\$82,553
AVERAGE HOUSE VALUE	\$223,953	\$201,003	\$238,336
RACE	1 MILE	5 MILES	10 MILES
% WHITE	81.5%	81.5%	75.4%
% BLACK	15.3%	14.3%	18.7%
% ASIAN	0.8%	1.6%	3.1%
% HAWAIIAN	0.2%	0.1%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.6%	0.8%	1.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.5%	2.1%	3.8%

* Demographic data derived from 2010 US Census

LITTLE ROCK
501.940.3231
12814 Cantrell Road,
12814
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, CPA (INACTIVE)
Commercial Director And Prin. Auctioneer (Aalb 1787)
501.940.3231
jmitchum@kw.com
AR #EB00043654

All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.

