

Vacant Car Wash

12301 Maumelle Blvd. | North Little Rock, AR 72113

Car Wash Investment Opportunity

Offering Memorandum



MATTHEWS TM

Exclusively Listed By

Point of Contact



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Property Overview

12301 Maumelle Blvd.
North Little Rock, AR 72113



Investment Highlights

Vacant Investment Opportunity

±1.02 AC
Lot Size

2015
Year Acquired

±39,000
VPD

Property Highlights

- **Vacant Express Wash Opportunity:** 2,720 SF building on a 1.02-acre lot, featuring a 115 ft tunnel, 16 vacuum stalls, and 2 POS pay stations.
- **Walmart Supercenter Outparcel:** The site is an outparcel to a Walmart Supercenter that generates 628,000 weekly visits.
- **Proven Sales Floor:** Last recorded financials show 2024 sales of \$700K+, representing the property's absolute floor.
- **High-Traffic Mainline Location:** Positioned along Maumelle Blvd (Hwy 100), the primary commercial corridor connecting Maumelle and North Little Rock to I-430, with 39,000 VPD.
- **Established Retail Co-Tenancy:** Located in the market's primary shopping hub near Kroger, Lowe's, Tractor Supply Co., and several QSR chains.
- **Nearby Industrial Employment Base:** Minutes from Tractor Supply Co.'s 900,000 SF distribution center (\$100M investment, 450+ jobs), along with CEP USA, Ace Hardware, and Dillard's Logistics.
- **Growing Residential Pipeline:** Nearby single-family development includes Lennar's White Oak Crossing (129+ homes), supporting continued drive-by traffic in the area.
- **Convenient I-430 Access:** Located less than 2 miles from I-430, a primary commuter route between Maumelle, West Little Rock, and Downtown Little Rock.





±3.7 Miles Away



Distribution Center
\$100M investment
±450 jobs



Undeveloped Commercial Pad
Future Retail/Restaurant Unannounced



±628,000 Weekly Visits
Source: AlphaMap



Subject Property

Maumelle Blvd ± 39,000 VPD



verizon





tropical CAFE
SMOOTHIE

ARKANSAS
FEDERAL
CREDIT UNION

Vacuums

Vacuums

Maumelle Blvd ± 39,000 VPD

12301 Maumelle Blvd.
North Little Rock, AR 72113

\$3,000,000
List Price

Type of Sale Business and Real Estate

Car Wash Type Express

Lot Size ±1.02 AC

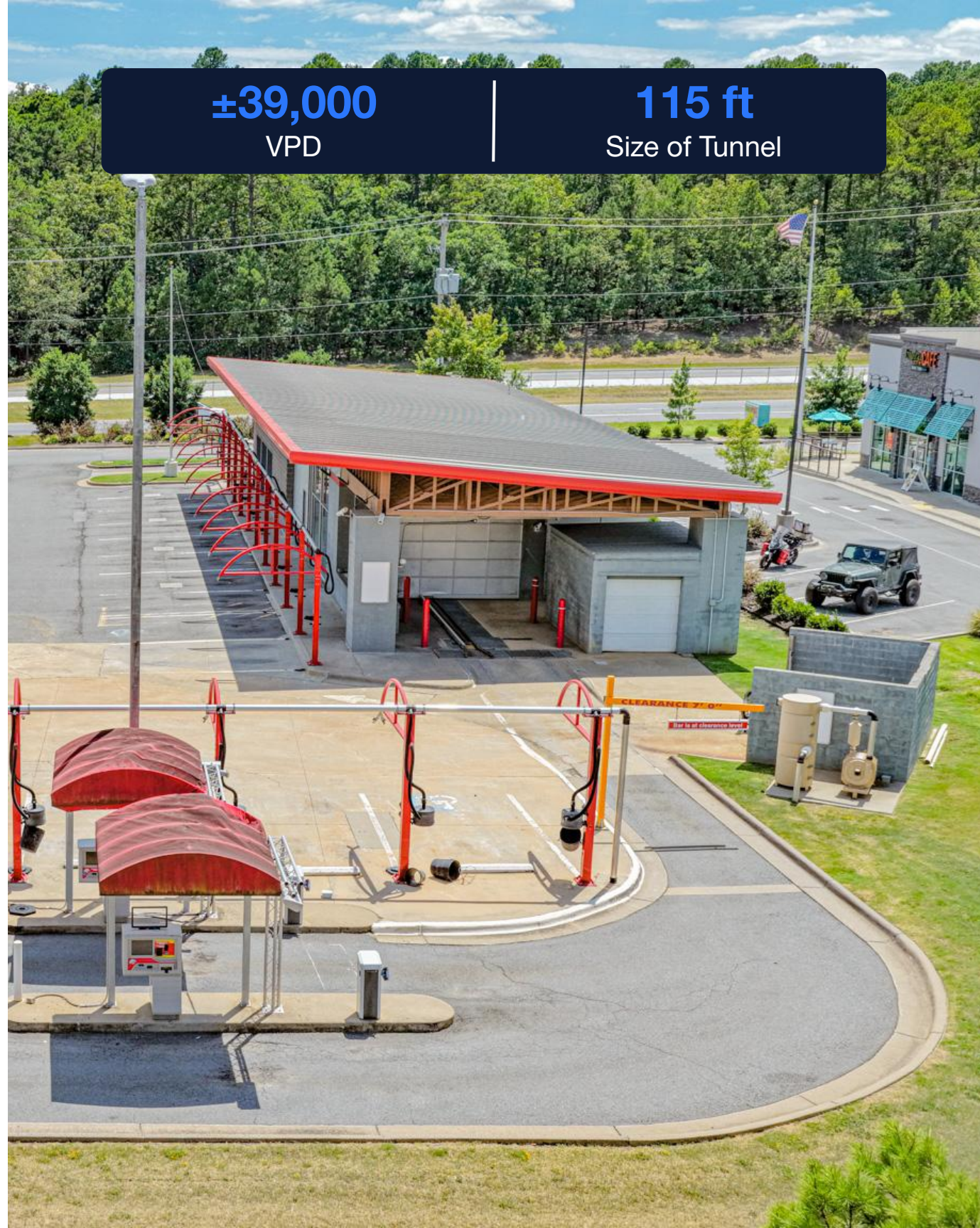
Year Acquired 2015

of Vacuums 16

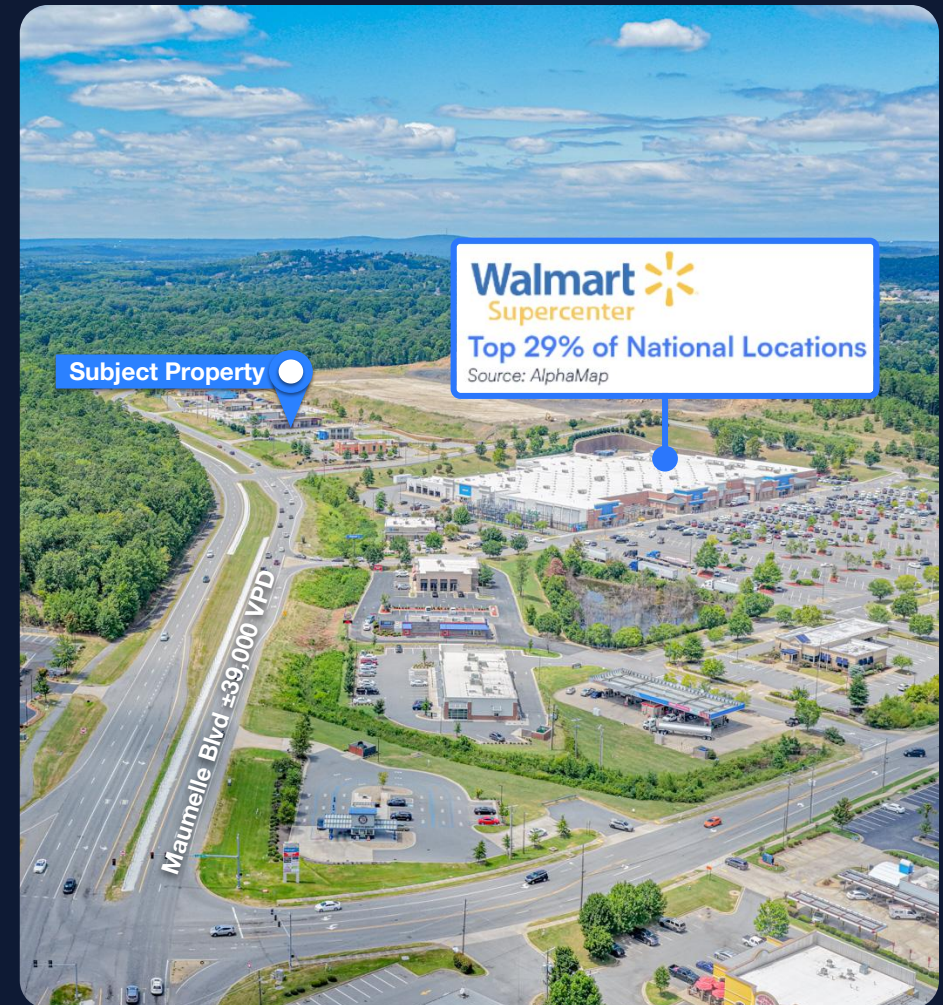
POS Stations 2

±39,000
VPD

115 ft
Size of Tunnel

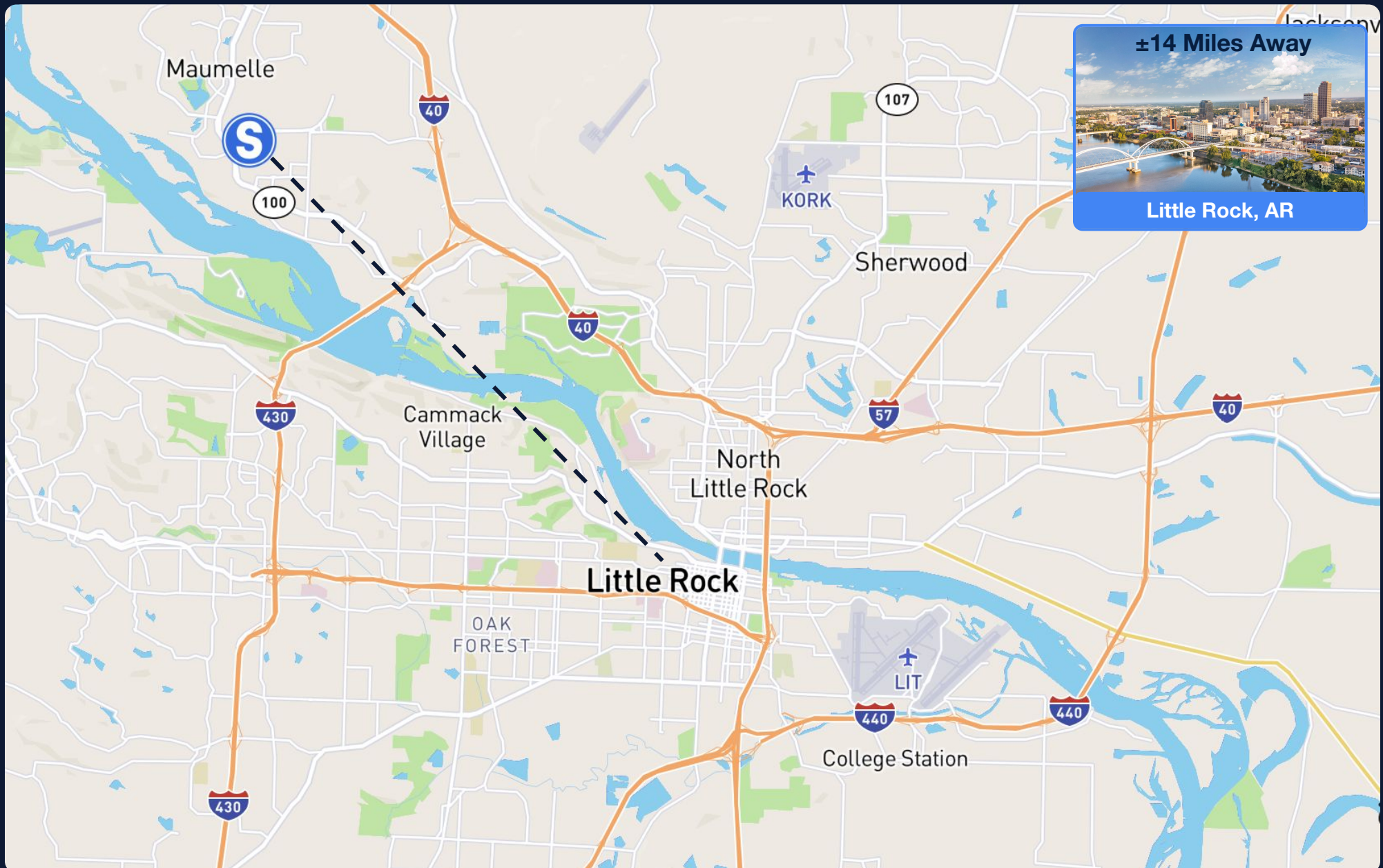


Property Photos



Market Overview

12301 Maumelle Blvd.
North Little Rock, AR 72113



North Little Rock, AR

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,806	26,236	75,863
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,292	11,985	33,855
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$104,416	\$118,603	\$133,271

Little Rock, AR Demographics

203,844

Total Population

\$51.2B

Regional GDP

100,000

Employed Population

4.1%

Retail Vacancy

Little Rock, AR MSA

Local Market Overview

North Little Rock serves as a major retail and employment center within Central Arkansas, benefiting from immediate access to Little Rock and a regional consumer base approaching one million residents. The city's population exceeds 65,000 and has posted modest growth since the beginning of the decade, providing a substantial local customer base. Retail fundamentals are reinforced by the city's position at the convergence of I-30 and I-40, allowing retailers to capture both neighborhood spending and traffic from the broader metropolitan area.

Retail demand is supported by an employment base spanning healthcare, transportation, manufacturing, education, and consumer services. North Little Rock recorded more than \$3.3 billion in retail sales, demonstrating its role as a regional shopping destination rather than solely a neighborhood-serving market. Continued investment around the Arena District, Argenta, McCain Boulevard, and the Maumelle Boulevard corridor is expanding the city's retail, hospitality, entertainment, and mixed-use offerings.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12301 Maumelle Blvd., North Little Rock, AR, 72113 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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