

MAUMELLE BLVD

COUNTS MASSIE RD



MAUMELLE CHARTER
FALCONS

WHITE OAKS CROSSING

FOR SALE

**35.7 ACRES +
DEVELOPMENT LAND**

WHITE OAKS CROSSING | MAUMELLE, AR 72113

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

MARK BINGMAN

501.680.1707 | WWW.RPMGROUP.COM
MBINGMAN@RPMGROUP.COM



 **RPM**
GROUP

PROPERTY INFORMATION

This prime 35.7-acre (+/-) development property, zoned C-3, is strategically located on White Oak Crossing, providing direct access to the new third entrance into Maumelle and positioned less than one mile from Interstate 40. Approximately 14 acres (+/-) on the north side of White Oak Crossing are available for floodway mitigation, while the remaining 21 acres (+/-) on the south side are ideal for immediate development. The property's excellent visibility and zoning make it well-suited for multi-family, retail, or industrial projects. Projected traffic counts include approximately 17,000 vehicles per day on White Oak Crossing and 80,000 vehicles per day along Interstate 40, underscoring the site's strong potential for future growth and significant investment returns.

> SALE PRICE

\$3,100,000

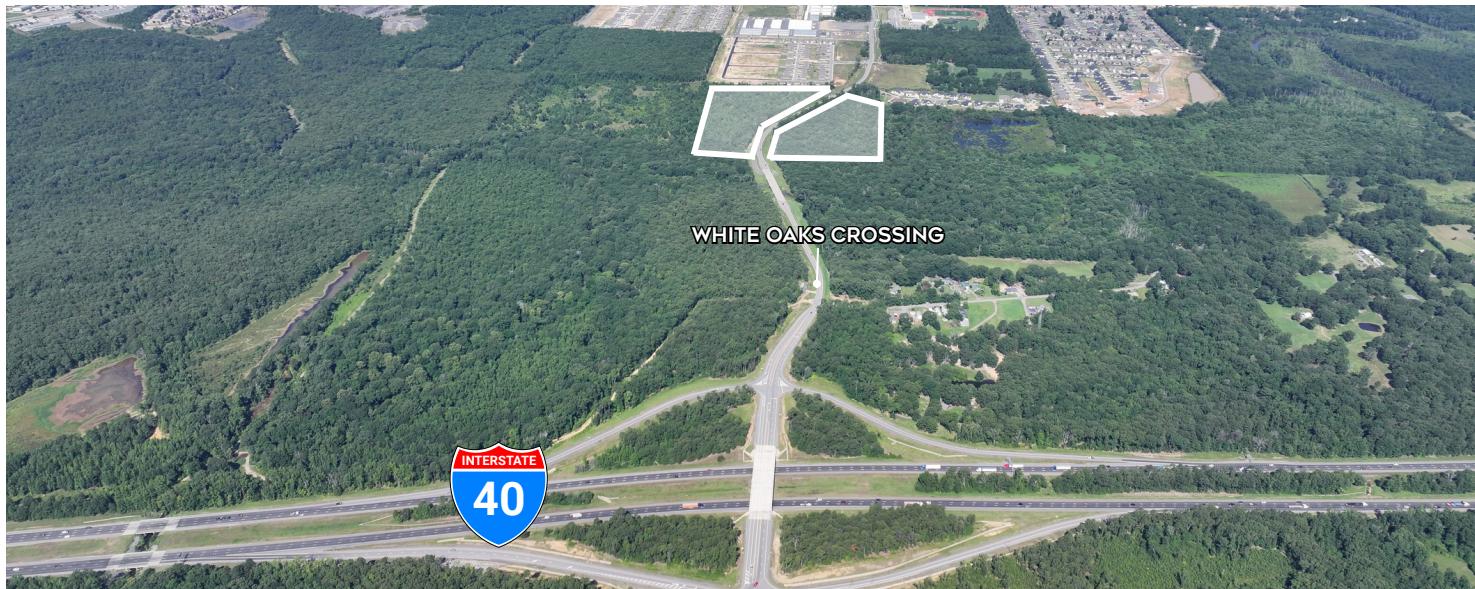
> LOT SIZE

35.7 ACRES \pm

Will sell all or part

> ZONING

C3



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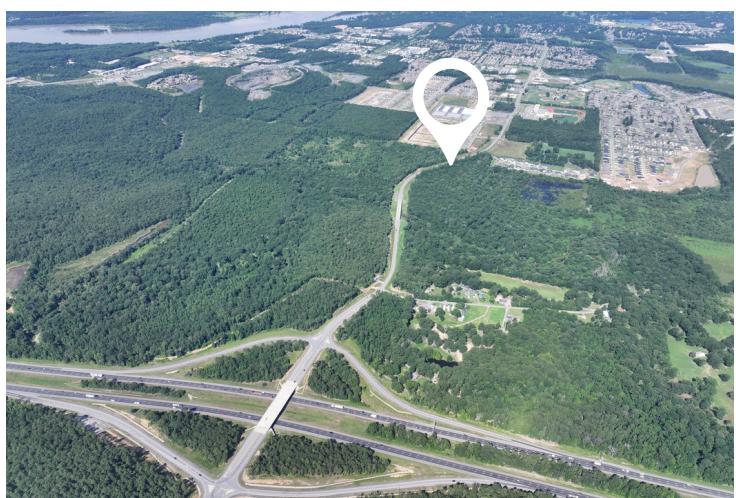
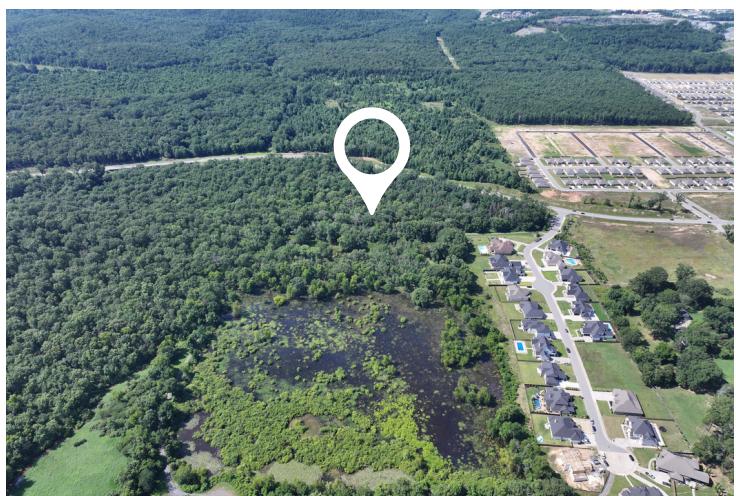
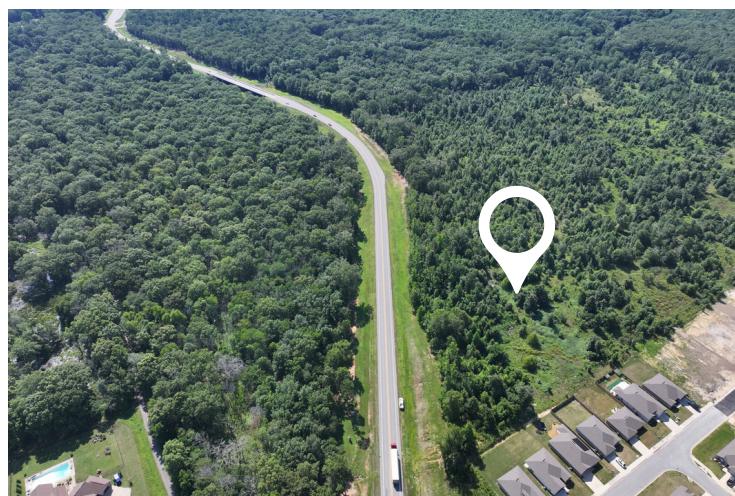
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