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±1.49 ACRES OF LAND FOR SALE

8900 White Oak Crossing, Maumelle, AR



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Property Understanding

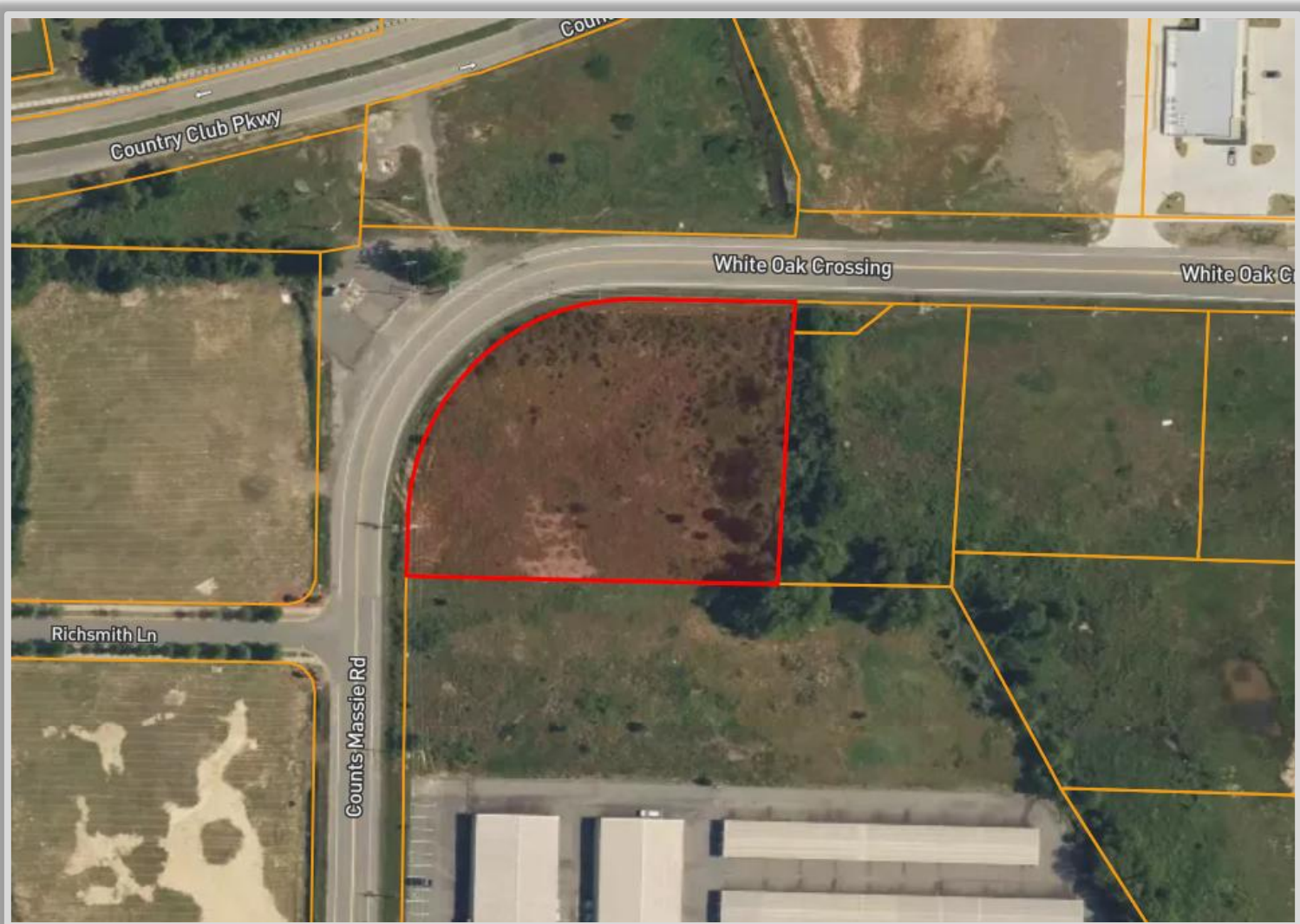
OVERVIEW

Offering	For Sale
Price	\$795,000
Address	8900 White Oak Crossing
City/State	Maumelle, AR 72113
Property Type	Unimproved Land
Lot Size	±1.49 Acres
Zoning	I-2 (Light Industrial District)
Traffic Counts	<ul style="list-style-type: none"> Counts Massie Rd – 8,800 VPD Maumelle Blvd – 31,000 VPD

PROPERTY HIGHLIGHTS

- Ideal location for industrial, warehouse, or commercial development
- Excellent frontage along newly constructed White Oak Crossing connecting I-40 to Counts Massie Rd
- Zoned I-2; Light Industrial District allows for general industrial uses, including light manufacturing and assembly, as well as animal care/boarding, C-Store, auto repair, religious facility, communication tower, daycare & medical office (special use permit required for both), government/office, mini-storage, brewery, etc.
- Property is located on the southeast corner of a new roundabout that will connect Country Club Parkway and White Oak Crossing
- Area has seen significant new construction of single-family housing as well as new commercial development including a new Shell gas station across the street, Mira at Maumelle assisted living community, Greens at the Rock (432 units), Villas of Country Club (102 units), & Fountain at Maumelle (437 units)









Maumelle, AR



Maumelle is a city in Pulaski County located northwest of Little Rock, bordering the opposite shore of the Arkansas River. It is approximately 20 miles north of Little Rock and has a population of 19,279. Maumelle boasts the highest median household income in the state of Arkansas.

The city is home to two recreational lakes and is surrounded by parkland and bicycle trails. Maumelle boasts numerous employment centers in its industrial park, and a small collection of commercial offerings is situated in the heart of town. Notably, the recently opened 1.2-million-square-foot Tractor Supply Distribution Center created nearly 500 new full-time jobs.

A key infrastructure development is the new White Oak Crossing connection to Counts Massie Road, completed in 2023, and linking directly to I-40. This enhances accessibility to the center of town, improves traffic flow, and supports the city's growing industrial and commercial sectors. The connection is expected to ease commute times and encourage further economic investment.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	25,647	58,609	266,489
Households	11,317	25,396	118,060
Average Age	40.1	41.0	40.8
Average Household Income	\$77,475	\$89,902	\$79,762
Businesses	612	1,629	11,166

**Demographic details based on property location*

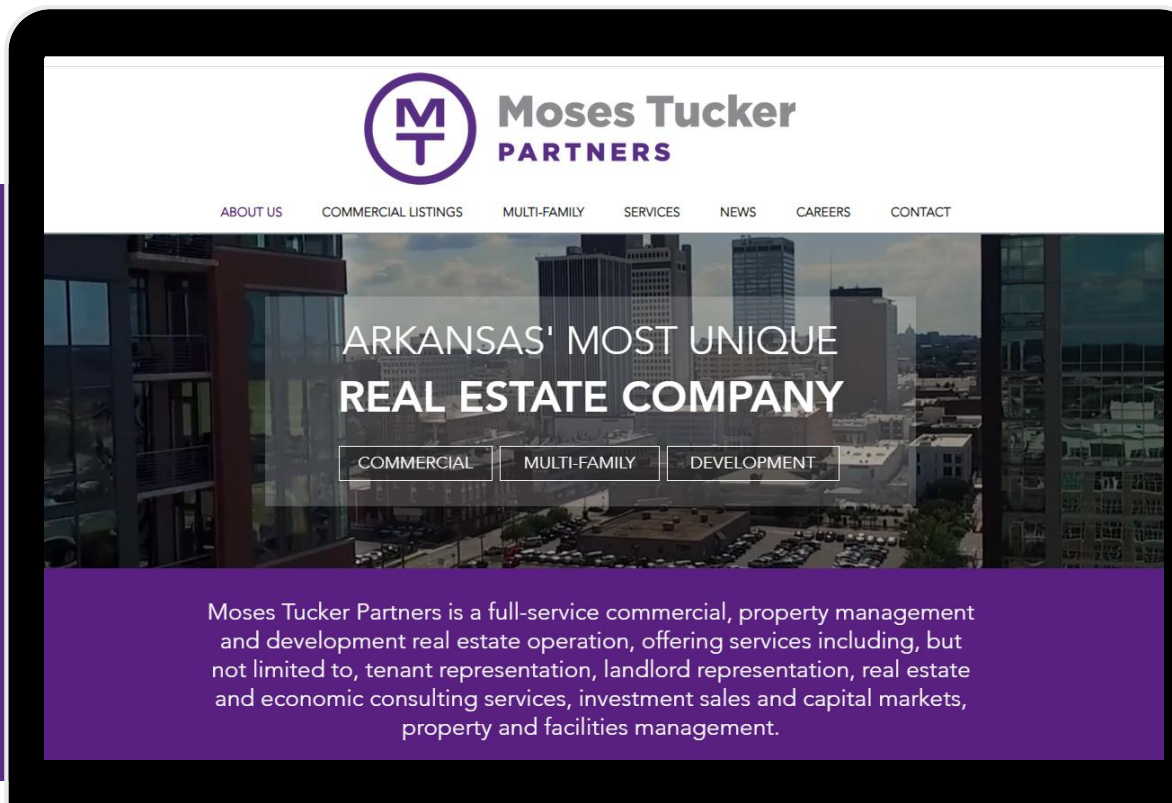
CONNECT

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