

SUMMITROCK

— PARTNERS —

CONFIDENTIAL OFFERING MEMORANDUM

London 18-acre Commercial Site

4520 Arkansas Highway 333, London, Arkansas 72847
Pope County
I-40 & AR-333 Interchange

ASKING PRICE

Prepared July 2026



The Opportunity

A highly visible 18-acre commercial development site at the I-40 and AR-333 interchange, positioned to serve interstate travelers, regional traffic, and the surrounding community.

18 ACRES

Commercial development site

\$

Asking price

\$100K

Price per acre

I-40

Prime interchange location



Approximately 18 acres with strong development potential



Convenient access to Interstate 40 and Arkansas Highway 333



Prominent highway visibility and consistent traffic flow



Suitable for multiple commercial uses



Strategic Pope County location with interstate and local demand

The Asset



18 Acres

Level, developable land in Pope County, Arkansas



Prime Interchange Location

Positioned at Arkansas Highway 333 and Interstate 40



Direct Highway Access

Convenient on-and-off access from I-40 and AR-333



High Visibility

Strong exposure to interstate, regional, and local traffic



Flexible Development Potential

Suitable for fuel stations, truck stops, retail, restaurants, industrial, or mixed-use projects



Commercial & Undeveloped Land

Currently classified as timberland, undeveloped land, and commercial property



London, Arkansas

14520 Arkansas Highway 333

18-acre commercial development site

The Site

Level, highly visible acreage with interstate access and flexible development potential.



Level, Developable Land

Approximately 18 acres suitable for a range of commercial projects.



Interstate Visibility

Prominent exposure to travelers and regional traffic along Interstate 40.



Convenient Access

Easy access from the I-40 and Arkansas Highway 333 interchange.



Flexible Commercial Uses

Potential for fuel, travel services, quick-service restaurants, retail, industrial, or mixed-use development.



Room to grow

Ample acreage available for phased construction, expansion, and future development.

Location & Market



I-40 Corridor

Positioned at the I-40 and AR-333 interchange, with access to a major east–west transportation route connecting Pope County to Little Rock and Fort Smith.



Russellville Economic Base

Nearby Russellville supports regional demand through major employers, including Tyson Foods, Conagra, Firestone, Arkansas Nuclear One, and Arkansas Tech University.



Tourism & Recreation Draw

Lake Dardanelle’s boating, fishing, camping, and outdoor recreation generate additional seasonal and traveler activity throughout the area.



THE CATALYST

Strong industrial investment is underway in nearby Russellville.

A new Owens Corning facility opened, while a \$70 million Tabor Extrusions expansion broke ground. Russellville also processed 86 commercial building permits during 2025, reflecting continued business and development activity.

Why London 18?



Interstate-Ready Location

Located at the I-40 and AR-333 interchange with convenient interstate access.



High-Visibility Exposure

Prominent positioning designed to capture interstate, regional, and local traffic.



18-Acre Footprint

Level, developable acreage offering flexibility for large-scale commercial projects.



Multiple Commercial Uses

Suitable for fuel, travel services, restaurants, retail, industrial, or mixed-use development.



Strong Traffic Potential

Strategically positioned to serve highway travelers, commercial operators, and the surrounding market.



Room for Expansion

Ample land for phased construction, multiple users, and future development.

SUMMITROCK

— P A R T N E R S —

Next Steps

Full financials, rent roll, and expense history are available for qualified buyers under NDA.

For inquiries, please contact us at:



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