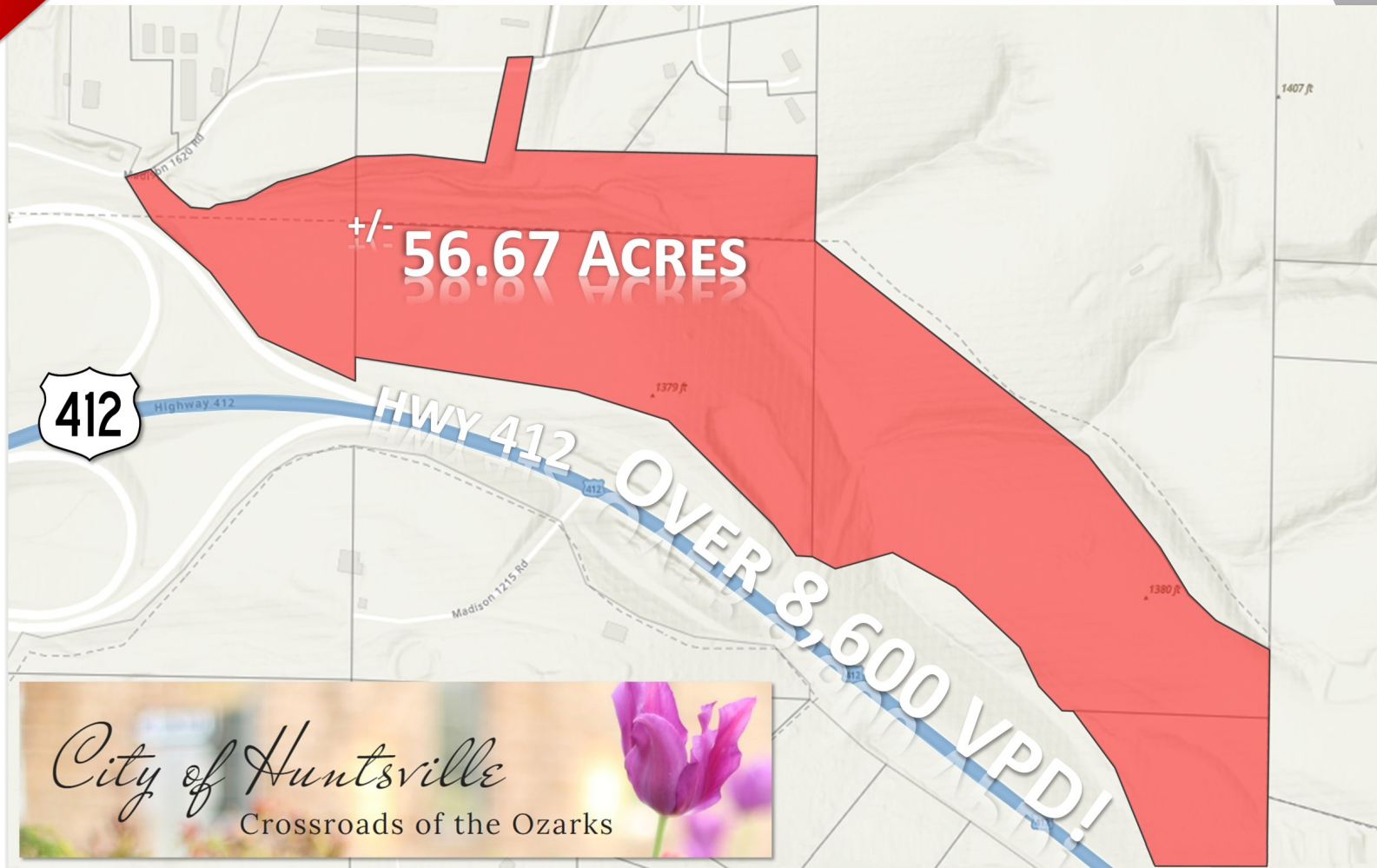


JUST LISTED!

INCREDIBLE \pm 56.67-ACRE PARCEL IN THE HEART OF THE NORTHWEST ARKANSAS



Highway 412 - Huntsville, Arkansas

This is your opportunity to capture a beautiful parcel with desirable I-2 zoning, allowing near unlimited development possibilities, in up-and-coming Huntsville, Arkansas! With the availability of quality sites becoming ever more scarce in NWA & population rapidly increasing, this property provides a rare development opportunity in an incredible location! Situated moments from the interchange of two major highways; Hwy 412 and Hwy 23 & boasting 6 access points into the property; 3 points off of Hwy 412, 2 more that are allowable & dedicated, 1 off of the CR 1620 that runs off Hwy 23 and across the NW part of the property, & 1 additional access point from Hwy 23); this fantastic property has many desirable features including abundant red dirt, water, electric, and sewer on site, and \pm 18 manholes (8" sewer line size) running across the entire 56 acres. There is fiber optic available at this location as well as a natural gas piping sleeve under the Hwy 412 off ramp near the exit to go north on 23! Act Now! This rare offering will not last long!



TIMOTHY SALMONSEN

Executive Broker - Commercial Director

Office: 479.231.1355

Cell: 479.366.6737

Info@SalmonsénGroup.com

AR #EB00066512



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

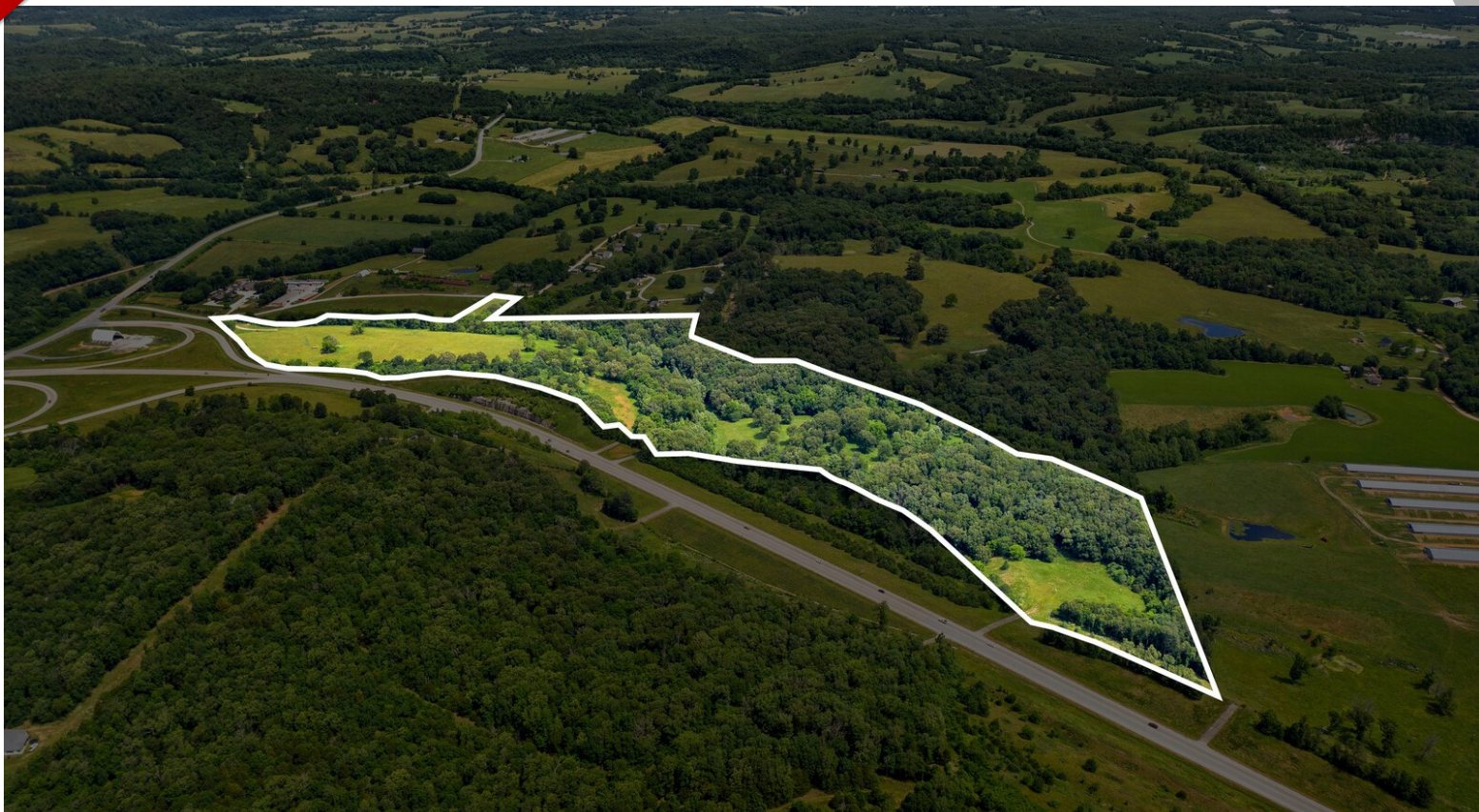
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KW MARKET PRO
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KW COMMERCIAL
3501 NE 11th Street, Suite 5
Bentonville, AR 72712

**JUST
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INCREDIBLE ^{+/-} 56.67-ACRE PARCEL IN THE HEART OF THE NORTHWEST ARKANSAS



MLS # 1222305



**JUST
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**INCREDIBLE ^{+/-} 56.67-ACRE PARCEL
IN THE HEART OF THE NORTHWEST ARKANSAS**



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**INCREDIBLE ^{+/-} 56.67-ACRE PARCEL
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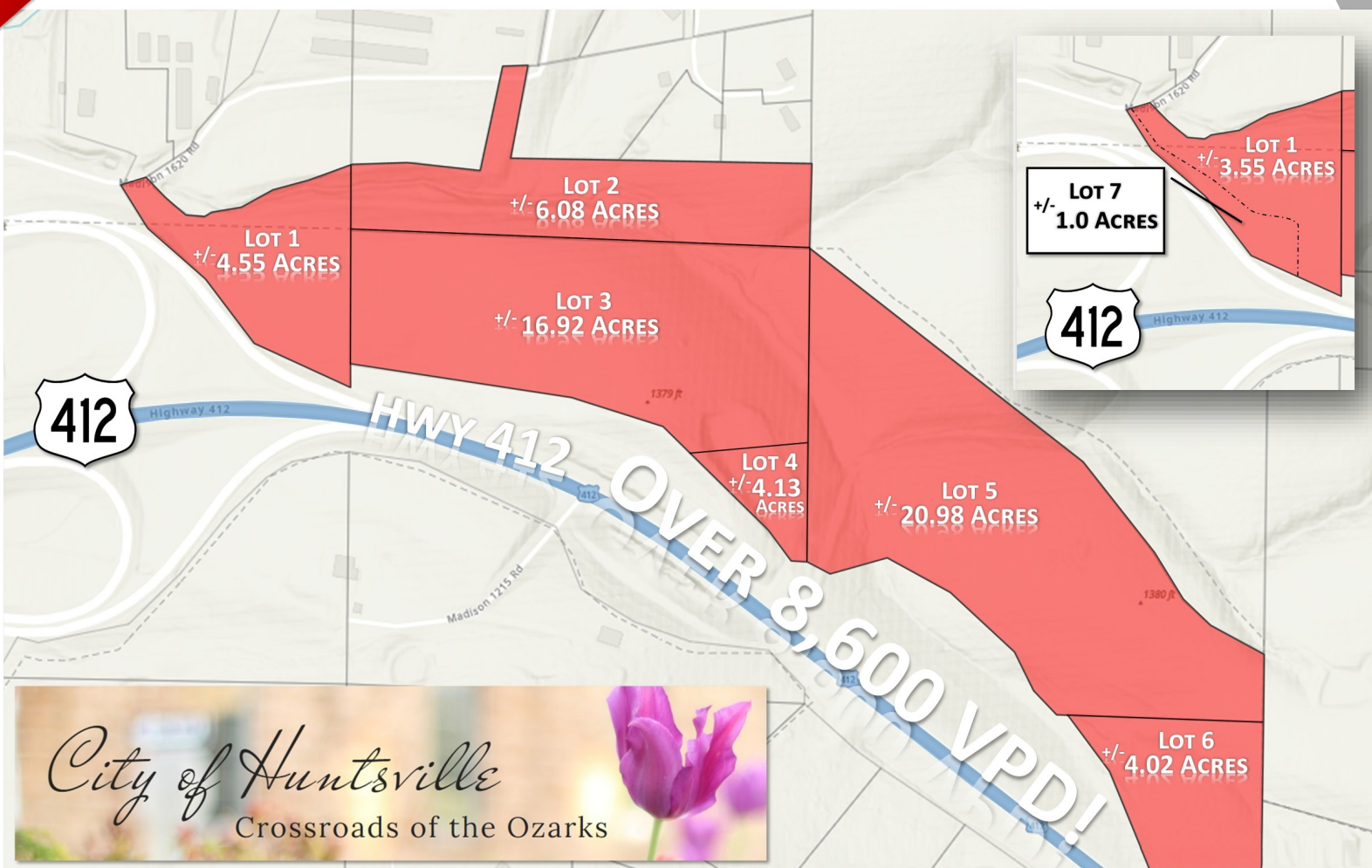


MLS # 1222305



JUST LISTED!

INCREDIBLE \pm 56.67-ACRE PARCEL IN THE HEART OF THE NORTHWEST ARKANSAS



PARCEL PRICING

| | | |
|-------------|-------------------|-------------|
| Lot 1 | \pm 4.55 Acres | \$1,499,900 |
| Lot 2 | \pm 6.08 Acres | \$1,999,900 |
| Lot 3 | \pm 16.92 Acres | \$399,900 |
| Lot 4 | \pm 4.13 Acres | \$499,900 |
| Lot 5 | \pm 20.98 Acres | \$999,900 |
| Lot 6 | \pm 4.02 Acres | \$649,900 |
| Lot 7 | \pm 1.00 Acres | \$499,900 |
| All Parcels | \pm 56.67 Acres | \$4,999,900 |

PROPERTY HIGHLIGHTS

Beautiful \pm 56.67 Acre parcel of land with desirable I-2 zoning, allowing near unlimited development possibilities, in up-and-coming Huntsville, AR!

A rare development opportunity in a truly incredible location! Situated moments from the interchange of two major highways; Hwy 412 & Hwy 23!

Property boasts 6 access points into the property; 3 points off of Hwy 412, 2 more that are allowable & dedicated! Additional access point off of the CR 1620 that runs off Hwy 23 and across the NW part of the property, & 1 additional access point from Hwy 23!

Many desirable features including abundant red dirt, water, electric, & sewer on site, & \pm 18 manholes (8" sewer line size) running across the property!



