INCREDIBLE */- 56.67-ACRE PARCEL

67 A

HWAY A12 QI



1407 ft

IN THE HEART OF THE NORTHWEST ARKANSAS

City of Huntsville Crossroads of the Ozarks

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 +/- 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!



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





ES 200 VDI

TIMOTHY SALMONSEN Executive Broker - Commercial Director

Office: 479.231.1355 Cell: 479.366.6737 Info@SalmonsenGroup.com AR #EB00066512

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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.

JUSTED! INCREDIBLE */ 56.67-ACRE PARCEL



IN THE HEART OF THE NORTHWEST ARKANSAS





JUSTER INCREDIBLE */- 56.67-ACRE PARCEL



IN THE HEART OF THE NORTHWEST ARKANSAS





MLS # 1222305

JUSTED! INCREDIBLE * 56.67-ACRE PARCEL



IN THE HEART OF THE NORTHWEST ARKANSAS

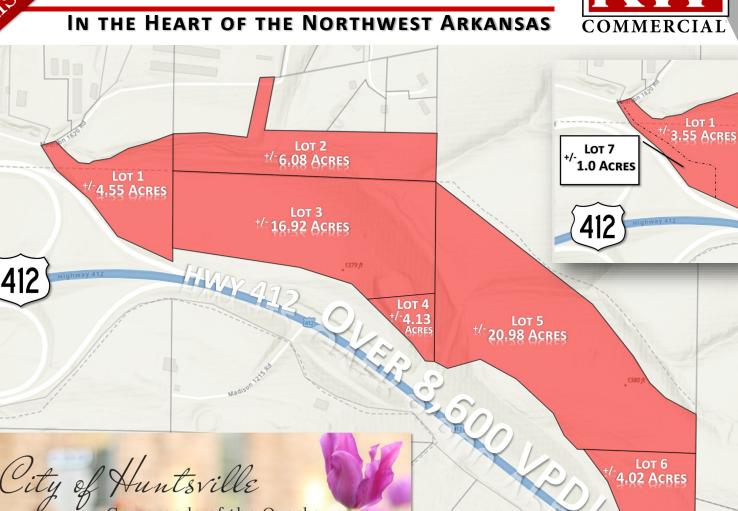




MLS # 1222305

INCREDIBLE */- 56.67-ACRE PARCEL







City of Huntsville

Lot 1	+/- 4.55 Acres	^{\$} 1,499,900
Lot 2	*/- 6.08 Acres	^{\$} 1,999,900
Lot 3	*/- 16.92 Acres	\$399,900
Lot 4	*/- 4.13 Acres	\$499,900
Lot 5	*/- 20.98 Acres	\$999,900
Lot 6	*/- 4.02 Acres	^{\$} 649,900
Lot 7	*/- 1.00 Acres	\$499,900
All Parcels	*/- 56.67 Acres	\$4,999,900

Crossroads of the Ozarks

PROPERTY HIGHLIGHTS

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

LOT 6 4.02 ACRES

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, & +/-18 manholes (8" sewer line size) running across the property!

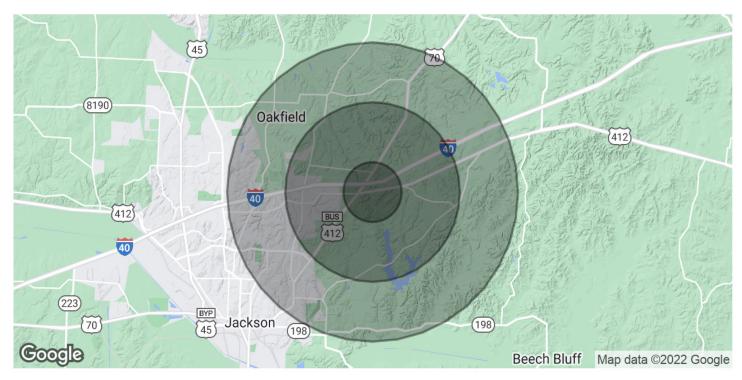


LOT 1

JUP ED! INCREDIBLE */- 56.67-ACRE PARCEL



IN THE HEART OF THE NORTHWEST ARKANSAS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	521	4,707	17,915
Average Age	47.6	42.2	38.5
Average Age (Male)	47.3	40.0	35.7
Average Age (Female)	48.6	43.4	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	239	1,987	7,135
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$63,769	\$57,551	\$56,117
Average House Value	\$973,010	\$251,761	\$218,093

* Demographic data derived from 2020 ACS - US Census

OFFERING SUMMARY

Sale Price:	\$399,900 - \$4,999,900		
Lot Size:			56.67 Acres
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	239	1,987	7,135
Total Population	521	4,707	17,915
Average HH Income	\$63,769	\$57,551	\$56,117



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