

TBD W 412 W Henri De Tonti Boulevard

Tontitown, Ar 72762



List Price: \$1,198,000

MLS#: 1275585

Beds: 0

Garage: 0

Subdivision: 0-4-17-31 Tontitown Outlots

Type: Land

County: Washington

School: Springdale

Description

Flat to gently sloping. Call agent for tax incentives for new businesses and all surrounding acreage. (See Support Documents for more info, surveys, graphics, etc. Additional adjoining commercial land available not on the market-see agent). Prime Regional pad site at NWA's newest ARDOT construction project of major arteries W 412 and 612 hwy connecting to I-49 (contract completion 2027) as front door to NWA's west access. This excellent 2-acre pad site on the north side of W. 412 has 280' frontage and an 80' east boundary shared R.O.W. on to W 412, Henri de Tonti. Property could be part of a multi-tract larger acreage opportunity for possible P.U.D. Adjoins available 13.69 acres zoned C-2 on its north side see MLS# 1275587 and more available adjoining acreage see MLS#'s 1275595, 1275599, 1275603, 1275612, 1275616. Sewer 2025 (City will bond timing). Topo: Flat to gentle slope. (See support documents for surveys, graphics, and agent for details, tax incentives and additional surroun

Property Details

Lot Size	2.00 Acres
Fencing	None
Listed By	The Griffin Company Commercial Division-Springdale