

# TBD Liberty Avenue

Tontitown, Ar 72762



**List Price:** \$1,999,000  
**MLS#:** 1275603  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** 0-4-17-31 Tontitown Outlots  
**Type:** Land  
**County:** Washington  
**School:** Springdale

## Description

NWA Prime Regional Land or Development Opportunity: 10 acres near new merge of W 412 and new 612 extension under construction (contract completion 2027) currently zoned I-1 and accessing W 412 Henri de Tonti to the south via 80' R.O.W. ingress/egress and Liberty Rd. to the north via a 60' R.O.W.

This tract adjoins another available 10-acre site zoned I-1 on its north and C-2 land on its south. Available additional commercial land. See MLS #'s 1275585, 1275587, 1275595, 1275599, 1275612 (see graphics, support documents herein and listing agent for more details for additional surrounding acreage, terms and City of Tontitown tax incentives). Possible other or P.U.D. rezoning for broader use. Sewer available 2025 (City will bond timing). Topo: Flat (see roadways map, survey in support documents). (Additional adjoining commercial land available not on the market- see agent).

## Property Details

Lot Size	10.00 Acres
Fencing	None
Listed By	The Griffin Company Commercial Division-Springdale