

# TBD Hwy 412

Huntsville, Ar 72740



**List Price:** \$625,000

**MLS#:** 1280506

**Beds:** 0

**Garage:** 0

**Type:** Land

**County:** Madison

**School:** Huntsville

## Description

Discover an exceptional opportunity with this 12.64-acre parcel of commercial land, boasting prime Highway 412 frontage at a bustling intersection with an impressive daily traffic count of approximately 10,000 vehicles. Currently zoned industrial, the sellers are open and willing to work with buyers to facilitate rezoning, ensuring the land meets your specific needs and vision. This property offers unparalleled potential for a variety of commercial ventures, whether you're considering retail, hospitality, multi-family, office spaces, or mixed-use development. The expansive acreage and strategic location provide a rare chance to capitalize on a high-visibility site, perfect for attracting a steady stream of customers and clients. The opportunities here are truly limitless, making it a must-see for savvy developers and business owners looking to make a mark. Act now to seize this incredible chance to transform 12.64 acres of prime real estate into your next successful venture.

## Property Details

Lot Size	12.64 Acres
Fencing	None
Listed By	Smith and Associates Real Estate Services