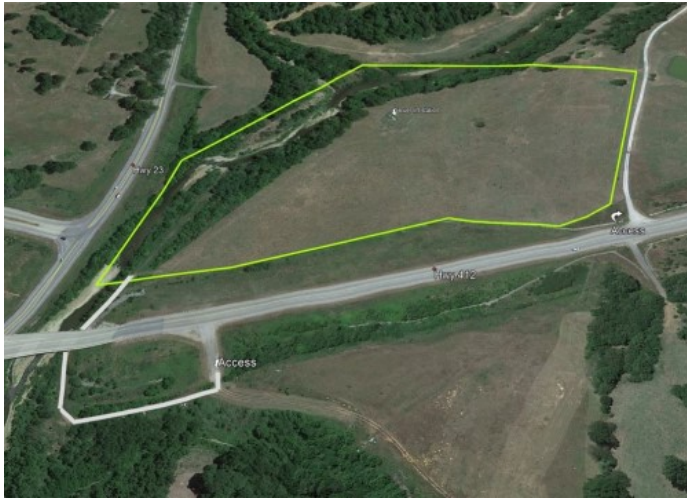


25.5 Acres Hwy 412

Huntsville, Ar 72740



List Price: \$695,000

MLS#: 1285557

Beds: 0

Garage: 0

Type: Land

County: Madison

School: Huntsville

Description

25.5 acres. Hwy frontage at the SW corner of the Hwy 412 & Hwy 23 intersection. Zoned DUZ (dual-use zone, C-2 or R-1) Great for commercial or residential devolvement along Huntsville's Central Business District. 2 easement access points: Existing driveway at NW corner of property & driveway off the north side of the Hwy back under the bridge. Sewer, water, electricity, and fiber internet are available. Gas is nearby and the seller is willing to provide the necessary easement to bring it onto the property. Cleared, level, rolling to sloping land with some trees along Holman Creek makes for a nice setting. Prime commercial or residential devolvement property with good visibility and an estimated 9600 per day traffic count per ARDOT (highest traffic count intersection in Madison County). Madison County is one of the fastest-growing counties in Arkansas per capita! Perfect location & setting for a RV park or ?? There is discussion about a future trail along the creek linking Huntsville to

Property Details

Lot Size	25.50 Acres
Fencing	Wire
Listed By	Keller Williams Market Pro Realty