

000 US-412

Huntsville, Ar 72740



List Price: \$599,000

MLS#: 1301470

Beds: 0

Garage: 0

Subdivision: Huntsville City

Type: Land

County: Madison

School: Huntsville

Description

Don't miss your chance to explore this stunning 25.5-acre property, which boasts highway frontage on two sides. Zoned as DUZ (dual use zone), it allows for either C-2 or R-1 development. This site is ideal for commercial development, offering direct access to Hwy 412 and Hwy 23, or as a future home location in the rapidly growing area of Huntsville, AR. With city water, sewer, electricity, and fiber readily available, utility setup is straightforward. Holman Creek flows along the eastern edge of the property, providing a picturesque environment and recreational possibilities. The property enjoys excellent visibility from both highways, presenting significant commercial potential. According to the Arkansas Department of Transportation, the traffic count at this intersection exceeds 11,000 vehicles daily. With custom homes being built nearby, the desirability of this location is evident. Whether for commercial or residential use, this area is showing substantial population growth.

Property Details

Lot Size	25.50 Acres
Fencing	Partial
Listed By	Midwest Land Group, LLC