

679 Us-412

Berryville, Ar 72616



List Price: \$299,000
MLS#: 1305325
Beds: 0
Garage: 0
Square Feet: 960
Price / Square Foot: \$311.46
Type: CommercialSale
Built: 2007
County: Carroll
School:

Description

This versatile 6.57-acre property offers exceptional visibility with approximately 850 feet of frontage along Highway 412, just one mile east of the Highway 412 and Highway 21S junction. With a wide gated driveway already in place, easy access is a standout feature. The property includes a 960-square-foot building that has served as both a church and a flea market-style retail space, offering a flexible footprint for future use. An upgraded water well provides a reliable, high-quality water source, and the land offers ample space for expansion or development. Located just 3 miles east of the Kings River Country Store in Marble, this tract is ideally situated on a high-traffic corridor between Huntsville and Alpena, where daily traffic counts on Highway 412 average between 6,000 and 8,000 vehicles. The mix of road frontage, infrastructure, and location makes this a rare and valuable opportunity for commercial or mixed-use potential.

Property Details

Lot Size	6.57 Acres
Listed By	eXp Realty Bentonville