

## Lot 4 Pintail Lane

Cave Springs, Ar 72718



**List Price:** \$225,000

**MLS#:** 1305497

**Beds:** 0

**Garage:** 0

**Subdivision:** Creekside Estates Ph 2 Cave Spgs

**Type:** Land

**County:** Benton

**School:** Springdale

## Description

Location, Location, Location – Nestled in the heart of NWA with easy interstate access, you're minutes from world-class biking trails, museums, Razorback games, and a myriad of shopping & dining options.

Ready to Build – Natural gas, public water, and electric are already on site. Seller will share professionally drafted home & engineering plans, shaving months off your build timeline if desired.

Estate-Style Setting – Surrounded by beautifully kept homes on similarly sized parcels, you'll enjoy privacy without isolation and a neighborhood that protects long-term value.

Rural Ambiance, City Conveniences – Watch deer at dusk, garden to your heart's content, or add a workshop or guest cottage, all while being a quick drive from everyday needs.

Whether you're a visionary homeowner or a savvy investor, this parcel delivers the blank canvas and prime location that rarely come together in Northwest Arkansas. Secure your slice of country-close-to-city living and start building the lifest

## Property Details

Lot Size	2.20 Acres
Fencing	Fenced,Partial,SplitRail
Listed By	Real Broker NWA