

# 13531 N Mount Pleasant Road

Gravette, Ar 72736



**List Price:** \$4,250,000  
**MLS#:** 1323624  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 3,582  
**Price / Square Foot:** \$1,186.49  
**Type:** CommercialSale  
**Built:** 2004  
**County:** Benton  
**School:**

## Description

Exceptional development property located off US 49 & HWY 72. next to the New Arkansas Welcome Center (currently under construction). The property includes 2 parcels totaling 27.13 acres in the City limits. Taxes reflect both parcels. City of Gravette approved City Sewer anticipated early 2026. With Commercial C-2 zoning this offers INVESTERS a wide range of development possibilities with unmatched visibility and potential. Excellent access, 1123' ft. of HWY 72 frontage, directly off US 49. INVESTERS, you couldn't ask for a better location, whether your planning Retail, Convivence store, Grocery store, Auto dealership, Church, Rec/Center or something entirely unique, this land offers endless potential in the Gravette community. This level cleared land has 2 older rental homes, large barn and outbuildings. Great opportunity in a prime location for future development. Owner will consider splitting the acreage. HWY 72 daily traffic count (11,000). US 49 daily traffic count North & South bo

## Property Details

Lot Size	27.13 Acres
Listed By	Hutchinson Realty