

2855 Henri De Tonti Boulevard

Tontitown, Ar 72762



List Price: \$650,000
MLS#: 1324809
Beds: 0
Garage: 0
Square Feet: 2,830
Price / Square Foot: \$229.68
Type: CommercialSale
Built: 1946
County: Washington
School:

Description

Incredible Investment Opportunity in the Heart of Tontitown!

Don't miss this rare chance to own an almost 1-acre parcel with dual zoning (commercial and residential) perfectly positioned in Tontitown's rapidly expanding development corridor. The property includes a 2,578 sq ft structure with existing utilities and excellent road frontage on W Henri De Tonti Blvd. Located directly across from a newly acquired 27-acre commercial site and less than one mile from the upcoming Hwy 612 extension, this site offers exceptional visibility and accessibility. It's ideal for commercial redevelopment, live/work business use, or a long-term investment hold. With high daily traffic counts, growing nearby residential communities, and rising land values, this property represents a prime opportunity for investors and developers alike.

Property Details

Lot Size	0.95 Acres
Air Condition	CentralAir,Electric
Appliances	GasWaterHeater
Exterior	VinylSiding
Listed By	Sudar Group