

# 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 2,830 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