

# 111 Bear Hollow

Pineville, Mo 64856



**List Price:** \$800,000  
**MLS#:** 1333170  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 972  
**Price / Square Foot:** \$823.05  
**Type:** CommercialSale  
**Built:** 1960  
**County:** McDonald  
**School:**

## Description

Fantastic re-development opportunity just 0.1 miles from Highway 71, ideally located near the Missouri/Arkansas border. This +/- 1.5 Acre lot is situated in front of the Walmart North Star Facility and adjacent to the Walmart North Data Facility, offering excellent visibility and accessibility. Key features include, location advantage of only 1.3 miles from the Pineville Walmart Supercenter, High traffic area with Hwy 71 seeing approx. 12,000 VPD, and a natural setting with Bear Creek running behind the Walmart North Star and Data facilities. This location is perfect for building your office, retail space, or other commercial ventures. Don't miss out on this prime real estate opportunity.

## Property Details

Lot Size	1.50 Acres
Listed By	Keller Williams Market Pro Realty Bentonville West