

000 US-62 Spur

Berryville, Ar 72616



List Price: \$199,000

MLS#: 1338047

Beds: 0

Garage: 0

Type: Land

County: Carroll

School: Berryville

Description

This 11+/- acre tract is located within an Opportunity Zone, offering potential tax advantages for investors while delivering outstanding flexibility for commercial or residential projects. With approximately 650+/- feet of frontage along Highway 62 Spur, the property provides excellent visibility, strong traffic exposure, and convenient access for customers, tenants, or residents.

Electric is already on the property, and additional utilities—including city water, sewer, natural gas, and electric—are available at or near the site, significantly enhancing development readiness. Multiple access points allow for creative site planning, whether you envision retail space, office buildings, multi-family units, or a residential subdivision.

The land features a beautiful blend of open pasture and mature timber, offering both usability and natural character. The mostly gentle terrain supports efficient building layouts while preserving attractive walnut, oak, and cedar trees for landscaping.

Property Details

Lot Size	11.00 Acres
Fencing	None
Listed By	Midwest Land Group, LLC