

1496 Viney Grove Road

Prairie Grove, Ar 72753



List Price: \$850,000
MLS#: 1339235
Beds: 0
Garage: 0
Type: CommercialSale
Built: 1980
County: Washington
School:

Description

Rare shovel-ready 6-acre development with water and sewer onsite in the heart of Prairie Grove. With a Certificate of Preliminary Approval for 38 units, this project allows a developer to break ground almost immediately post-purchase. The approved density includes a strategic mix of 6 single-family lots and 8 fourplexes (32 units), perfectly positioned to meet the high demand for rental properties and entry-level housing. This high-upside play features a dedicated easement to Muddy Fork Park and Dog Park, offering private access to premier green space. Unrivalled walkability to all Prairie Grove schools (Elementary through High School). Ideally located within 2 miles of Historic Downtown, Battlefield State Park, shopping, and dining. This is a turnkey opportunity to bypass entitlement delays and capture the growth of the Fayetteville MSA. See supplements for site plans. A premier "build-to-rent" or residential sales play with immediate execution potential. Bring your builders! Land MLS 1339406

Property Details

Lot Size	6.00 Acres
Listed By	The Griffin Company Commercial Division-Springdale