

# 418 Madison Avenue

St Paul, Ar 72760



**List Price:** \$179,500  
**MLS#:** 1345085  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** City St Paul  
**Type:** Land  
**County:** Madison  
**School:** Huntsville

## Description

Opportunities like this don't come around often in the Ozark Mountains.

This 8.6-acre tract is already divided into 4 separate lots and selling as one package—giving you built-in flexibility for development, resale, or long-term hold.

The property backs up to the White River, adding strong appeal for short-term rentals, cabins, or recreational use. Water access alone can significantly increase demand and long-term value.

Located near the Ozark National Forest, you've got a steady draw for outdoor traffic—hunters, anglers, and campers—making this a solid candidate for:

Short-term rental cabins.

Land hold with future resale as individual lots

Mixed-use (live/work or small business setup)

Key advantages:

Already subdivided (4 lots = multiple exit strategies)

Utilities available (lower upfront development cost)

River access (premium feature for resale or rentals)

Walkable to the store.

## Property Details

Lot Size	8.60 Acres
Fencing	None
Listed By	Discover Real Estate