

Wayne Sellers and 54th Road

Fayetteville, Ar 72730



List Price: \$900,000

MLS#: 1346921

Beds: 0

Garage: 0

Subdivision: Fayetteville Outlots Annex 2000

Type: Land

County: Washington

School: Farmington

Description

Prime 20-acre corner tract located on a paved intersection, offering excellent accessibility and development potential. The property features water and sewer at site (must confirm ability to tap), enhancing its readiness for construction currently zoned R-1. A flood plain runs through the center of the tract, but buildable areas are available on both the north and south sides outside of the flood zone and there could be potentially more if built out of the flood area if allowed by City. These elevated sections present strong opportunities for targeted development, with flexibility for specific lot placements to maximize usable land. Ideal for investors or developers seeking a well-located parcel with utilities close and solid potential for a thoughtful, phased project or estate homes with larger lots.

Property Details

Lot Size	20.00 Acres
Fencing	Partial,Wire
Listed By	Carlton Realty, Inc