

# 1810 Little Flock Drive

Little Flock, Ar 72756



**List Price:** \$499,500  
**MLS#:** 1352565  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,872  
**Price / Square Foot:** \$266.83  
**Type:** CommercialSale  
**Built:** 1977  
**County:** Benton  
**School:**

## Description

Step into a one-of-a-kind property where vintage character meets modern investment opportunity near the OZ trail system. This house offers a unique combination of privacy plus income-producing potential! Whether as a nostalgic retreat or reimagined, it can be easily converted into two short or long-term rentals. Potential to add ADU, cabins, or tiny homes for additional income opportunities. Ideal for vacation rental, multi-generational living, or an outdoor enthusiast's home. Secure garage storage space; a valuable amenity for trail/recreational users. Minutes from I-49, Walmart HQ, and the new Bentonville Healthcare Campus. In one of the fastest-growing regions with strong long-term appreciation potential. New septic in 2024.

## Property Details

Lot Size	4.45 Acres
Air Condition	CentralAir,Electric
Appliances	GasWaterHeater
Driveway	Storage
Exterior	Block,Masonite,Concrete
Listed By	Steve Fineberg & Associates