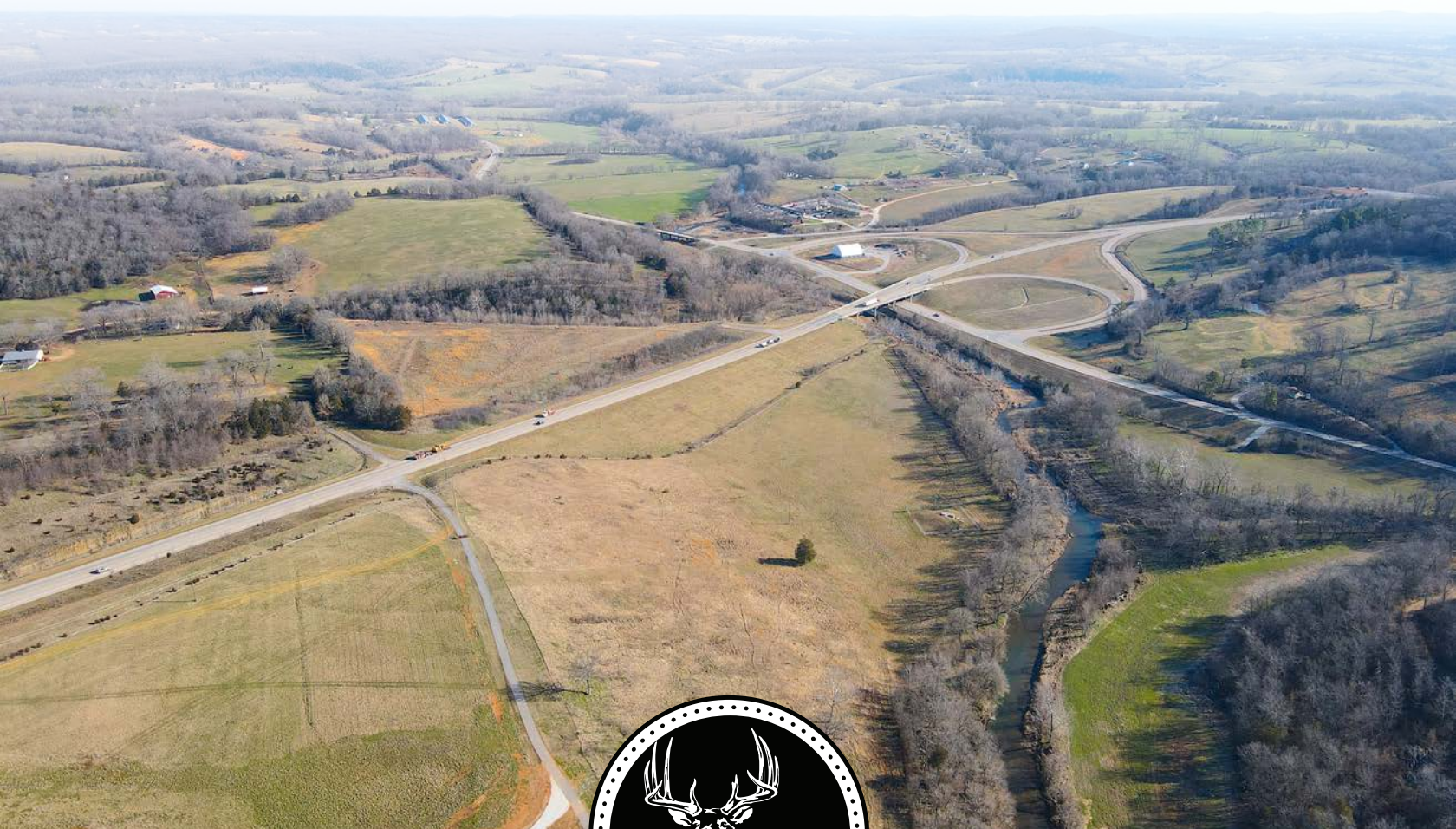


MIDWEST LAND GROUP PRESENTS

25.5 ACRES IN

MADISON COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

25.5 +/- ACRE HIGHWAY FRONTAGE ZONED FOR COMMERCIAL OR RESIDENTIAL DEVELOPMENT

Don't miss your chance to explore this stunning 25.5 +/- acre property, which boasts highway frontage on two sides. Zoned as DUZ (dual-use zone), it allows for either C-2 or R-1 development. This site is ideal for commercial development, offering direct access to Highway 412 and Highway 23, or as a future home location in the rapidly growing area of Huntsville, Arkansas. With city water, sewer, electricity, and fiber readily available, utility setup is straightforward. Holman Creek flows along the eastern edge of the property, providing a picturesque

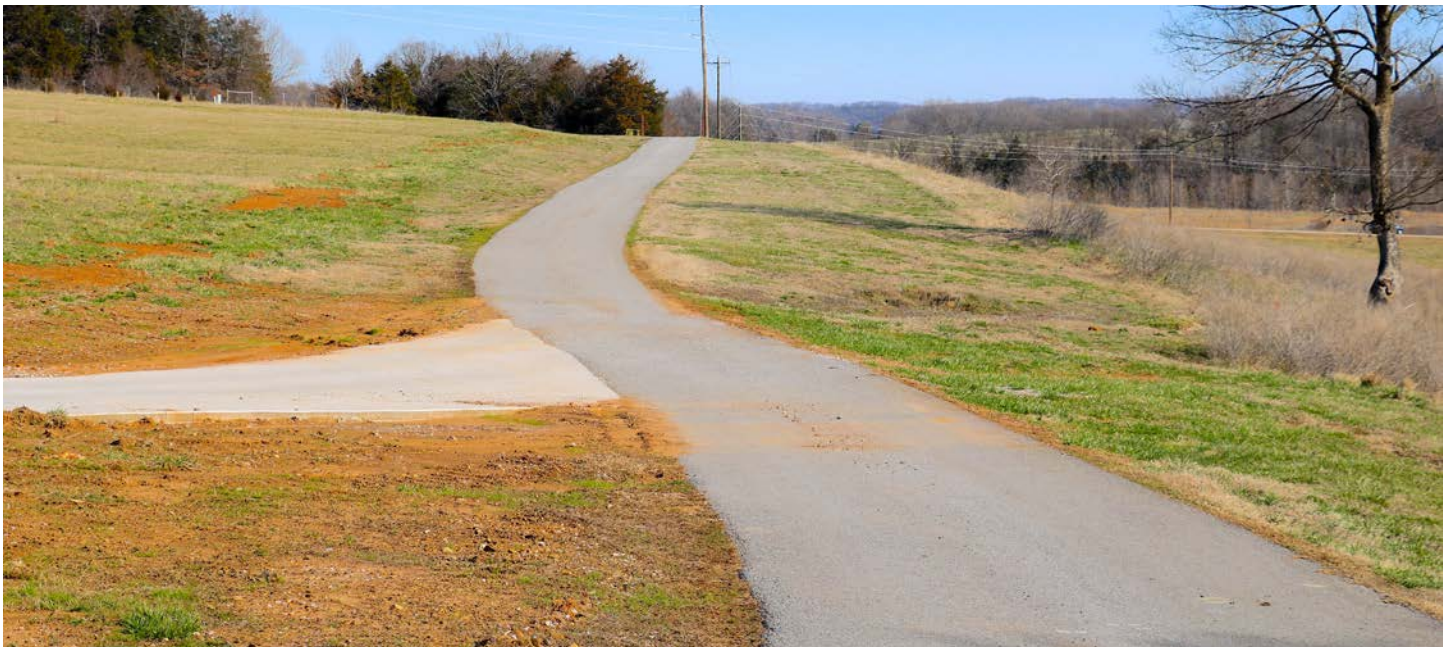
environment and recreational possibilities. The property enjoys excellent visibility from both highways, presenting significant commercial potential. According to the Arkansas Department of Transportation, the traffic count at this intersection exceeds 9,600 vehicles daily. With custom homes being built nearby, the desirability of this location is evident. Whether for commercial or residential use, this area is an excellent choice and is poised for substantial population growth in the coming years.



PROPERTY FEATURES

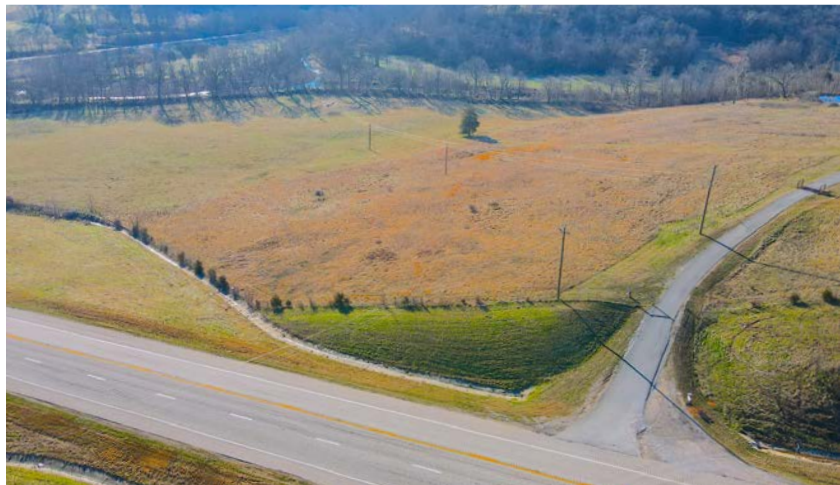
PRICE: **\$612,000** | COUNTY: **MADISON** | STATE: **ARKANSAS** | ACRES: **25.5**

- 25.5 surveyed acres
- Highway frontage on 2 sides
- Zoned for commercial or residential
- Electric on site
- City water on site
- City sewer on site
- Fiber on site
- Scenic views
- 600 yards of Holman Creek Frontage
- 9,600+ estimated traffic count per day
- 2 points of access
- 5 minutes to Huntsville, AR
- 30 minutes to Springdale, AR
- 35 minutes to Fayetteville, AR



ZONED COMMERCIAL OR RESIDENTIAL

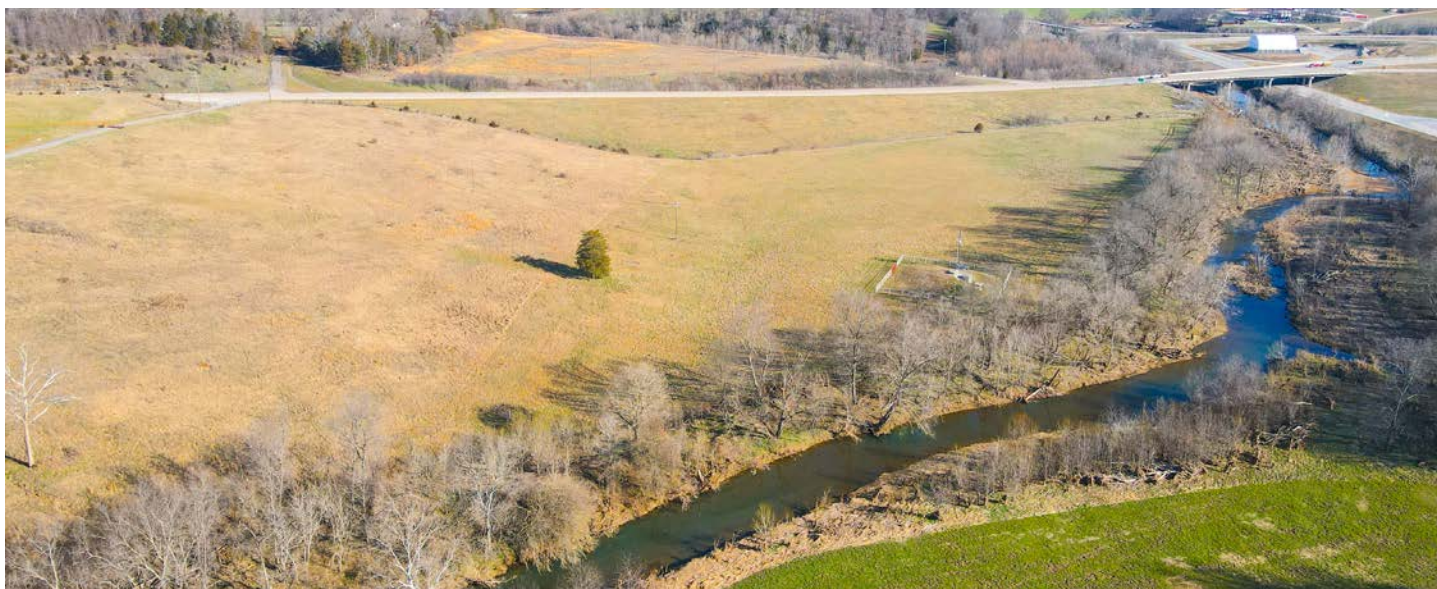
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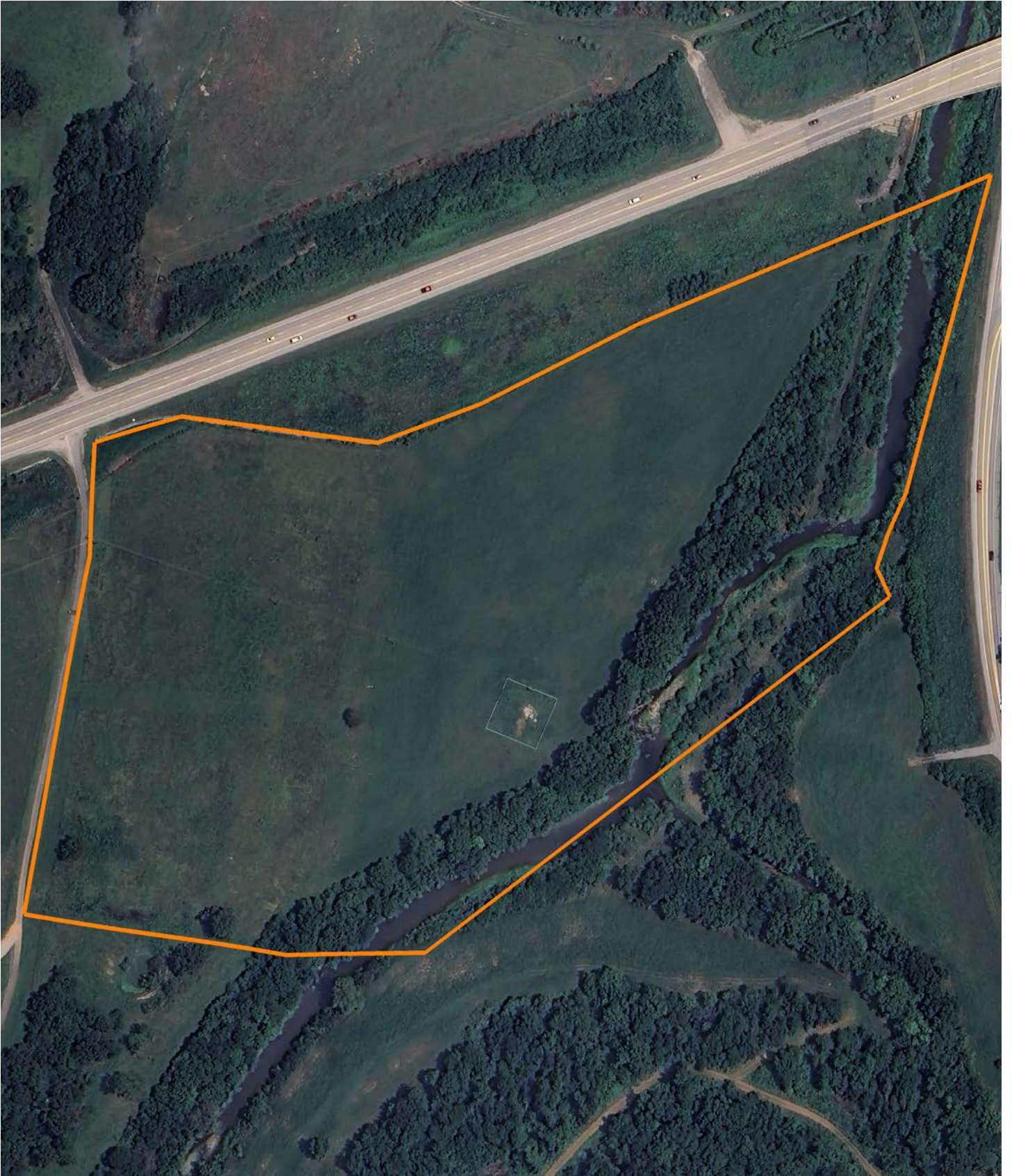
SCENIC VIEWS



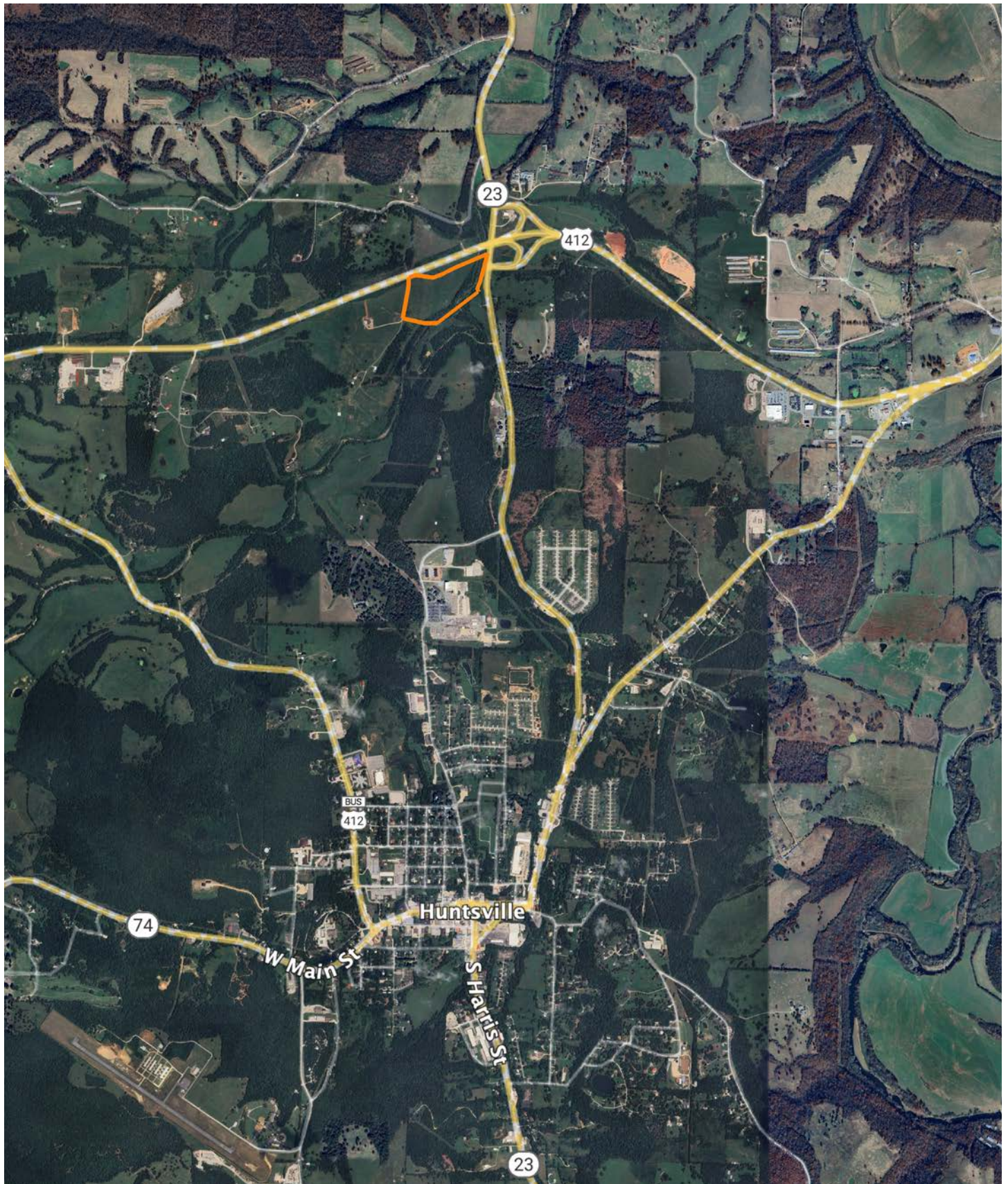
600 YARDS OF HOLMAN CREEK FRONTAGE



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Ben Williams is passionate about working with land and living life in the great outdoors. A native of Topeka, Kansas, Ben graduated from Kansas State University with dual Bachelor's Degrees in park management and conservation, as well as natural resource management.

During his college years, Ben conducted research on invasive plant and wildlife species to assess their impact on native species. His studies also covered wildlife habitat preservation, conservation, flooding and erosion control, and public hunting land management. Before joining Midwest Land Group, Ben worked as an arborist in Benton County, Arkansas, caring for trees and maintaining their health.

In his free time, Ben enjoys hunting waterfowl, golfing, and hiking. Now residing in Bentonville, Arkansas, with his wife Kaitlynn and son Bodie, Ben is a devoted family man whose care and understanding of people extends to his work as a land agent. His enthusiasm for helping clients achieve their goals is evident in his commitment to exceptional service. If you're looking to buy or sell land in Northwest Arkansas or Southwest Missouri, don't hesitate to give Ben a call. He'll go above and beyond to ensure you find exactly what you're searching for.



BEN WILLIAMS,

LAND AGENT

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MidwestLandGroup.com

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