

26 +/- Acres, Prime Investment Property, Cave City,
Arkansas
405 Main Street S
Cave City, AR 72521

\$1,725,000
26± Acres
Independence County



26 +/- Acres, Prime Investment Property, Cave City, Arkansas
Cave City, AR / Independence County

SUMMARY

Address

405 Main Street S

City, State Zip

Cave City, AR 72521

County

Independence County

Type

Commercial, Business Opportunity

Latitude / Longitude

35.936622 / -91.54362

Acreage

26

Price

\$1,725,000

Property Website

<https://www.mossoakproperties.com/property/26-acres-prime-investment-property-cave-city-arkansas/independence/arkansas/85880/>



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PROPERTY DESCRIPTION

26 +/- Acres Prime Development Land with City Utilities & Hwy 167 Exposure — Cave City, AR Adjacent to Double Oaks (Patterson Addition) • Owner Financing Available

This is a **rare opportunity to acquire 26 +/- acres of prime development land inside Cave City city limits**, in an area experiencing steady growth with new homes being built and occupied quickly.

Positioned just off **Highway 167 (Main Street)**, this property offers **excellent visibility, accessibility, and infrastructure**, making it ideal for residential or mixed-use development.

Why This Property Stands Out

- **26 +/- acres in town** — hard-to-find size for development in Cave City
 - **City utilities available:**
 - City water
 - City sewer (is connected to concession building)
 - Entergy electric on site
 - Natural gas available nearby (buyer to verify access)
 - **Dual access potential:**
 - Highway 167 frontage for visibility
 - Rear access from **Double Oaks / Patterson Addition**, allowing for ideal subdivision layout and traffic flow
 - **Growing area** with strong demand for new housing
 - **Development-ready terrain** with multiple layout possibilities
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Development Potential

This property is perfectly suited for:

- **Residential subdivision** (high demand area)
- **Single-family homes or patio homes**
- **Duplex or townhome development**
- **Mixed-use opportunities** (subject to city approvals)

With homes in the area being built and sold quickly, this site presents a **prime opportunity for builders and developers** looking to meet demand in a growing community.

Additional Features

- **Pond on site** — could be expanded for aesthetic value or filled depending on development plans
 - **Existing shop building** — potential for renovation, staging, or removal depending on use
 - Located just minutes from **schools, shopping, and local amenities**
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Investment Opportunity

- **Owner financing available** — terms upon inquiry
 - Ideal for **developers, builders, 1031 exchange buyers, and investors**
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Location Advantage

Centrally located in Cave City with quick access to:

- Highway 167 corridor
 - Local schools and services
 - Established and growing subdivisions nearby
-

Call to Action

This property is **ready for development** and positioned to be a standout project in one of North Arkansas' growing communities.

Own a piece of Cave City's future. Come grow with us.

Listing Agent: Pamela Welch | Mossy Oak Properties Selling Arkansas

Office: [870-495-2123](tel:870-495-2123) | **Pamela's Cell:** [870-897-0700](tel:870-897-0700)

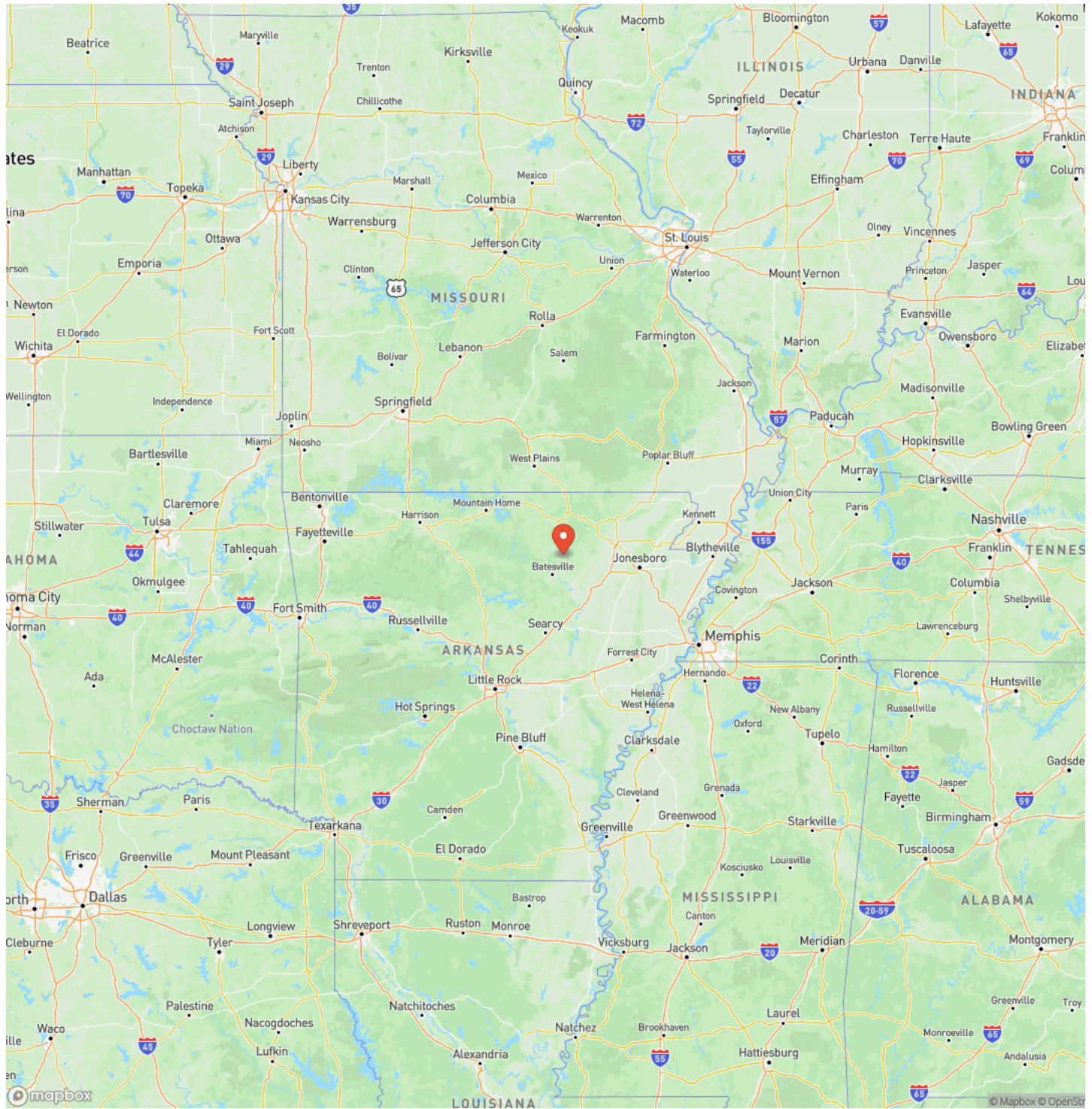
Web: WeSellArkansas.com

Equal Housing Opportunity. All information deemed reliable but not guaranteed; buyer to verify acreage, zoning/entitlements, utility availability/capacity, and access details.

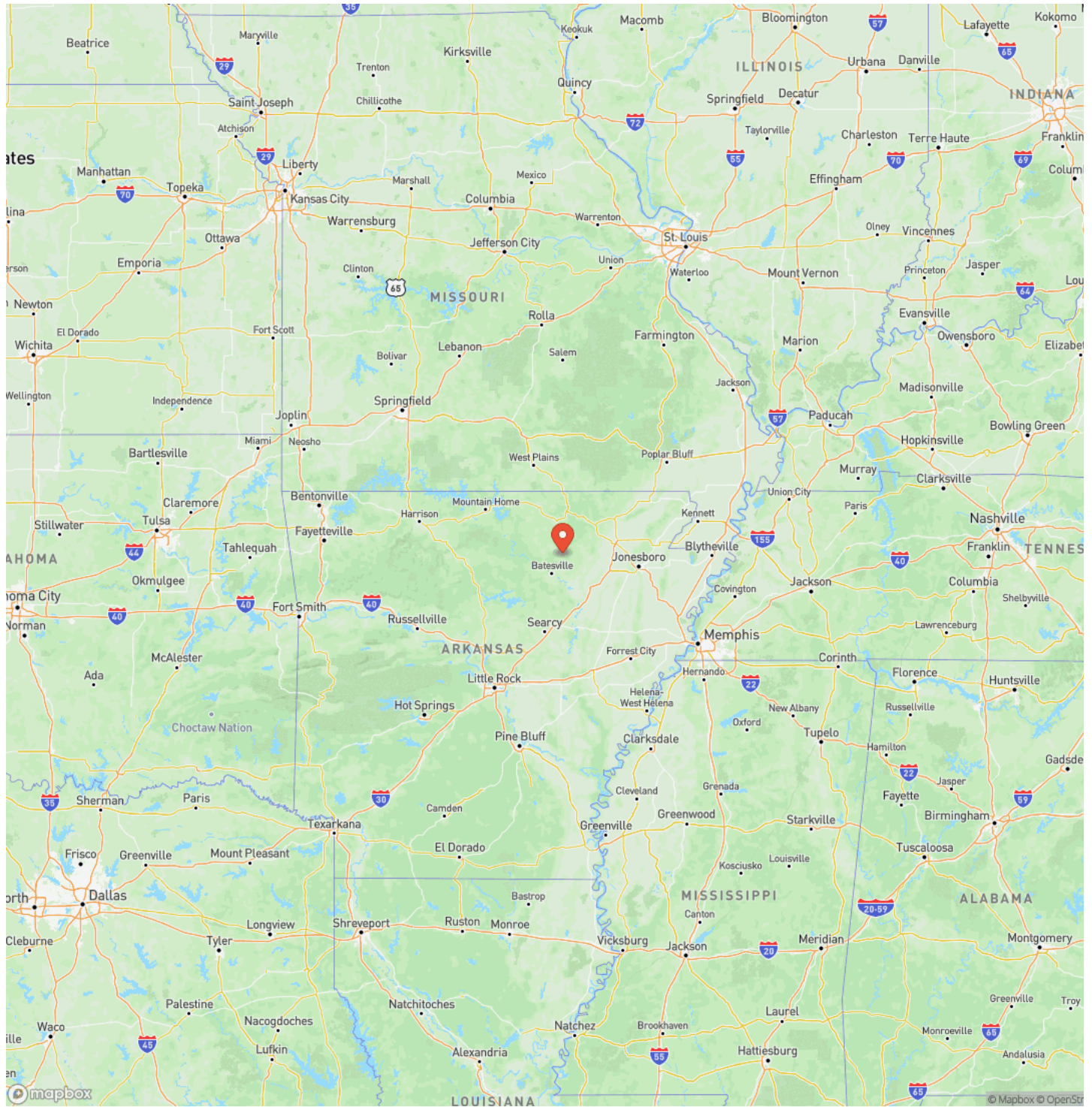
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Locator Map

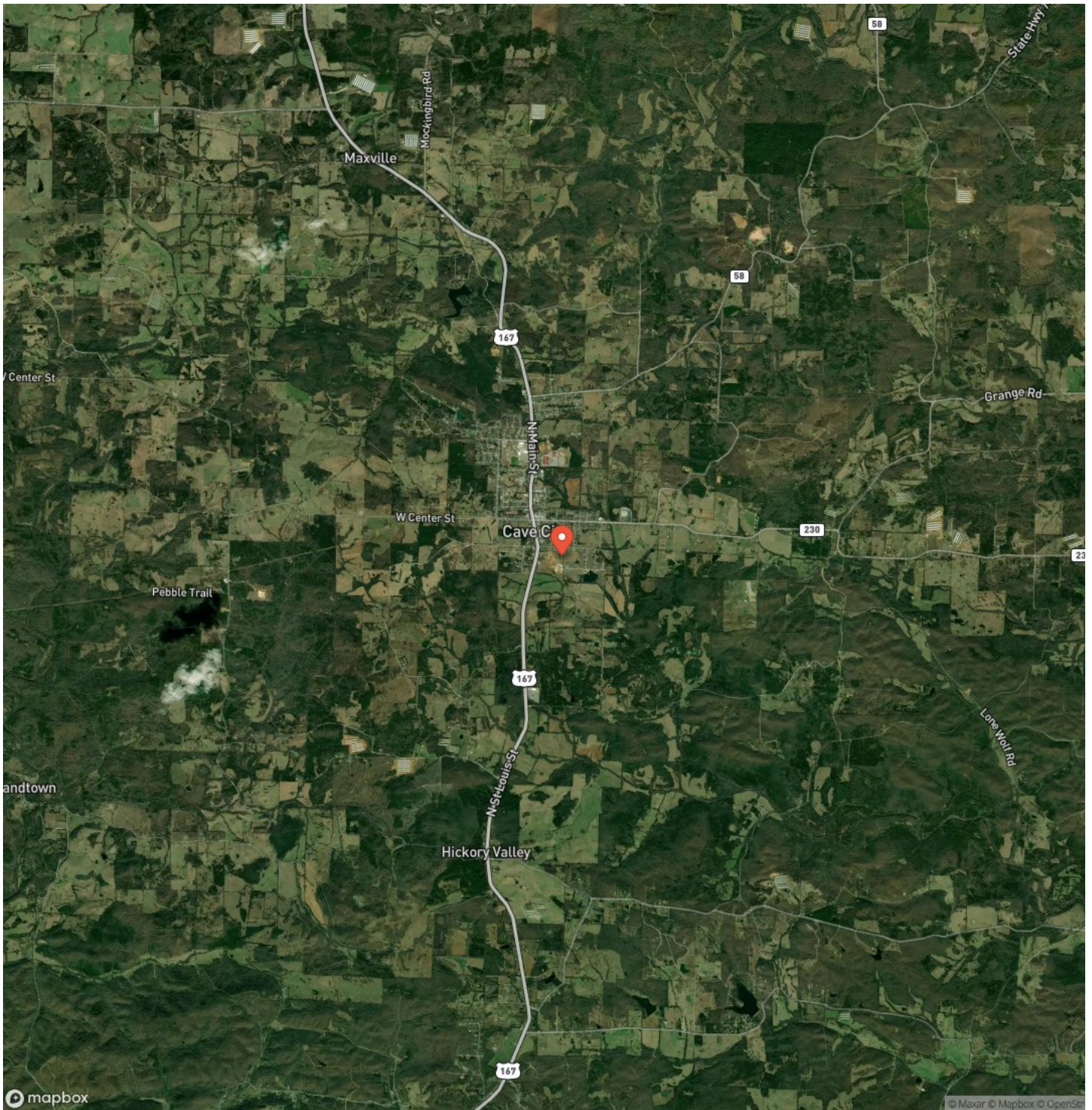


Locator Map



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Satellite Map



DISCLAIMERS

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Mossy Oak Properties Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

