

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

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



26 +/- Acres, Prime 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-property-cave-city-arkansas-independence-arkansas/85880/>



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PROPERTY DESCRIPTION

26 +/- Acres Development Land with City Utilities & Hwy 167 Exposure — Former Cave City Rodeo Arena (Cave City, AR)

Adjacent to Double Oaks (Patterson Addition) • Owner Financing Available

What was once the **Cave City Rodeo Arena** has **now closed**—opening a rare chance to acquire **26 +/- acres of prime, in-town development land**. Set just off **Highway 167 (Main Street)** with **city sewer, city water, and electric on the property**, this tract is positioned for **residential, commercial, or mixed-use** concepts. A **city-maintained road on the backside** provides easy secondary access from the **Double Oaks (Patterson Addition)** subdivision—ideal for phasing, traffic flow, and builder logistics.

Why this site stands out

- **26 +/- acres inside Cave City limits** — hard to find at this scale
- **Utilities on site: City water, city sewer, electric** (buyer to verify capacities/taps)
- **Dual access:** High-visibility approach from **Hwy 167 + rear access** via road from **Double Oaks/Patterson Addition**
- **Development-friendly topography** with substantial road frontage
- **Flexible use potential:** Single-family lots, townhomes/duplexes, neighborhood commercial, medical/professional offices, mini-storage, or a **mixed-use** plan (*all subject to city approvals/zoning*)
- **Minutes to schools, shopping, clinics, and Hwy 167 corridor traffic**

Investment/Terms

- **Owner financing available**, terms upon inquiry.
- Ideal for **builders, developers, 1031 buyers**, and local investors seeking a signature Cave City, AR project.

Own a slice of Cave City's future. Come grow with us!! Call for maps, access points, and development talk-through.

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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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Selling Arkansas

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