20 Acres E Broad
TBD E BROAD
Texarkana, AR 71854

$320,000
20± Acres
Miller County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
TBD E BROAD Part of The NW ¼, NW 1/4 & Part of The SW ¼, NW 1/4 02-15S-28W 20.026 acres

City, State Zip
Texarkana, AR 71854

County
Miller County

Type
Undeveloped Land, Lot

Latitude / Longitude
33.483358 / -93.973973

Taxes (Annually)
$1,000

Acreage
20

Price
$320,000

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

Unlock the immense potential of 20 acres on E Broad (US HWY 67), a remarkable undeveloped land offering in Texarkana, Arkansas. This amazing property, situated in Miller County, presents a blank canvas for a visionary owner, boasting both US HWY 67 and Interstate 30 road frontage!! Whether you envision a thriving commercial enterprise, a serene residential retreat, or a dynamic mixed-use development, this parcel is primed for transformation.

Location

Situated inside the city limits of Texarkana, Arkansas, this property benefits from a strategic position within Miller County. Its prime location ensures excellent connectivity and visibility, with convenient access to key transportation arteries. The surrounding area offers a blend of community amenities and natural beauty, providing an ideal setting for a variety of ventures.

Land and terrain

Spanning 20 acres, the land features a natural state with partially wooded areas, offering a picturesque and versatile landscape. The terrain provides a foundation for diverse development possibilities, allowing for creative architectural designs or thoughtful preservation of its natural charm. The land's characteristics invite a personalized approach to its development.

Improvements and infrastructure

Currently, the property is unimproved, presenting a unique opportunity for a buyer to design and implement infrastructure precisely to their specifications. This absence of existing structures allows for complete freedom in planning and construction, ensuring that any future improvements perfectly align with the owner's vision and needs.

Water and utilities

The property enjoys the benefit of a creek, adding a natural water feature to the landscape. The availability of utilities can be customized to suit any development, providing flexibility for future connections. Buyers will appreciate the freedom to establish their preferred water anc utility systems, tailored to their specific requirements.

Wildlife and vegetation

The land is a haven for local wildlife, with sightings of dove, ducks, geese, small game, and whitetail deer. The vegetation is in a natural state, partially wooded, contributing to the property's ecological richness and offering a tranquil environment. This natural setting provides excellent opportunities for bird watching and appreciating the local ecosystem.

Current and potential use

Currently designated for residential use, this property boasts an extraordinary range of potential uses. Envision an agricultural endeavor, a commercial hub, a significant development project, a farm, a highway/tourist service, or even a horse property. Its versatility also extends to investment, mixed-use, multi-family housing, a place of worship, a ranch, recreational activities, or a new subdivision. The possibilities are truly boundless, limited only by your imagination.

Access and easements

Access to the property is facilitated by dirt, gravel and unimproved trails. Significantly, the property features both highway and interstate road frontage, offering exceptional visibility and accessibility for any future development. The specific details of any easements can be clarified to ensure a clear understanding of property rights.

Showing instructions and contact

Please note: The taxes and parcel number are not accurate for this 20 acre tract and will need to be established upon purchase. Survey is provided for legal description.

To experience this exceptional property firsthand, please call Peggy Speer at 903-277-8203 . She will be delighted to arrange a showing and provide further details.



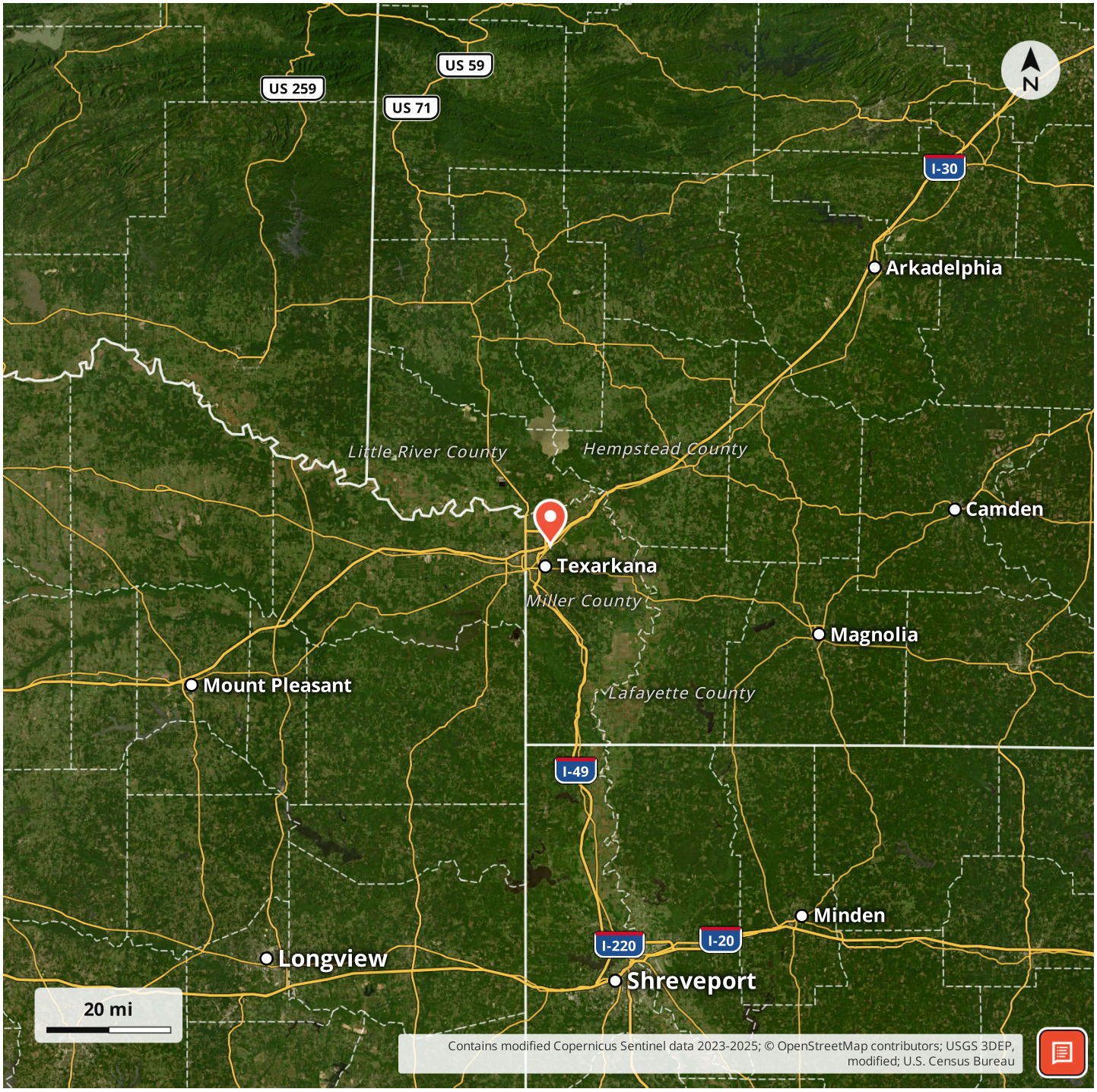








Regional Map



Locator Map


N
Co Rd 369
Harris Ln
State Hwy 296
I-30
E Broad St
Co Rd 138
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Peggy Speer

Mobile
(903) 277-8203

Office
(870) 807-6731

Email
pspeer@mossyoakproperties.com

Address
819 Lakewood Road

City / State / Zip
Camden, AR 71701

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DISCLAIMERS

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Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
https://moplandandhome.com/