

20 Acres E Broad
TBD E BROAD
Texarkana, AR 71854

\$320,000
20± Acres
Miller County



20 Acres E Broad
Texarkana, AR / Miller County

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

<https://moplandandhome.com/property/20-acres-e-broad/miller/arkansas/107247/>



20 Acres E Broad Texarkana, AR / Miller County

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 and 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

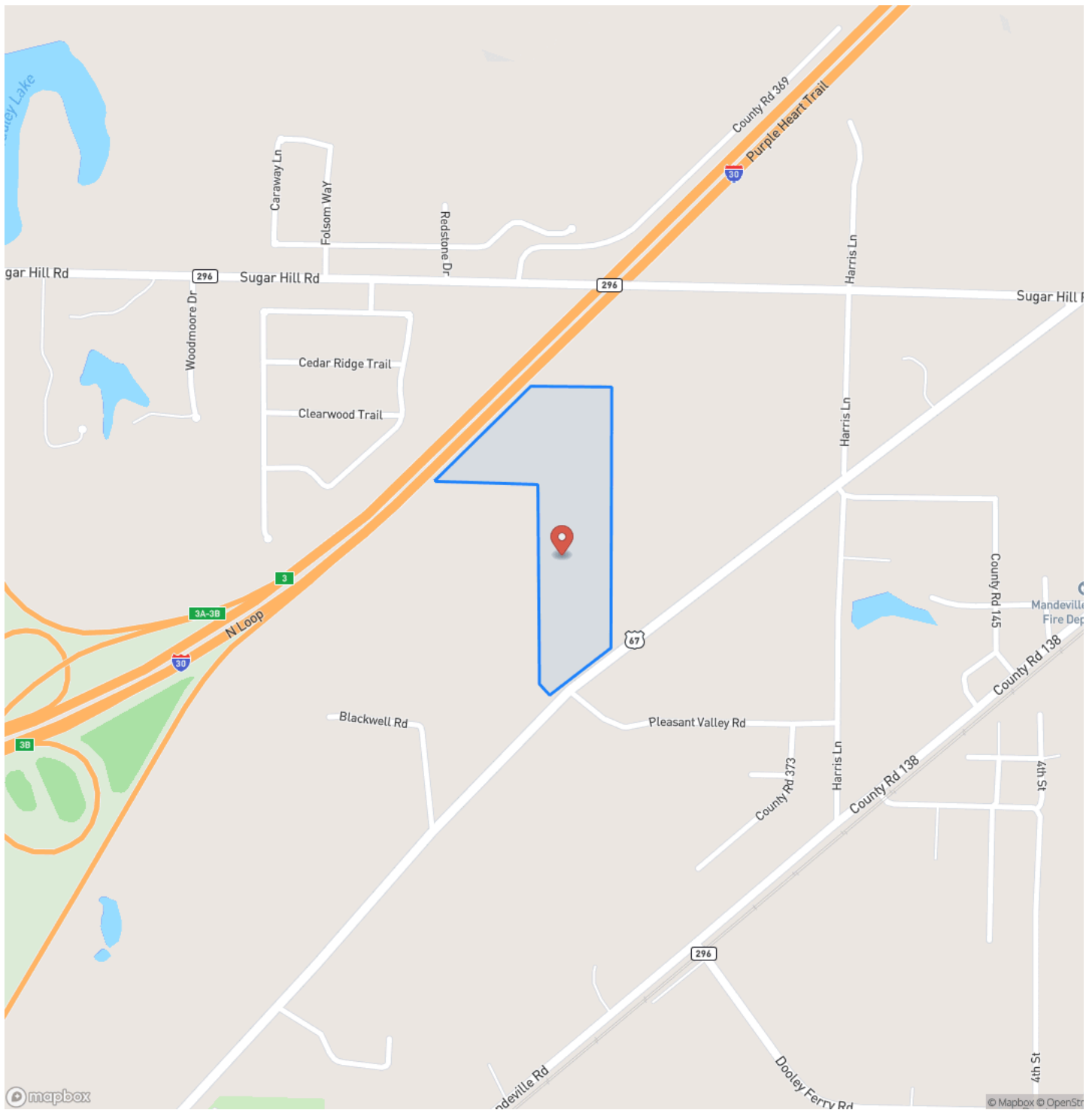
Please note: The taxes and parcel number are not accurate for this 20 acre tract and will need to be established upon purchase. Survey is provided for legal description.

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

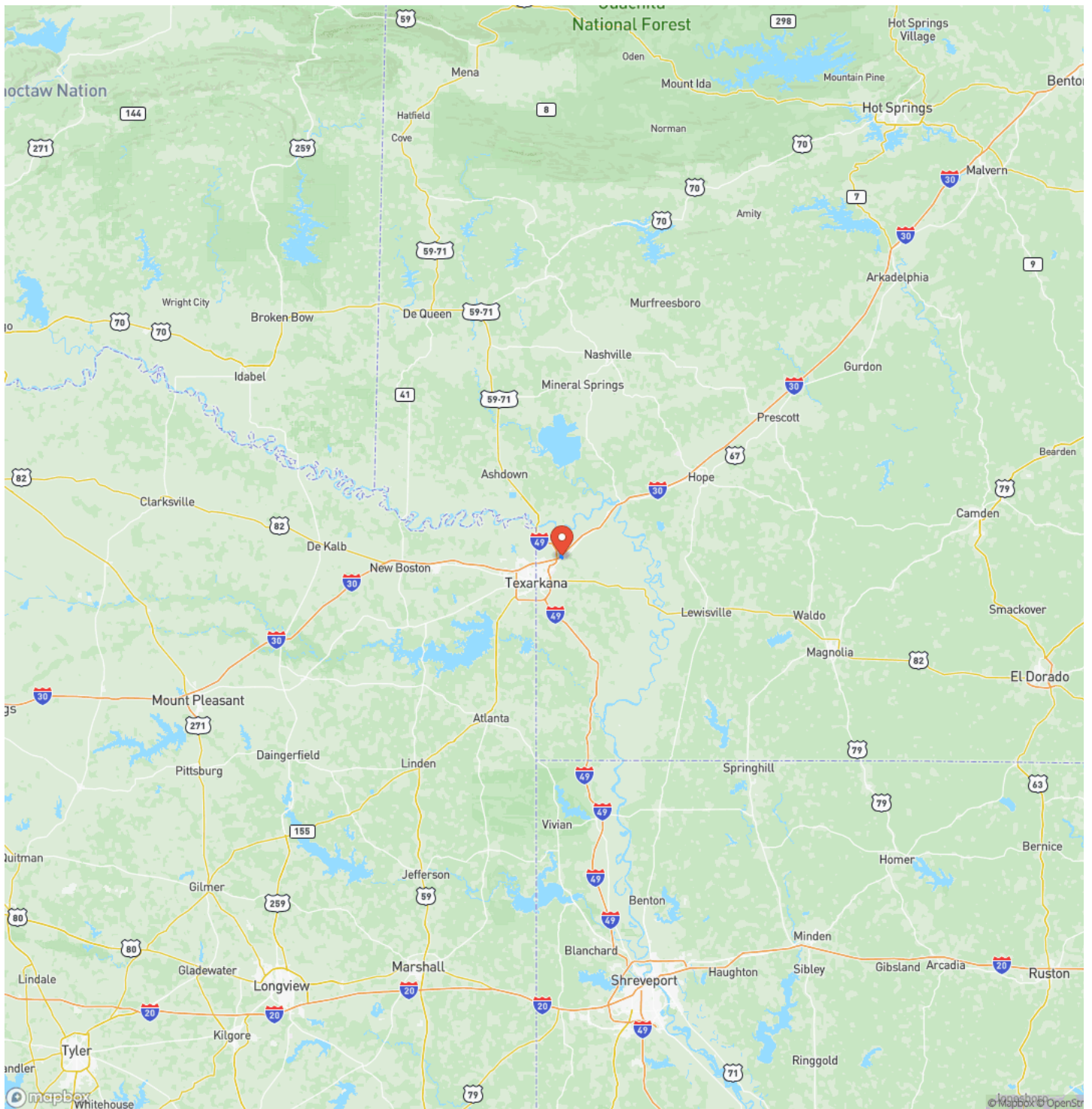
20 Acres E Broad
Texarkana, AR / Miller County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), nor their subsidiaries, affiliates, nor representatives warrant the accuracy, adequacy, or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations, and all information contained herein are provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided.

Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, or misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands, or causes of action, of every kind, nature, and description relating to their access to or presence on the property.

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

