Coal Hill 6
1404 Spring ST. Coal Hill Arkansas 72832
Coal Hill, AR 72832

$75,000
6.64± Acres
Johnson County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
1404 Spring ST. Coal Hill Arkansas 72832

City, State Zip
Coal Hill, AR 72832

County
Johnson County

Type
Business Opportunity, Lot, Commercial, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude
35.43866 / -93.656597

Taxes (Annually)
$57

Acreage
6.64

Price
$75,000

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

Unleash the potential of Coal Hill 6, a versatile 6.64-acre property offering an exceptional blend of commercial opportunity and recreational freedom in the heart of Coal Hill, Arkansas. This remarkable tract presents a unique canvas for developers, investors, or those seeking a strategic location with diverse possibilities, from establishing a thriving business to creating a private retreat. With its prime address and expansive acreage, this property invites you to shape its future, limited only by your vision.

Location

Nestled in Johnson county, this property boasts a prominent address at 1404 Spring ST. in Coal Hill, Arkansas, 72832. Its strategic position offers excellent visibility and accessibility, making it an ideal setting for a variety of ventures. The vibrant surroundings of Coal Hill provide a welcoming community backdrop, enhancing the appeal for both commercial and residential development.

Land and terrain

Spanning 6.64 acres, the land presents a dynamic landscape characterized by areas that are cleared, grassed, and in a natural state. This diverse terrain offers flexibility for various uses, from immediate development to preserving natural habitats. The gentle contours and open spaces provide an inviting canvas for construction, landscaping, or creating recreational zones.

Improvements and infrastructure

The property offers a blank slate, providing the ultimate flexibility to design and implement improvements tailored to your specific needs. There are no existing structures, allowing for complete customization from the ground up. This absence of prior development streamlines the process for new construction, whether for commercial buildings, residential homes, or recreational facilities, ensuring that every detail aligns with your vision.

Water and utilities

This prime location benefits from readily available public water, ensuring a reliable supply for any development. Essential utilities are conveniently accessible, with cable, electricity, natural gas, and sewer services all available and water already connected. This robust utility infrastructure significantly simplifies the development process, providing a solid foundation for any commercial or residential project.

Wildlife and vegetation

The natural state of the property supports a variety of local wildlife, including dove and small game, offering potential for recreational hunting and bird watching. The vegetation, a mix of cleared, grassed, and natural areas, creates diverse habitats and scenic backdrops. This blend allows for both maintained open spaces and areas that encourage local flora and fauna, enhancing the property's natural charm.

Current and potential use

Currently serving a multitude of purposes including commercial, development, highway/tourist service, hunting, industrial, investment, and subdivision, this property is exceptionally versatile. Its potential uses are even broader, encompassing automotive, cattle, development, highway/tourist service, horses, industrial, investment, mini storage, mixed use, subdivision, and unimproved land. This wide array of possibilities makes it an outstanding investment for any visionary buyer.

Access and easements

Access to the property is excellent, with frontage on a city street and a durable chip and seal road type. This ensures easy ingress and egress for all types of vehicles and equipment, supporting both commercial operations and residential living. The clear and straightforward access enhances the property's appeal and functionality for any intended use.

Contact us today to learn more or to schedule a visit.

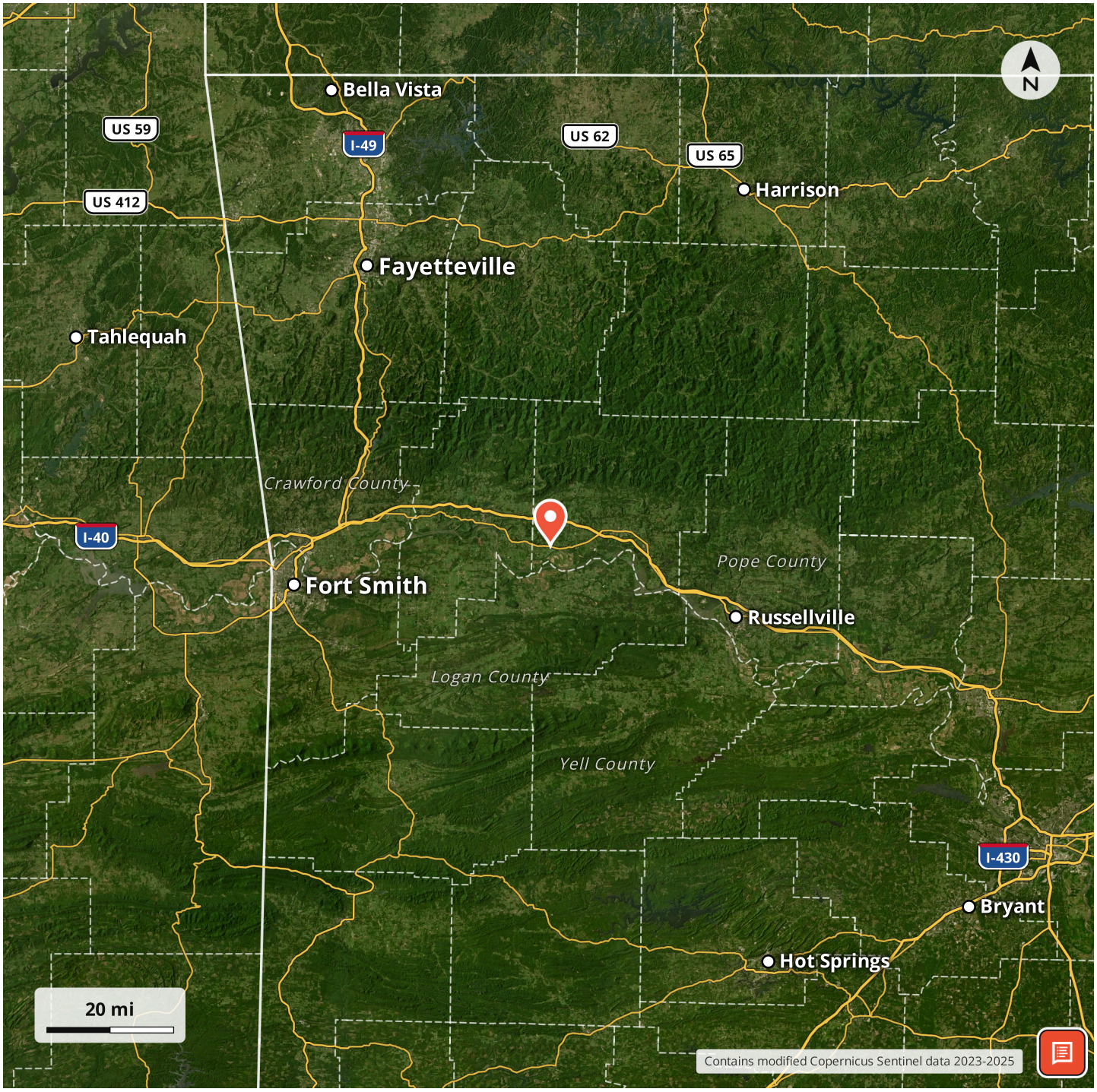








Regional Map



Locator Map


N
Rabbit Hill Rd
Old Hwy 64
Coal Hill
N State Hwy 164
S 11th St
US Hwy 64 E
Pvt Rd 2150
1000 ft

Aerial Map



LISTING REPRESENTATIVE

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