

43 +/--Acres Commercial or Residential Development
Land | Grant Rd 10 Access, Sheridan, AR
000 Grant Rd 10
Sheridan, AR 72150

\$433,100
43.31± Acres
Grant County



**43 +/--Acres Commercial or Residential Development Land | Grant Rd 10 Access, Sheridan, AR
Sheridan, AR / Grant County**

SUMMARY

Address

000 Grant Rd 10

City, State Zip

Sheridan, AR 72150

County

Grant County

Type

Recreational Land, Undeveloped Land, Lot, Commercial

Latitude / Longitude

34.243813 / -92.406798

Acreage

43.31

Price

\$433,100

Property Website

<https://www.mossoakproperties.com/property/43-acres-commercial-or-residential-development-land-grant-rd-10-access-sheridan-ar/grant/arkansas/104471/>



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PROPERTY DESCRIPTION

This is an **outstanding opportunity for commercial or residential development** in a highly desirable and growing area. Conveniently located with access off **Grant Road 10** and backing up directly to **Dollar General on Hwy 167**, this property offers both visibility and accessibility—key factors for any successful development.

With **up to 90 +/- acres available and only 43 +/- being offered at this price**, the possibilities here are endless. Whether you're looking to develop a commercial site, subdivide for residential use, or invest in land with strong future growth potential, this property checks all the boxes.

The land features a mix of **mature timber and open ground**, providing both natural beauty and flexibility in design. Multiple **excellent building sites** throughout the property make it easy to envision a wide range of uses.

Its proximity to Hwy 167 ensures **steady traffic flow and easy access**, making it especially attractive for businesses looking to establish or expand in a high-visibility location.

Properties with this kind of **location, size, and versatility** are hard to come by.

Don't miss your chance to invest in a tract with incredible potential.

Proudly Listed with **Mossy Oak Properties Selling Arkansas - Searcy Branch**, [501-203-4003](tel:501-203-4003) .

Listing Agent and Executive Broker, Logan Ingram, [501-388-5444](tel:501-388-5444) .

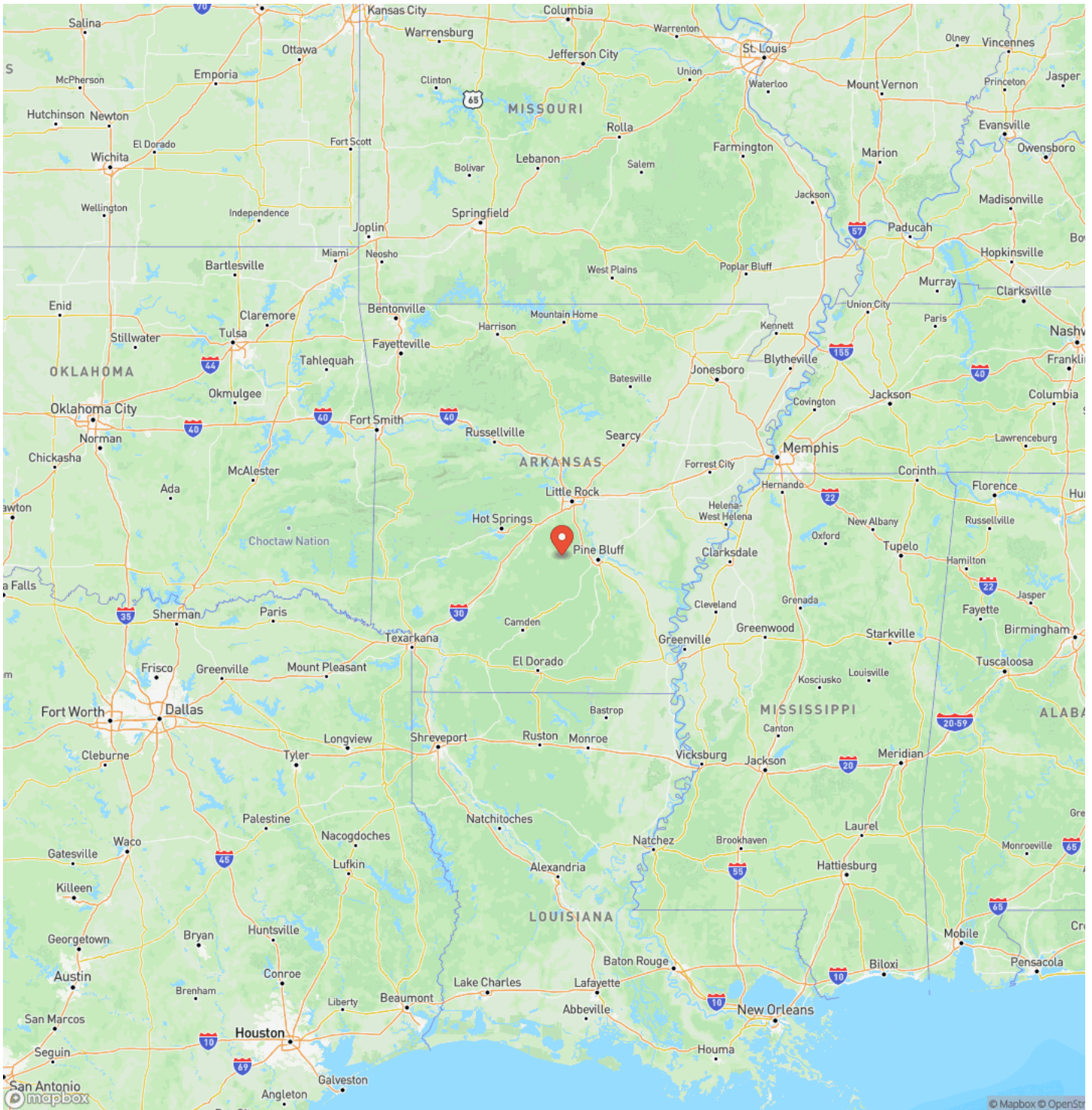
Equal Housing Opportunity. www.WeSellArkansas.com.



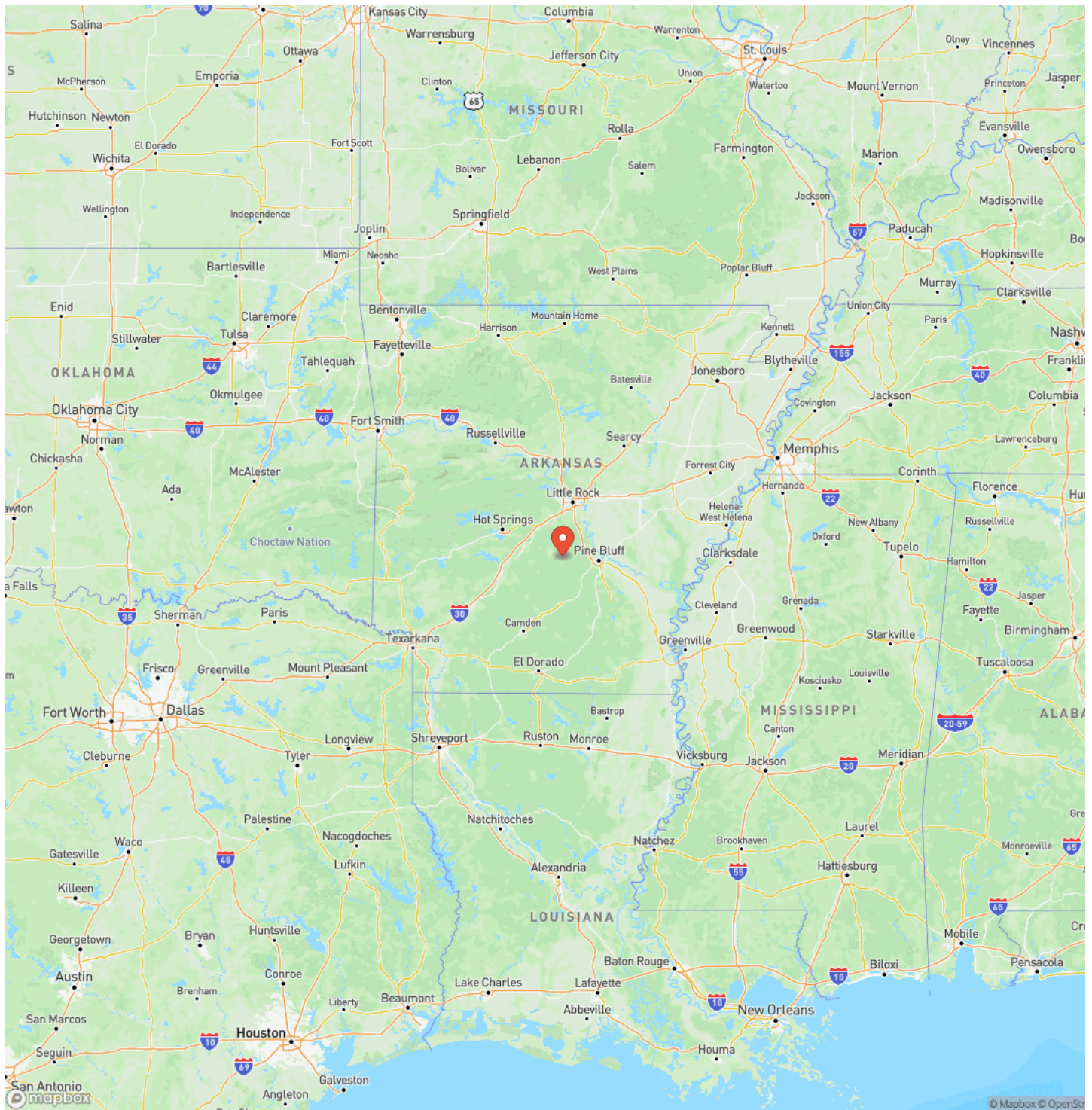
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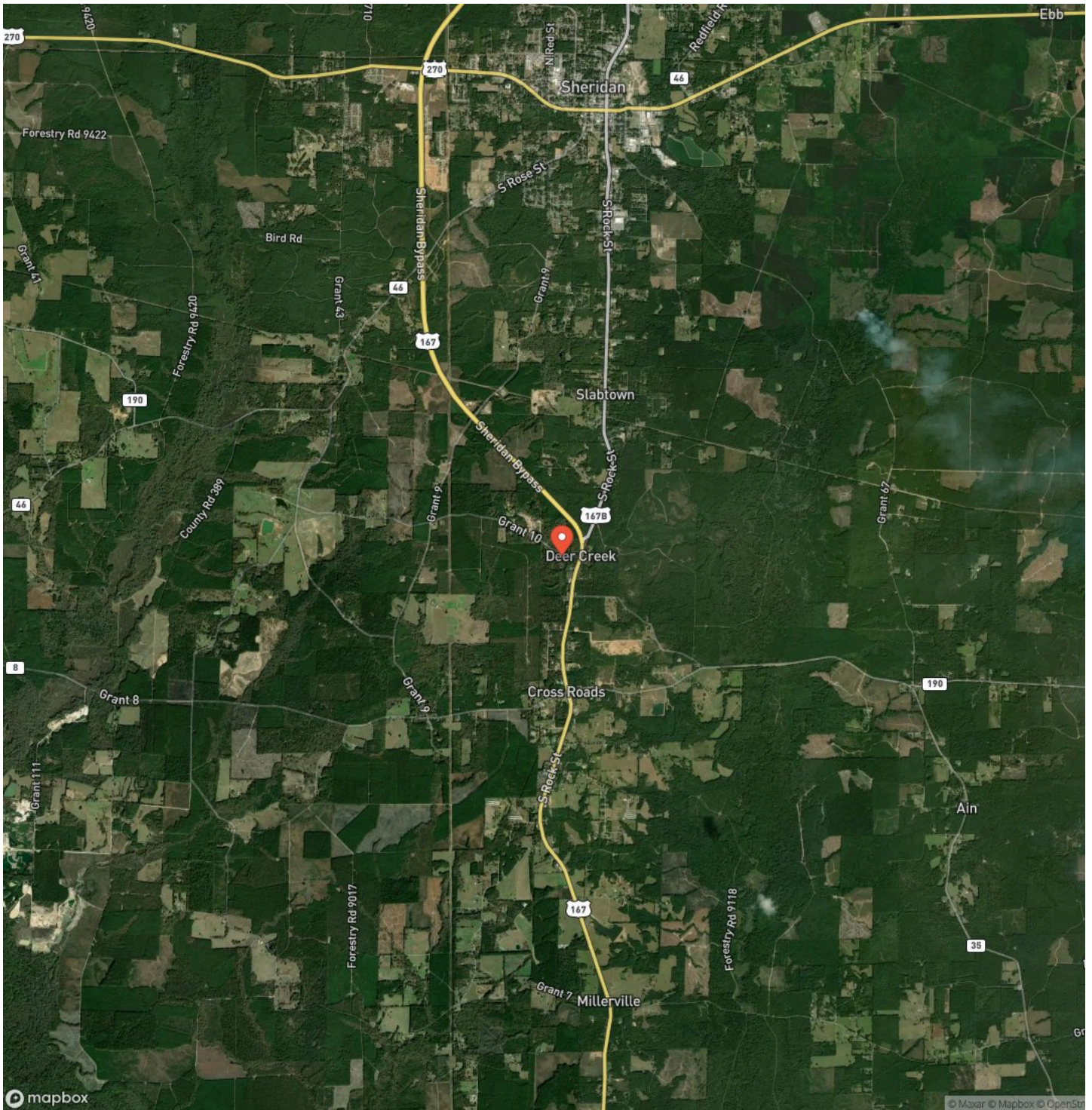
Locator Map



Locator Map



Satellite Map



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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.

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