

**Esquire Development 1**  
**Thompson Farm Road**  
**Mabelvale, AR 72013**

**\$520,500**  
**33.71± Acres**  
**Saline County**



## Esquire Development 1 Mabelvale, AR / Saline County

---

### **SUMMARY**

#### **Address**

Thompson Farm Road

#### **City, State Zip**

Mabelvale, AR 72013

#### **County**

Saline County

#### **Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

#### **Latitude / Longitude**

34.596311 / -92.405234

#### **Acreage**

33.71

#### **Price**

\$520,500

#### **Property Website**

<https://www.mossoakproperties.com/property/esquire-development-1/saline/arkansas/77628/>



## **PROPERTY DESCRIPTION**

### **Spectacular 33+ Acre Development Opportunity in Saline County, Arkansas**

Welcome to this sprawling 33+ acre property in the heart of Saline County, Arkansas—an exceptional canvas for development, recreation, or your dream rural retreat. This prime parcel offers endless possibilities with its combination of usable acreage, natural beauty, and convenient proximity to key amenities.

#### **Property Highlights:**

- **Ready for Development:** Zoned and ideal for subdivision development with beautiful wooded homesites, interior roads already in place, and perimeter and cross fencing.
- **Versatile Land Use:** Perfect for a rural homestead, cattle ranching, subdivision, timber harvesting, or a combination of all three. The property includes a large, spring-fed pond and 20 acres of mature timber ready for a new subdivision development.
- **Utilities Available:** With utilities easily accessible, including power from a new nearby substation, the site is ready for residential, commercial, or industrial development.
- **Private and Secluded:** Enjoy peaceful living or private development on a quiet, dead-end road, ensuring privacy and serenity.
- **Access and Proximity:** Located just 10 minutes from I-30, and 15 minutes from the Bass Pro Shops and Gateway Town Center, offering shopping, dining, and entertainment. Quick access to I-430 and I-630 allows easy commutes to Little Rock and surrounding areas.

#### **Development Potential:**

This land is primed for residential development with easy access to utilities, beautiful homesites, and proximity to both urban amenities and scenic rural living. Whether you're a savvy investor, a gentleman rancher, or a commercial developer, this property offers the flexibility and infrastructure needed to turn your vision into reality.

#### **Additional Features:**

- Spring-fed pond for livestock, irrigation, or recreational use
- Large, gently rolling fields and wooded acreage with abundant wildlife

**Investment Opportunity:** The recent addition of a nearby substation enhances the commercial development potential, providing reliable power and boosting opportunities for large-scale projects.

Don't miss out on this rare and highly sought-after acreage with boundless opportunities. **Schedule a tour today** to explore all this stunning property has to offer!

**Esquire Development 1**  
**Mabelvale, AR / Saline County**

---



## Locator Map

---



## Locator Map

---



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Michael Clayton

## Mobile

(870) 818-5418

## Office

(870) 807-6731

## Email

mclayton@mossyoakproperties.com

**Address**

819 Lakewood Road

## City / State / Zip

Camden, AR 71701

## NOTES

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**<https://moplandandhome.com/>**

## **DISCLAIMERS**

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), 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 is 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. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which spells out specifically selling brokerage commission source. Any offer of compensation from the seller are required to be in writing prior to any showing. Otherwise, the fee participation will be at the sole discretion of the seller. 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, nor for 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 its 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/>

---