

**Esquire Development 5**  
N Sardis Road  
Mabelvale, AR 72103

**\$1,150,000**  
81.33± Acres  
Saline County



**Esquire Development 5**  
**Mabelvale, AR / Saline County**

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**SUMMARY**

**Address**

N Sardis Road

**City, State Zip**

Mabelvale, AR 72103

**County**

Saline County

**Type**

Hunting Land, Recreational Land, Timberland, Undeveloped Land

**Latitude / Longitude**

34.587465 / -92.400301

**Acreage**

81.33

**Price**

\$1,150,000



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### PROPERTY DESCRIPTION

#### **Spectacular 81+ Acre Development Opportunity in Saline County, Arkansas**

Welcome to this sprawling 81+ 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 subdivision development, hunting, timber harvesting, or a combination of all three. The property includes interior roads and trails, food plots, a shooting house ready to hunt and multiple access points.
- **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 multiple lot residential development with easy access to utilities, beautiful wooded homesites, and proximity to both urban amenities and scenic rural living. Whether you're a savvy investor, builder, or a commercial developer, this property offers the flexibility and infrastructure needed to turn your vision into reality.

#### **Additional Features:**

- Interior roads and trails ready for a lot division
- Beautiful timbered hills and hollows accentuated by multiple public access points
- Large, gently rolling timbered hills with abundant wildlife

**Investment Opportunity:** This property is waiting for a savvy investor, residential developer or builder capable of taking advantage of this opportunity.

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!

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## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

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