

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 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!

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Locator Map



Locator Map



Satellite Map



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

