

**Esquire Development 4**  
Hoyt Lane  
Mabelvale, AR 72013

**\$805,000**  
60.49± Acres  
Saline County



**Esquire Development 4**  
**Mabelvale, AR / Saline County**

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**SUMMARY**

**Address**

Hoyt Lane

**City, State Zip**

Mabelvale, AR 72013

**County**

Saline County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Horse Property

**Latitude / Longitude**

34.585643 / -92.412781

**Acreage**

60.49

**Price**

\$805,000

**Property Website**

<https://www.mossoakproperties.com/property/esquire-development-4/saline/arkansas/77407/>



## Esquire Development 4 Mabelvale, AR / Saline County

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### PROPERTY DESCRIPTION

#### **Spectacular 60+ Acre Development Opportunity in Saline County, Arkansas**

Welcome to this sprawling 60+ 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:** With breathtaking scenic views and expansive privacy, this tract is ideal for subdivision development or a single expansive rural homesite. Perimeter fencing make it livestock ready.
- **Versatile Land Use:** Perfect for a rural homestead, cattle ranching, commercial development, or a combination of all three. The property includes a large, spring-fed lake and beautiful rolling hills.
- **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 or commercial 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 lake for livestock, irrigation, or recreational use
- Large, gently rolling fields 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 4  
Mabelvale, AR / Saline County



## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

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