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Easement to dog park behind property

6 ACRES

NEW PRICE

Was listed at:

~~\$1,030,000~~

Now listed at:

\$850,000



1496 Viney Grove Road, Prairie Grove, AR 72753 • Listed at \$1,030,000



DESCRIPTION:

This isn't just a 6-acre lot; it is an entitled project designed to bypass the traditional 12-18 month "red tape" phase of land development.

- Entitlements: Includes a Certificate of Preliminary Approval for 38 units.
- Infrastructure: Public water and sewer are already onsite and ready for tap-in.
- Unit Mix: 6 Single-Family Lots + 8 Fourplexes (32 multi-family units).
- New Acquisition Cost: With a \$850k entry, this property offers a competitive basis that justifies a premium 'Build-to-Rent' model. The margins per door ensure a strong yield-on-cost for long-term hold or immediate residential play.



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