

**DEVELOPMENT SALE**

# Pallisades Subdivision

**PALLISADES DRIVE**

Bigelow , AR 72016

**PRESENTED BY:**

**NATHAN HUTCHINS**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$868,230
LOT SIZE:	157.86 Acres
TOTAL LOTS:	13
UTILITIES TO ALL SITE	Electrical and Water

PROPERTY DESCRIPTION

Fully platted and subdivided development, ideal for a builder or developer. All utilities—including electric and gas—are in place at each lot. Street bases have already been installed and are ready for final surfacing. Every lot offers scenic vista views, with select lots featuring Arkansas River views. The property is being sold as a complete package and requires only minimal finalization to bring the project to completion.

PROPERTY HIGHLIGHTS

- Prime location within the desirable Bigelow area
- Generous land size for potential residential development
- Scenic views and natural surroundings
- Proximity to essential amenities and services
- Potential for custom residential community
- Favorable zoning regulations for residential use

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**ADDITIONAL PHOTOS (LOT NUMBERS 20,19,17,16,15,14,13,11,10,9,8,7,4)**



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TOTAL LOTS WITH DEVELOPMENT

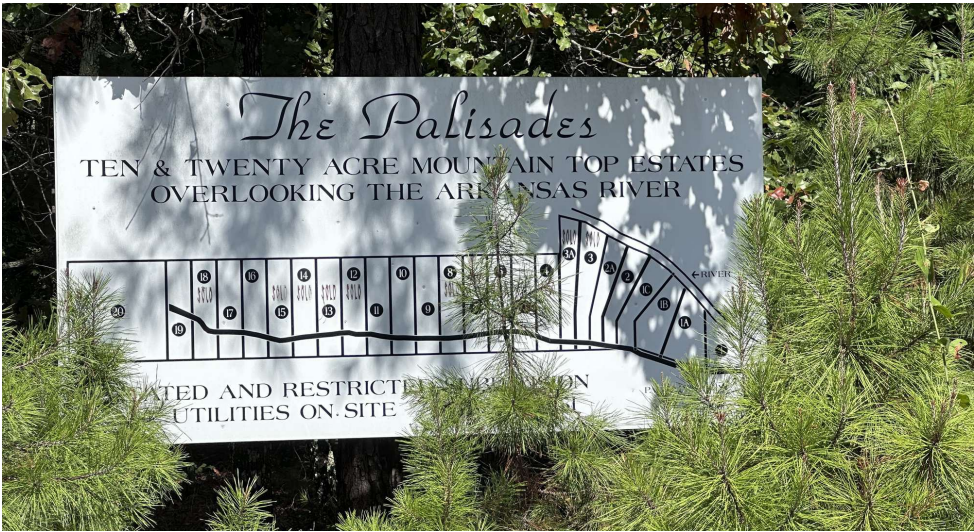
# OF LOTS 13 | TOTAL LOT SIZE 9.78 - 39.35 ACRES | COMPLETE DEVELOPMENT | BEST USE RESEDENTIAL DEVELOPMENT

STATUS	LOT #	SUB-TYPE	SIZE
Available	4	Residential	9.95 Acres
Available	7	Residential	9.94 Acres
Available	8	Residential	9.93 Acres
Available	9	Retail	9.93 Acres
Available	10	Residential	9.93 Acres
Available	11	Residential	9.93 Acres
Available	13	Residential	9.83 Acres
Available	16	Residential	9.8 Acres
Available	17	Residential	9.8 Acres
Available	19	Residential	9.78 Acres
Available	20	Residential	39.35 Acres

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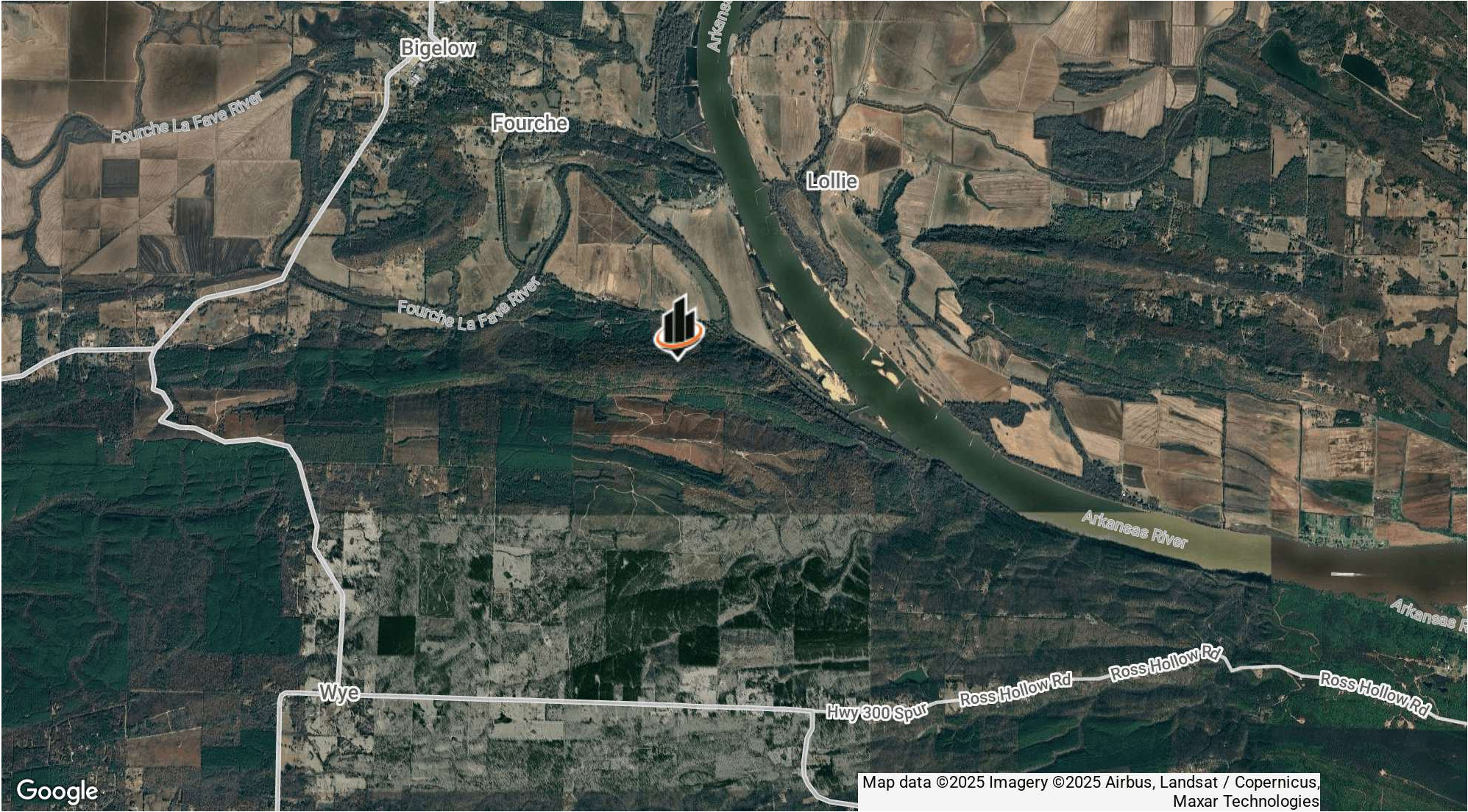
ADDITIONAL PHOTOS



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LOCATION MAP



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