



FOR SALE

**3.38 ACRES ±
DEVELOPMENT PROPERTY**

FILES ROAD | HOT SPRINGS, AR

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

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PROPERTY INFORMATION

±3.38 acres of residential development land located just off Files Road in Hot Springs, Arkansas. Centrally positioned between Central Avenue and the Bypass, this property offers excellent accessibility while maintaining a sense of privacy that is increasingly hard to find.

The site is undeveloped with utilities nearby and is accessed via an easement from Files Road, with potential for an additional easement to Abbott Road. Tucked behind a larger ±15-acre tract with a pond, the setting provides a quiet, secluded feel—ideal for a thoughtfully planned residential development.

Enjoy the best of both worlds: close proximity to Hot Springs' primary corridors, amenities, and services, while remaining discreetly set back from the main roadways. A rare opportunity to develop in a central location without sacrificing privacy.

> SALE PRICE	\$285,000	> ZONING	RESIDENTIAL
> LOT SIZE	3.38 ACRES ±	> UTILITIES	NEARBY



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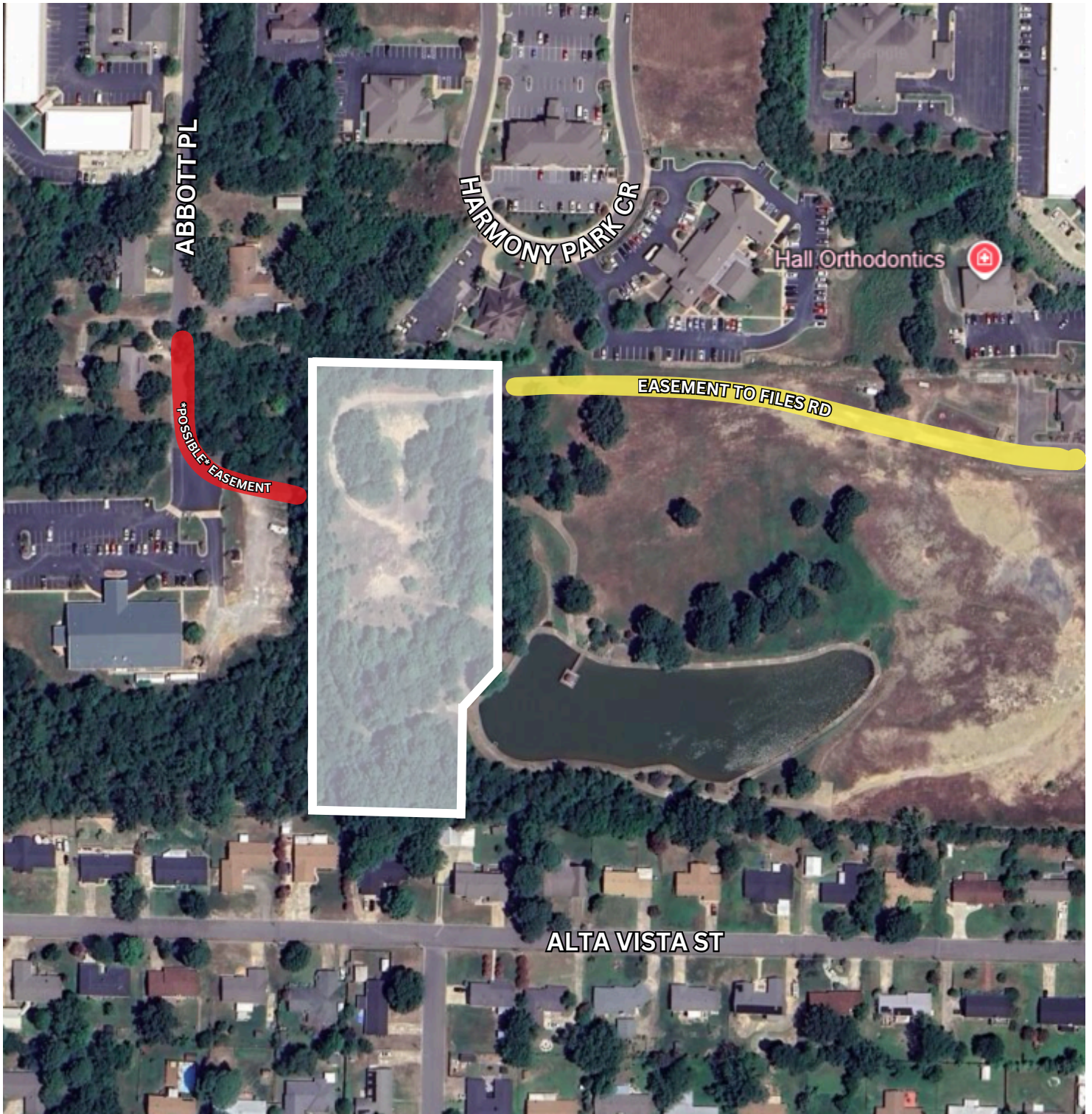
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