

Letitia Lane - Greenland Acreage

North Letitia Avenue, Fayetteville, Arkansas 72701

David Hill
479-879-1476
david.hill@saundersrealestate.com
AR #SA00096860

PROPERTY OVERVIEW



Sale Price

\$1,500,000

Offering Summary

Acreage:	79.7 Acres
Price / Acre:	\$18,821
State:	Arkansas
City:	Fayetteville
County:	Washington
Property Type:	Development Land Acreage and Estates Hunting and Recreational Land

Property Overview

This 79.70 ± acre tract offers a well-located and versatile opportunity just south of Fayetteville in the path of continued growth. With access to I-49 less than a mile away and utilities nearby, the property sits in a transitional zone between rural acreage and emerging residential development.

Gently sloping topography, a mix of open and wooded areas, and multiple potential homesites make the land suitable for a variety of uses—including residential development, recreational retreat, or long-term investment. While sewer and water are within a third of a mile, connection will require further planning and due diligence. Access will also need to be established via an easement across the adjoining 40-acre tract to the south, which is owned by the same family but not part of this sale.

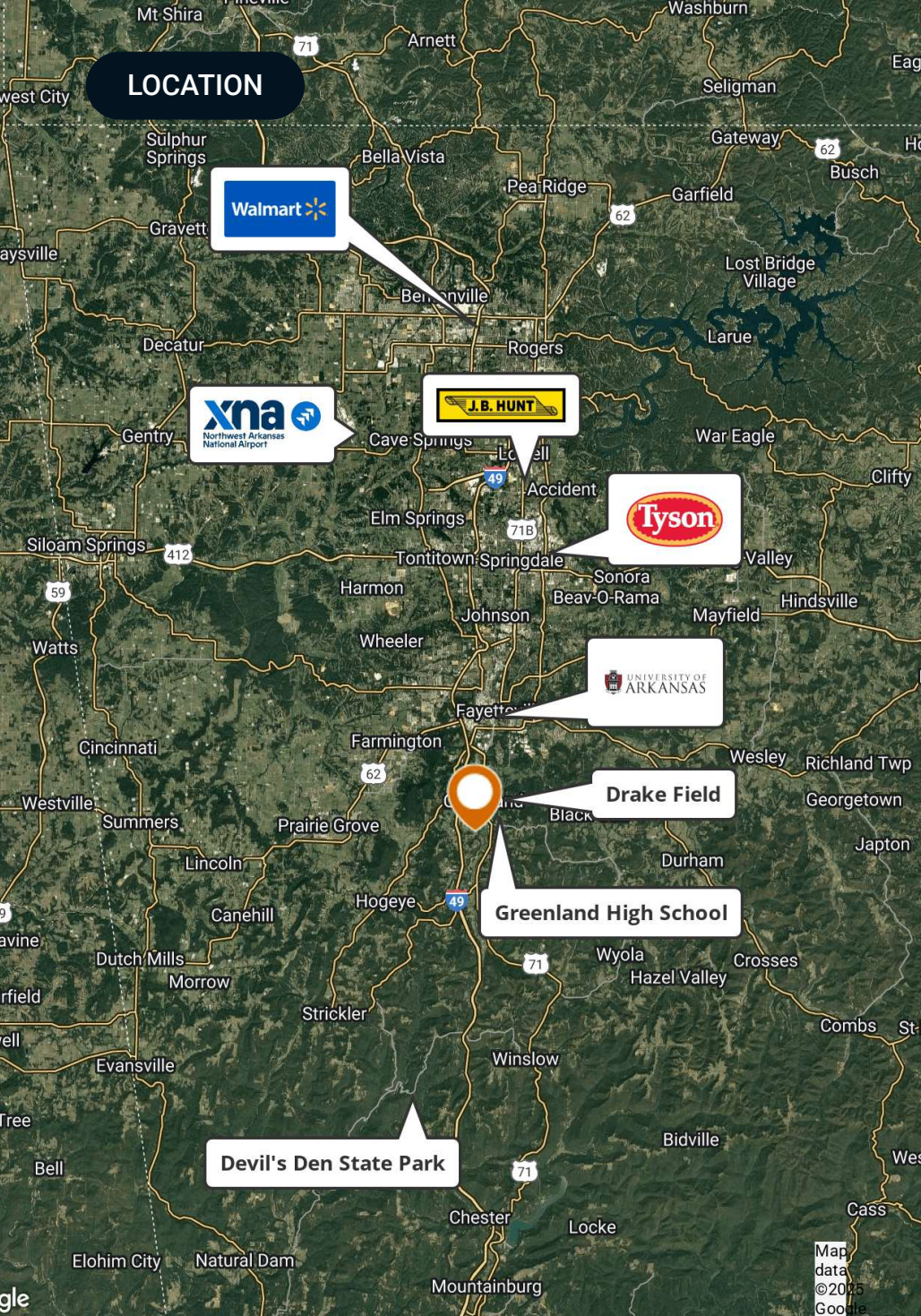
This offering provides scale, location, and flexibility in an area where large tracts with proximity to infrastructure are becoming increasingly difficult to find.

PROPERTY HIGHLIGHTS



Property Highlights

- 79.70 ± acres in southern Washington County, just 6 miles south of Fayetteville
- Located 0.51 miles east of I-49 and 0.44 miles west of Highway 71 and Drake Field Airport
- Gently rolling topography with approximately 145 feet of elevation change
- Zoned Agricultural with potential for future residential development
- Nearest water line located 0.13 miles from the northern border
- Sewer lines located 0.27–0.34 miles from property; buyer due diligence required
- Access easement to be recorded across adjacent 40-acre tract (not included in sale)
- Scenic mix of open areas and wooded sections
- Suitable for recreational use, estate lots, or long-term investment



Location & Driving Directions

Parcel: 775-17793-150

GPS: 35.9964844, -94.1823115

Driving Directions: Call agent David Hill 479-879-1476

Showing Instructions: Call agent David Hill 479-879-1476 to show.

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Aerial

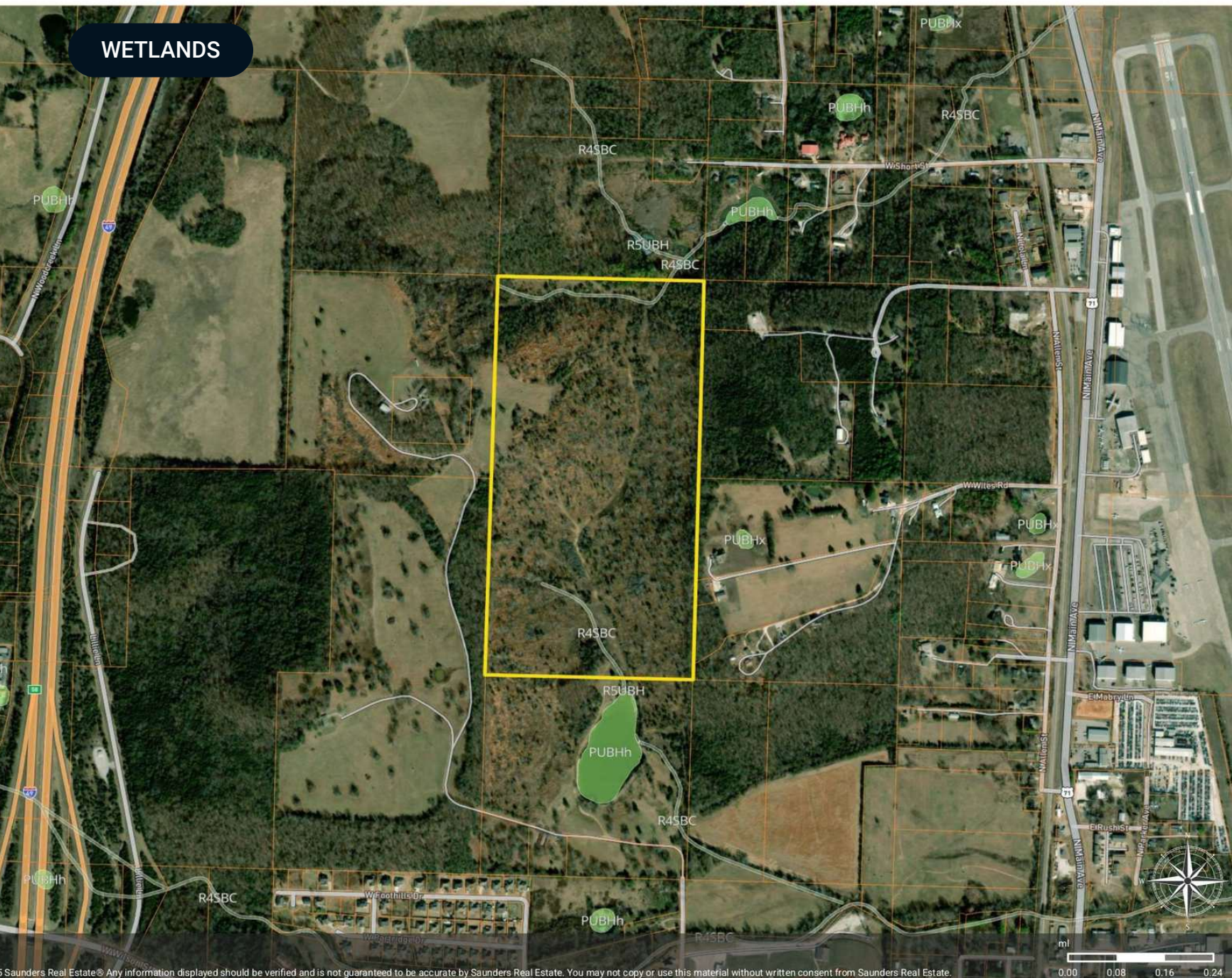
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WETLANDS

Wetlands NWI

- Line
- ▭ Parcel
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

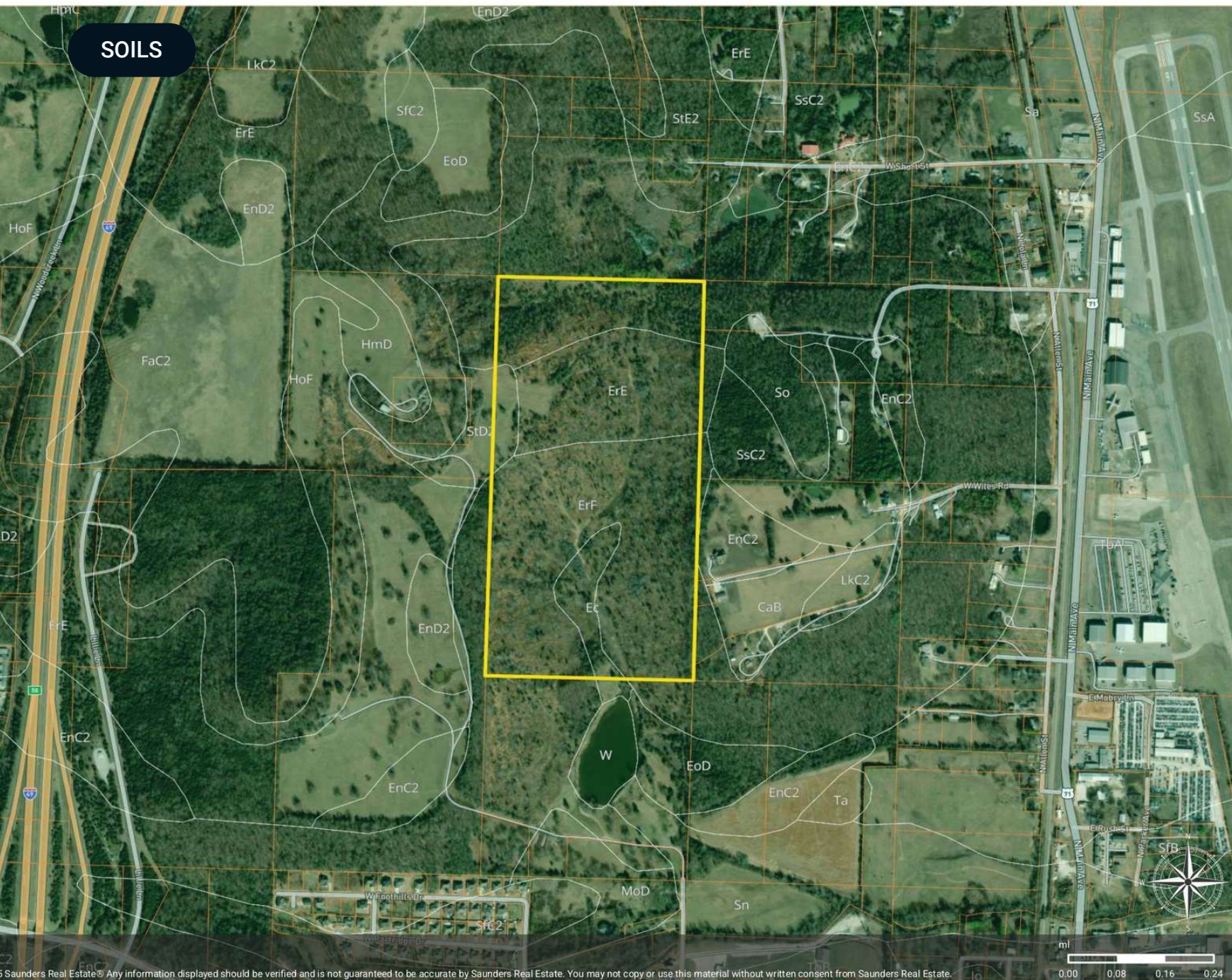


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SOILS

Soils

- Line
- Parcel
- Soils



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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



David Hill

Regional Managing Director

david.hill@saundersrealestate.com

Direct: **479-582-4113** | Cell: **479-879-1476**

AR #SA00096860

Professional Background

David Hill is the Regional Managing Director and Land Advisor at Saunders Real Estate in Fayetteville, Arkansas, where he leads the firm's efforts across the entire state.

With over a decade of experience in sales and business development, David brings a strategic and client-focused approach to land brokerage. Before transitioning into real estate, he spent three years selling oil and gas equipment, and later helped launch and grow a recruiting agency, scaling the team from four to more than seventy employees.

David works closely with landowners, investors, and developers to source opportunities that fit their unique goals. He values long-term relationships over transactions and has built a strong network of clients who trust his guidance and local expertise.

A University of Arkansas graduate, David earned a Marketing degree from the Sam M. Walton College of Business. He was an active member of the Omega Omega chapter of Sigma Chi, where he built friendships and connections that continue to shape his personal and professional life.

David's faith is central to everything he does, and he brings those values into his work and relationships. He lives in Fayetteville with his wife, Alex, their daughter, Halle, and their bird dog, Tess. When he's not working, he enjoys golfing, hunting, fishing, and spending time with his family.

David specializes in:

- Row Crop Farmland
- Residential Development Land
- Transitional Development Land
- Cattle Ranches
- Recreational & Hunting Properties
- Timberland
- Poultry Farms



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