

Foxcroft Hideout

3811 Foxcroft Rd, Little Rock, Arkansas 72277

Chance Creighton
870-377-0257
chance@saundersrealestate.com

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

PROPERTY OVERVIEW



Sale Price

\$5,000,000

Offering Summary

Acreage:	31.55 ± Acres
Price / Acre:	\$158,478
State:	Arkansas
City:	Little Rock
County:	Pulaski
Property Type:	Development Land, Acreage and Estates

Property Overview

Foxcroft Hideout in Little Rock, Arkansas offers 31.55 ± acres in one of the city's established residential corridors. Located off Foxcroft Road, the property provides privacy & seclusion with room to roam just minutes from schools, shopping, and dining in Midtown and West Little Rock.

The land sits adjacent to the River Ridge Property Owners Association, an area known for wooded lots and quiet streets. The property itself is primarily wooded with slopes and natural drainage flowing toward the Arkansas River, providing a mix of open areas and mature timber. Despite rolling topography, there remains multiple potential building areas throughout the site.

A 2,385 SF home is located on the property, offering immediate residential use or potential for updates to suit buyer preferences.

Zoned R-2, the parcel offers flexibility for buyers, whether for a luxury estate, use of the existing home, or an estate lot residential development subject to city approval. City water mains run through the center of the property and along the western boundary, and city sewer lines are also present on the site.

Foxcroft Hideout combines the accessibility of Little Rock with the seclusion of a wooded parcel, offering a rare opportunity to acquire a large tract with an existing home within the city limits.

SPECIFICATIONS & FEATURES

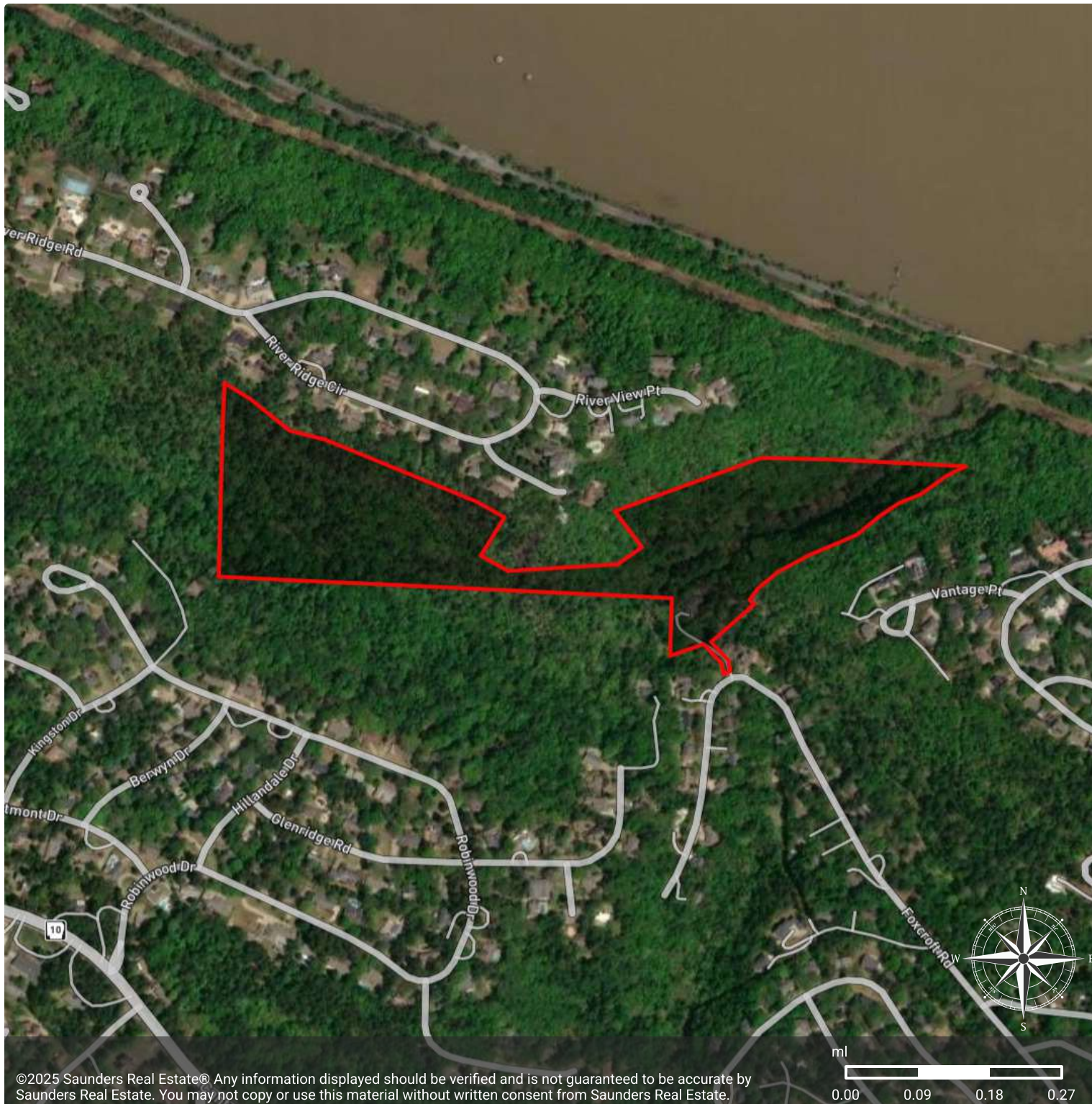


Specifications & Features

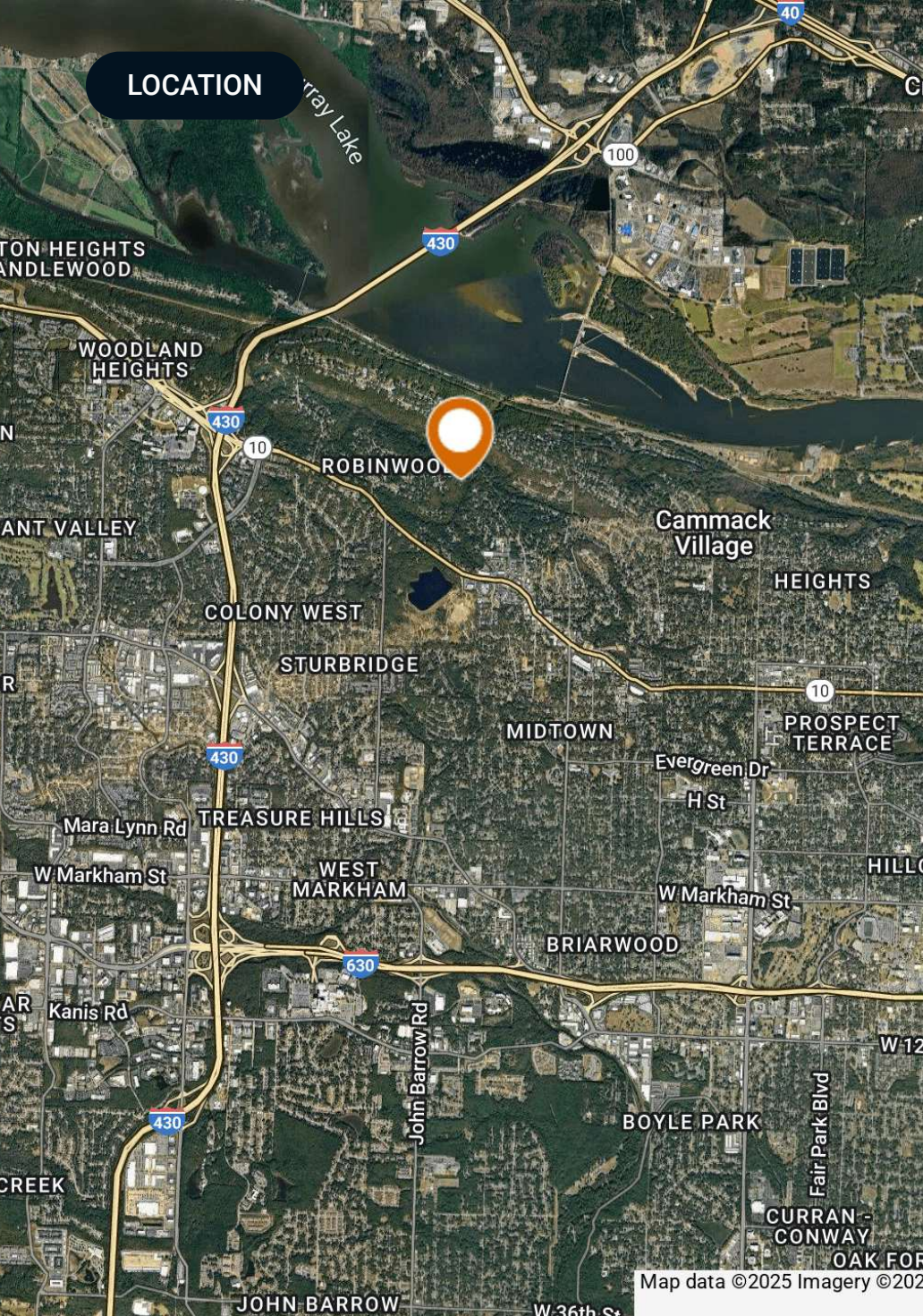
Uplands / Wetlands:	30.52 Upland Acres
Soil Types:	Carnasaw Urban Land Complex
Taxes & Tax Year:	2024 - \$5,370.87
Water Source & Utilities:	City of Little Rock
Land Cover:	Deciduous Forest - 19 acres (59.7%) Mixed Forest - 6.6 acres (20.9%) Evergreen Forest - 4.8 acres (15.1%) Woody Wetlands - 0.7 acres (2.2%) Other - 0.7 acres (2.2%)
Structures & Year Built:	2385 SF House Built In 2000

Foxcroft Hideout

 Polygon



LOCATION



Location & Driving Directions

Parcel: 43L0400001603 43L0400001600
43L0400001605

GPS: 34.7876696, -92.368489

Driving
Directions:

- From Cantrell Road, turn north onto Foxcroft Road for 0.9 miles
- Property is located on the north side of Foxcroft at the bend in the road.

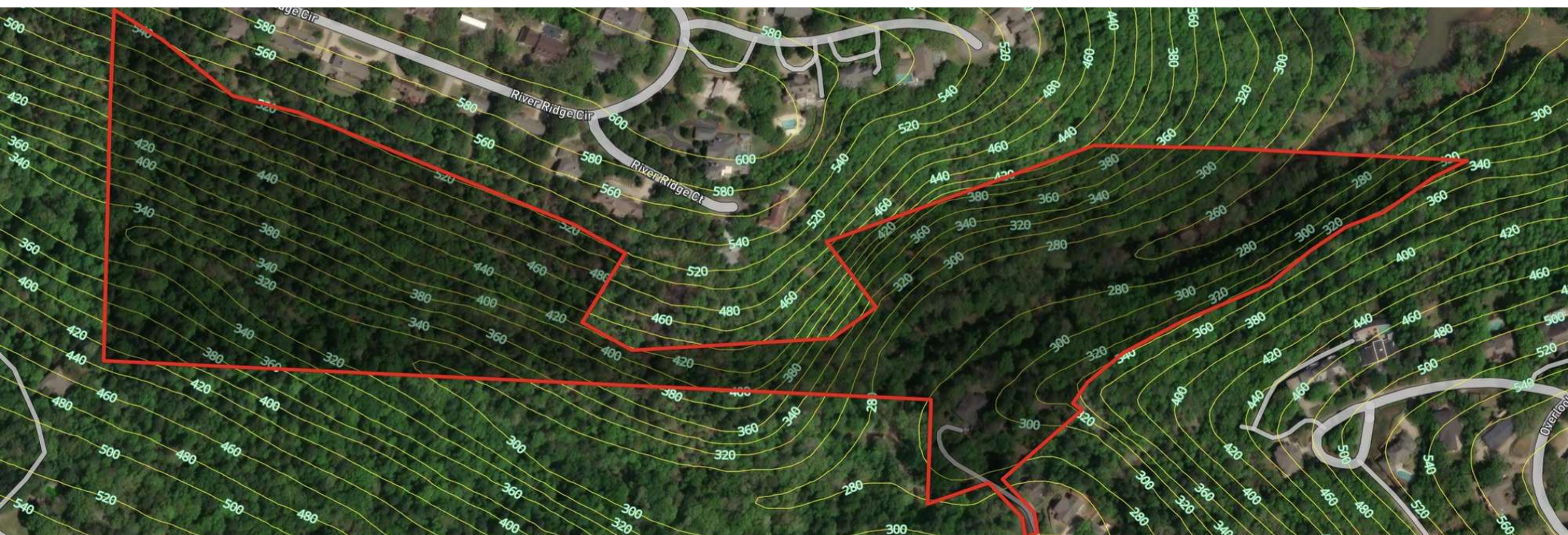
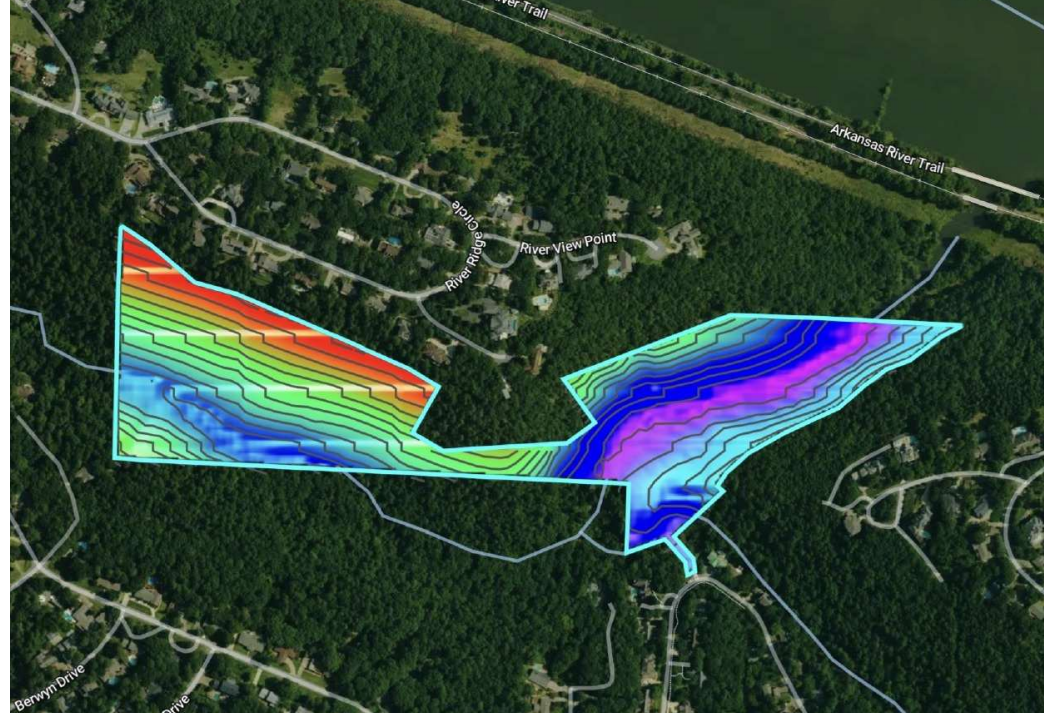
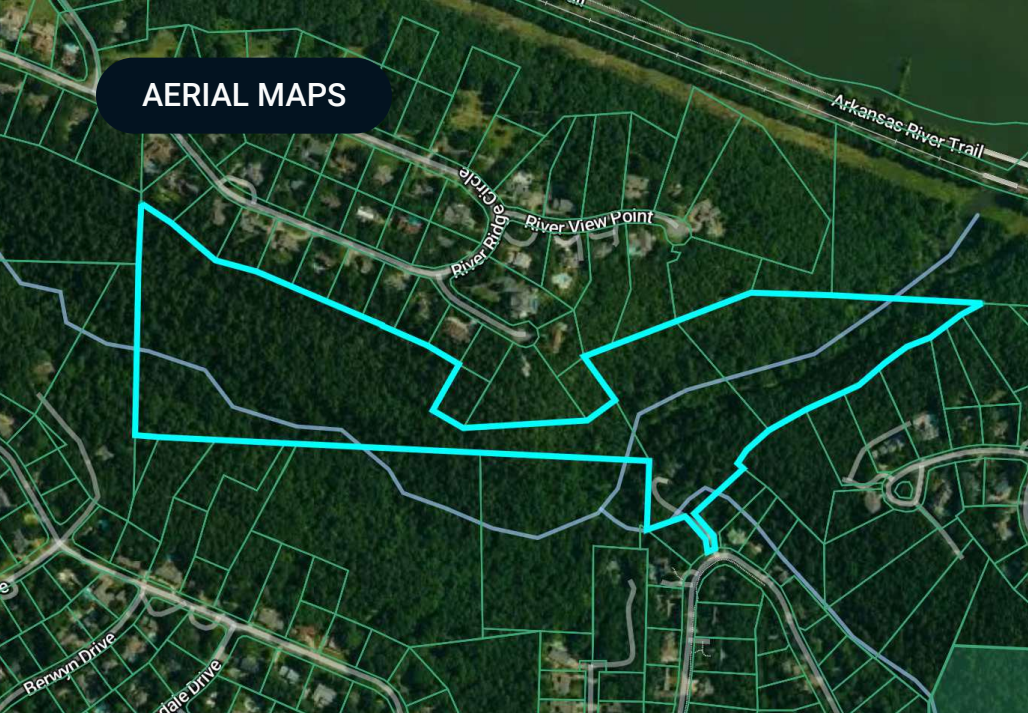
Showing
Instructions:

For showing, call Chance Creighton:
870-377-0257

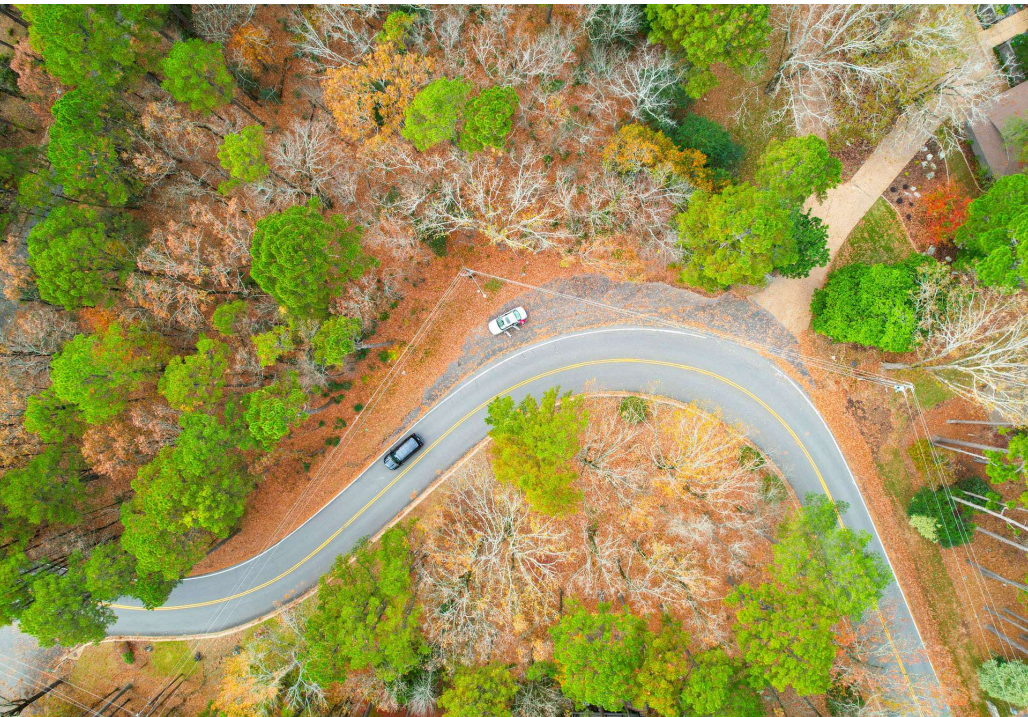
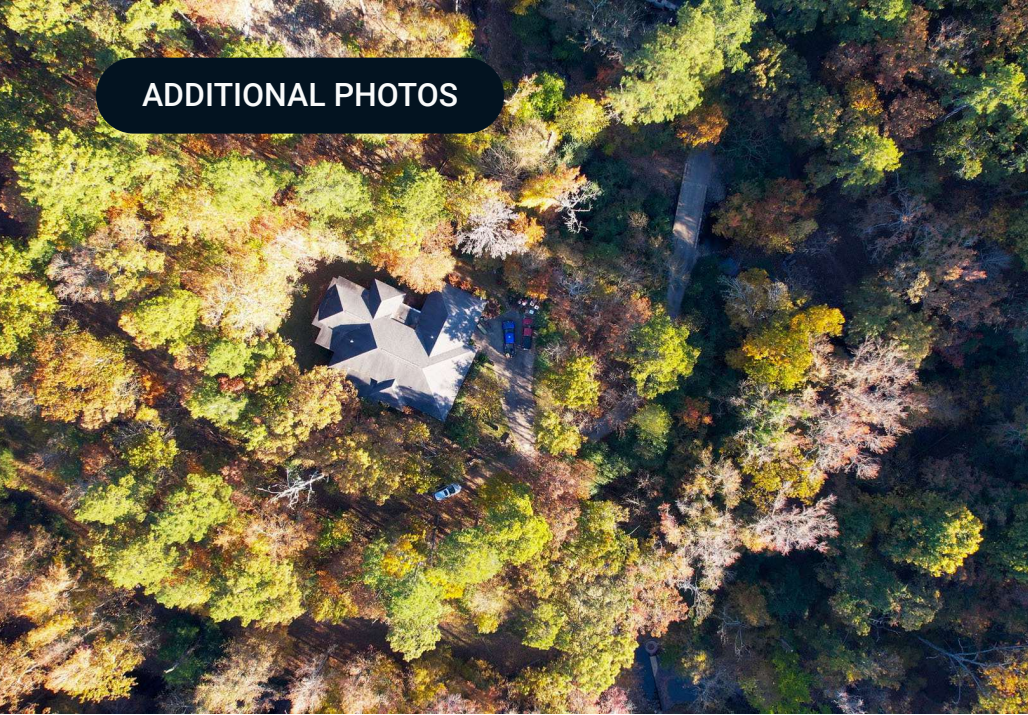
AERIAL PHOTOS



AERIAL MAPS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Chance Creighton

Advisor

chance@saundersrealestate.com

Direct: **877-518-5263 x310** | Cell: **870-377-0257**

Professional Background

Chance Creighton is an Advisor at Saunders Real Estate.

Chance works with buyers and sellers in the Central, Delta, and Grand Prairie regions of Arkansas. He specializes in agricultural, recreational, and hunting properties, helping clients navigate land transactions with a practical, land first perspective.

With over 12 years of experience in the agriculture industry, Chance has worked in precision ag and ag technology, leading sales teams and building customer relationships across the U.S. and Canada. His professional background provides a strong foundation for evaluating rural properties, understanding farm operations, and guiding landowners through both investment and sales decisions.

A lifelong outdoorsman, Chance has spent countless days in the field hunting, fishing, and enjoying the natural beauty of Arkansas. He brings that experience into his work, offering insight into wildlife management, land features, habitat potential, and how a property might serve recreational needs for generations to come.

He earned his degree from the University of Arkansas and is a proud member of Sigma Chi fraternity. That time shaped his values and gave him a strong network within the state's land and agricultural communities.

Today, he lives in Little Rock with his wife, Erin, their two-year-old son, Tyler, and their hunting dog, Ellie. When he's not working with clients or hunting, he's focused on time with family and being an active part of his church community.

Faith plays a central role in his life, and he is a committed member of St. James United Methodist Church, where he participates in worship, service, and fellowship with others in the Little Rock area.

Chance specializes in:

- Farms & Cropland
- Hunting & Recreation

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



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com