Lake Village Highway 65 Tract

Highway 65, Lake Village, Arkansas 71635

Chance Creighton
870-377-0257
chance@saundersrealestate.com
AR #SA00099056

Sale Price $150,000

Property Summary

Acreage:	3 Acres
Price / Acre:	$50,000
State:	Arkansas
City:	Lake Village
County:	Chicot
Property Type:	Development Land

Property Overview

Positioned along the west side of U.S. Highway 65 at the northern entrance to Lake Village, AR, this approximately 3-acre undeveloped tract offers excellent visibility along one of the area's primary transportation corridors. The property provides convenient access to downtown Lake Village, local businesses, Lake Chicot, and the U.S. Highway 82 corridor.

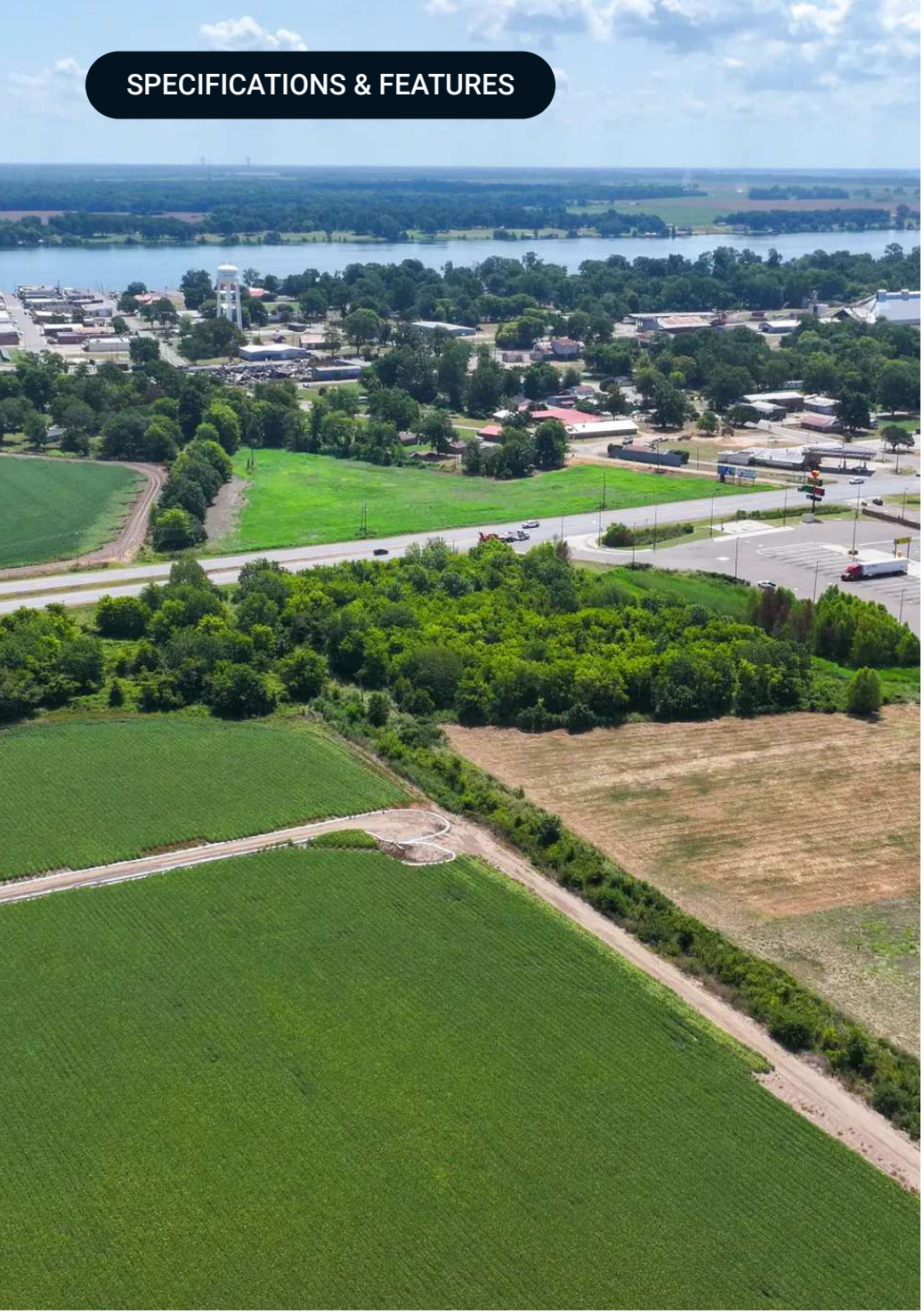
Its location at a main gateway into the community makes the tract well suited for commercial development, a service-based business, retail, office use, or long-term investment. With highway frontage, strong exposure, and close proximity to established development, the property offers buyers the opportunity to secure a highly visible site in the Lake Village market. Any proposed use is subject to zoning, utility availability, and applicable governmental approvals.

Location Description

The property is located along the west side of U.S. Highway 65 at the northern entrance to Lake Village, Arkansas. This approximately 3-acre undeveloped lot offers a highly visible location along one of the primary transportation corridors serving Lake Village and southeastern Arkansas. The property provides convenient access to downtown Lake Village, Lake Chicot, local businesses, and the U.S. Highway 82 corridor. Its position along Highway 65 places it within easy reach of McGehee and Pine Bluff to the north, as well as Eudora and the Louisiana state line to the south.

Property Highlights

- Highway 65 frontage
- Prime retail-pad location
- High traffic visibility
- Ideal for land development
- Strategic commercial investment
- Excellent exposure opportunity
- Desirable Lake Village area
- Ready for retail development
- Prominent commercial site
- Attractive investment potential



Specifications & Features

Road Frontage:	Hwy 65
Nearest Point of Interest:	Love's Travel Stop
Current Use:	Vacant Land
Survey or Site Testing Reports:	Contact agent

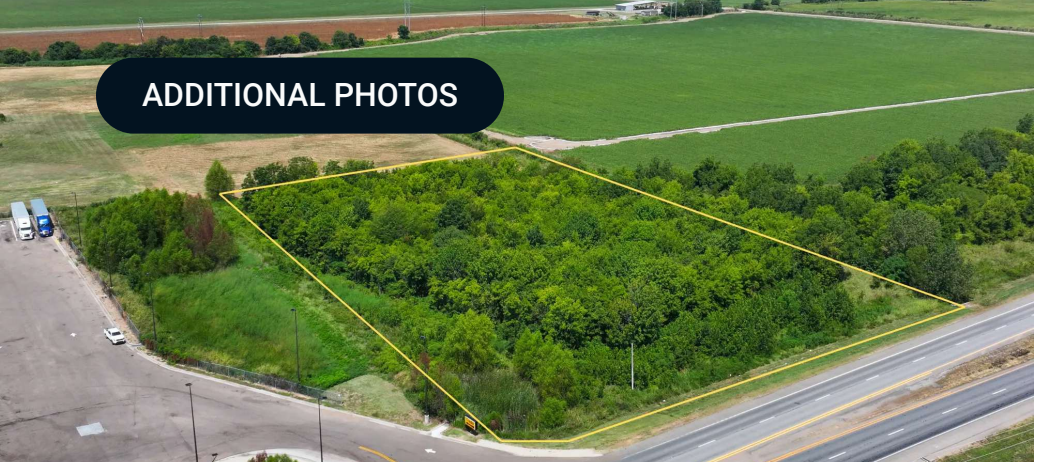
Location & Driving Directions

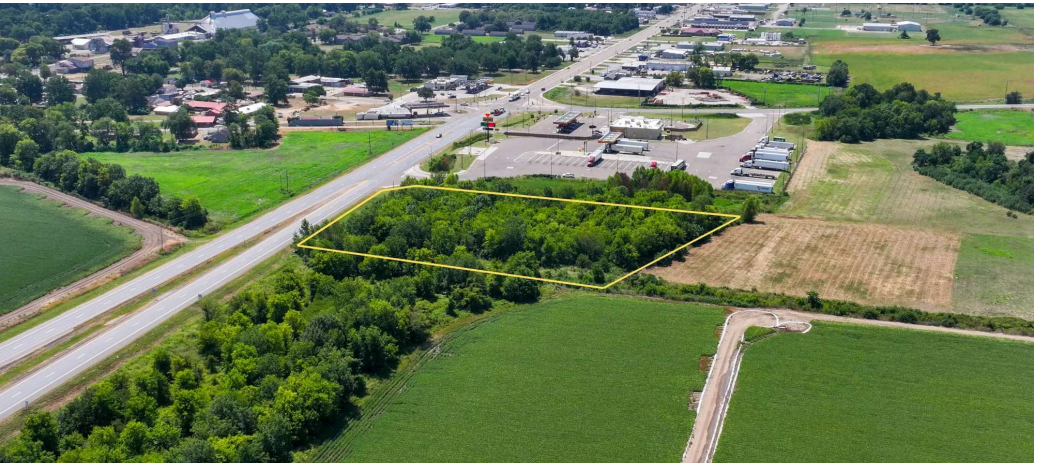
Parcel:	Portion of 010-02207-000
GPS:	33.33235, -91.29248
Driving Directions:	Adjoins north side of Love's on Hwy 65
Showing Instructions:	Call Chance Creighton 870-377-0257

OUTLINE MAP

Loves Travel Stops &
Country Store INC
Loves Travel Stops &
Country Stores INC

ADDITIONAL PHOTOS





Chance Creighton

Advisor

chance@saundersrealestate.com
Direct: **877-518-5263 x310** | Cell: **870-377-0257**

AR #SA00099056

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

SAUNDERS REAL ESTATE

SAUNDERS LAND

SAUNDERS COMMERCIAL

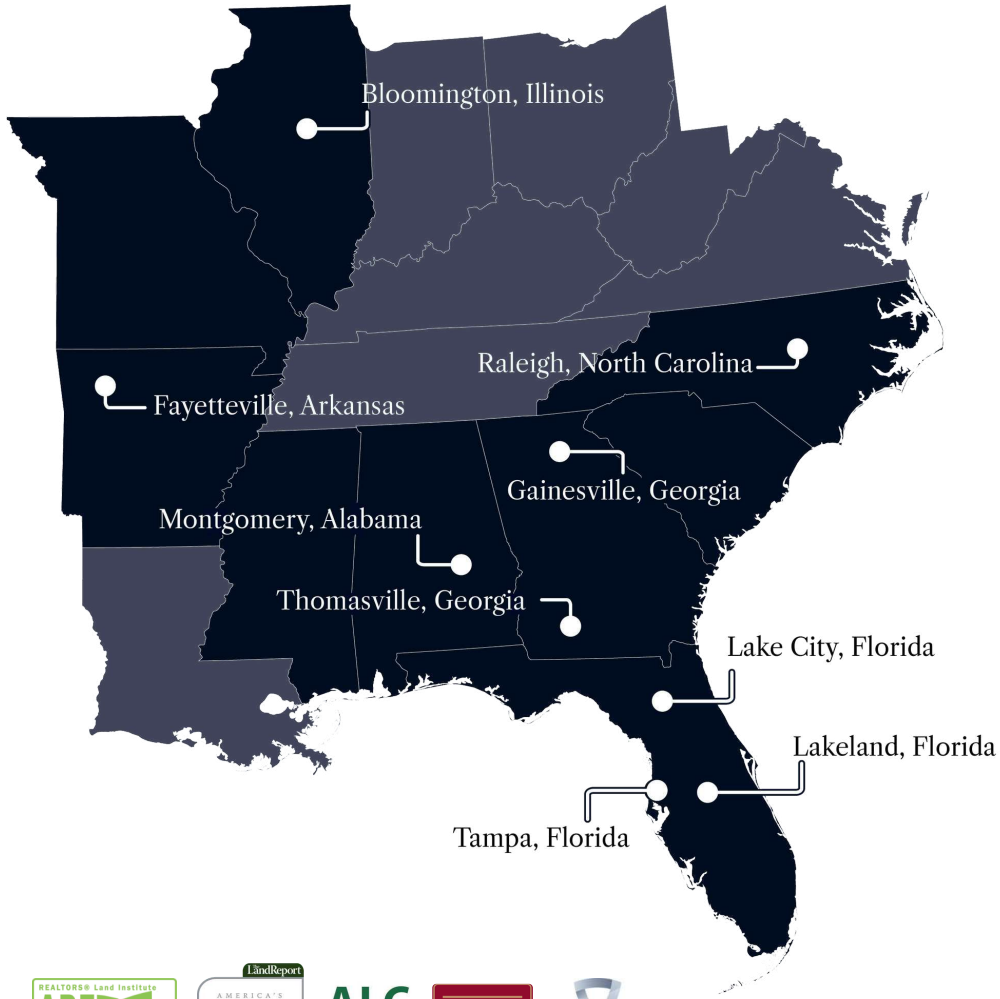
SAUNDERS AUCTIONS

SAUNDERS VALUATIONS

877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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.



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL\ WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.