



Danville Residential Development Land

Peeler Gap Road, Danville, Arkansas 72833

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AR #SA00096860

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AR #EB00066205

Sale Price

\$127,380

Offering Summary

Acreage:	11.58 Acres
Price / Acre:	\$11,000
State:	Arkansas
City:	Danville
County:	Yell
Property Type:	Development Land

Property Overview

This 11.58-acre tract inside the city limits of Danville offers a rare combination of scale, access, and setting for residential development. A dedicated road already runs east–west through the property, providing the framework for a future subdivision layout. The land rises gradually from west to east, creating elevated homesites with long views over the city while still being only minutes from schools, services, and employers.

Bordered by Ouachita National Forest to the south and city-owned property to the east, the tract benefits from permanent green space and natural buffers that enhance long-term value for estate-style lots. With Wayne-Sanderson Farms' new \$43 million feed mill less than a mile away and a growing need for housing tied to the area's largest employers, the location supports both immediate development and longer-term investment. At \$11,000 per acre, this property represents a strong entry point into a market positioned for steady residential growth.

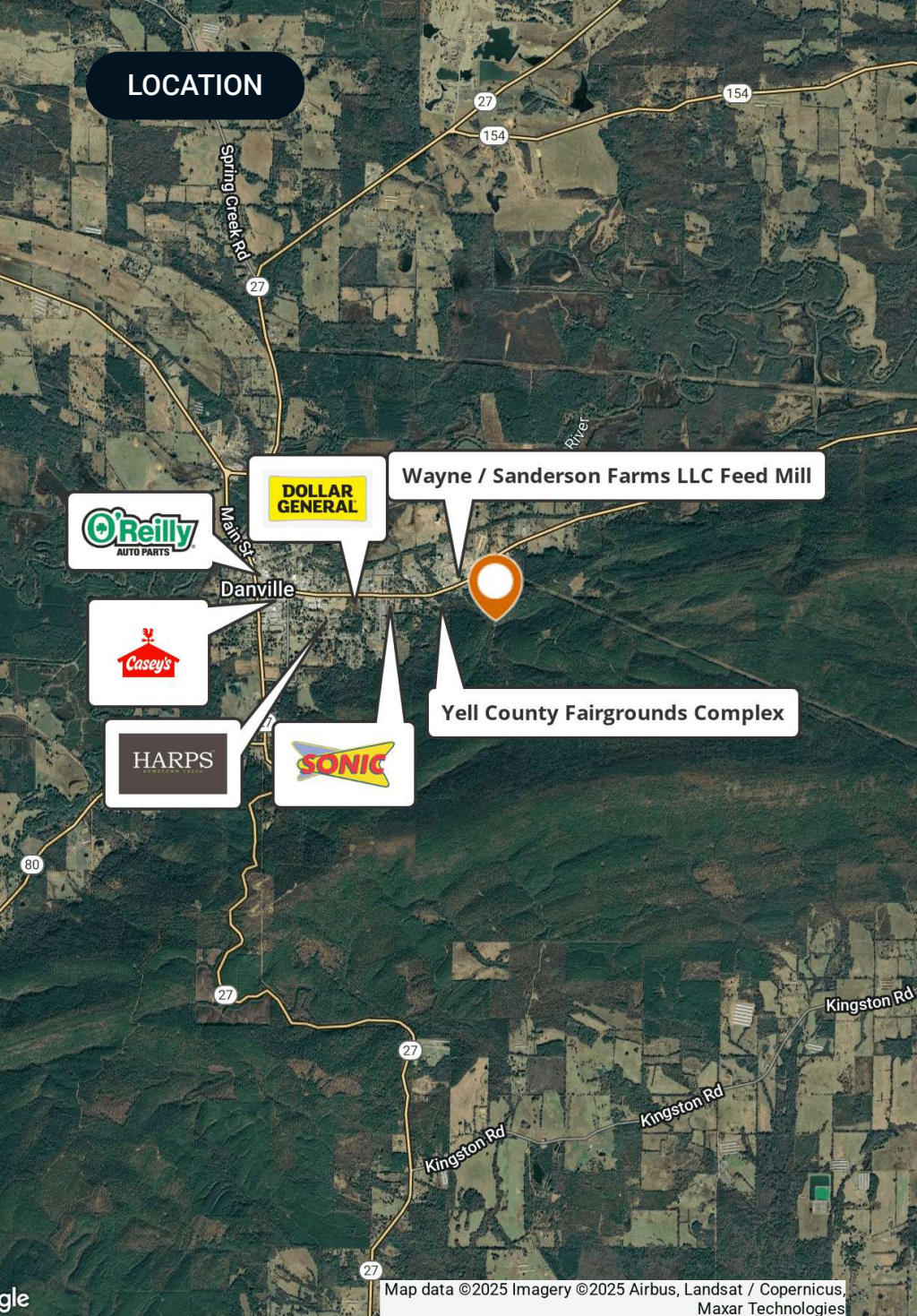
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Soil Types:	100% Carnasaw–Sherless–Clebit
Taxes & Tax Year:	\$219.22 - 2024
Zoning / FLU:	N/A
Water Source & Utilities:	City of Danville
Road Frontage:	1,319' along Peeler Gap Road
Nearest Point of Interest:	Sanderson Farms Feed Mill - 0.5 miles Yell County Fairgrounds Complex - 0.5 miles City of Dardanelle - 22 miles
Current Use:	Residential – Vacant Land
Land Cover:	Evergreen Forest – 34.2% Deciduous Forest – 28.6% Mixed Forest – 20.7% Open Space – 15.5%

LOCATION



Location & Driving Directions

Parcel: 701-00683-000

GPS: 35.054468, -93.365854

Driving Directions:

From the intersection of Hwy 10 and Hwy 27 in Danville, head east on Hwy 10 (8th Street) for 1.3 miles
Turn right onto Peeler Gap Road for 0.3 miles
Destination will be on your right past the city water tank

Showing Instructions:

Call listing agent for showing appointment

AERIAL MAP

ELEVATION

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



David Hill

Regional Managing Director

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

AR #SA00096860 // MO #2026018873

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

ADVISOR BIOGRAPHY



Greg L. Hay, ACF, CF, RF

Senior Advisor

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AR #EB0066205

Professional Background

Greg L. Hay, ACF, CF, RF is a Senior Advisor at Saunders Real Estate.

Based in Arkansas, Greg is also a Consulting Forester and sole proprietor of Hay Forestry LLC. Prior to starting his consulting firm, he served as a Reforestation Advisor for ArborGen (2020-2024). Greg's extensive background spans various roles in forestry, sales, and silviculture.

Greg attended Stephen F. Austin State University where he was elected to the Alpha Zeta Chapter of Xi Sigma Pi (National Forestry Honor Society) in 1975 and earned his B.S. in Forest Management in 1977. Later in his career, he pursued additional post graduate work in graded curriculums at Clemson, Mississippi State, and West Virginia universities to earn a Certified Silviculturist credential from the US Forest Service (USFS). Early in his career, Greg worked as a skidder operator on a logging crew and an inventory technician, later serving on a Regional Reinforcement Fire Suppression Crew for the USFS, fighting fires in Arizona, New Mexico, Washington, Oregon, and Minnesota.

Greg has a long history of service to the Society of American Foresters (SAF), having been an active member since 1977. He served the organization in many capacities throughout the Ouachita Region and was elected SAF "Fellow" in 2000. In 2024, he received the Lifetime Achievement Award from the Ouachita Society of American Foresters (OSAF) and was inducted into the Arkansas Foresters Hall of Fame. In 2025, he was awarded the Gifford Pinchot Medal by SAF, recognizing his outstanding contributions to forestry practice, administration, and professional development across North America. Greg is also an SAF Certified Forester.

Greg is also a long-time board member of the Arkansas Forestry Association (AFA), having served various roles throughout his membership, including as 2025 President. He has been also an active member of the Association of Consulting Foresters and the Forest Landowners Association, serving various committees within these organizations. Greg is a Registered Forester in Arkansas and maintains his Real Estate License in Arkansas. He has long been a dependable sponsor of local, regional, and national meetings, having also been an invited speaker at these meetings over the years.

Greg has two sons, three grandsons, and one granddaughter. He attends Fellowship Bible Church in Conway, Arkansas. In addition, Greg is a licensed pilot (instrument-rated) with over 3,000 flight hours.

Greg specializes in:

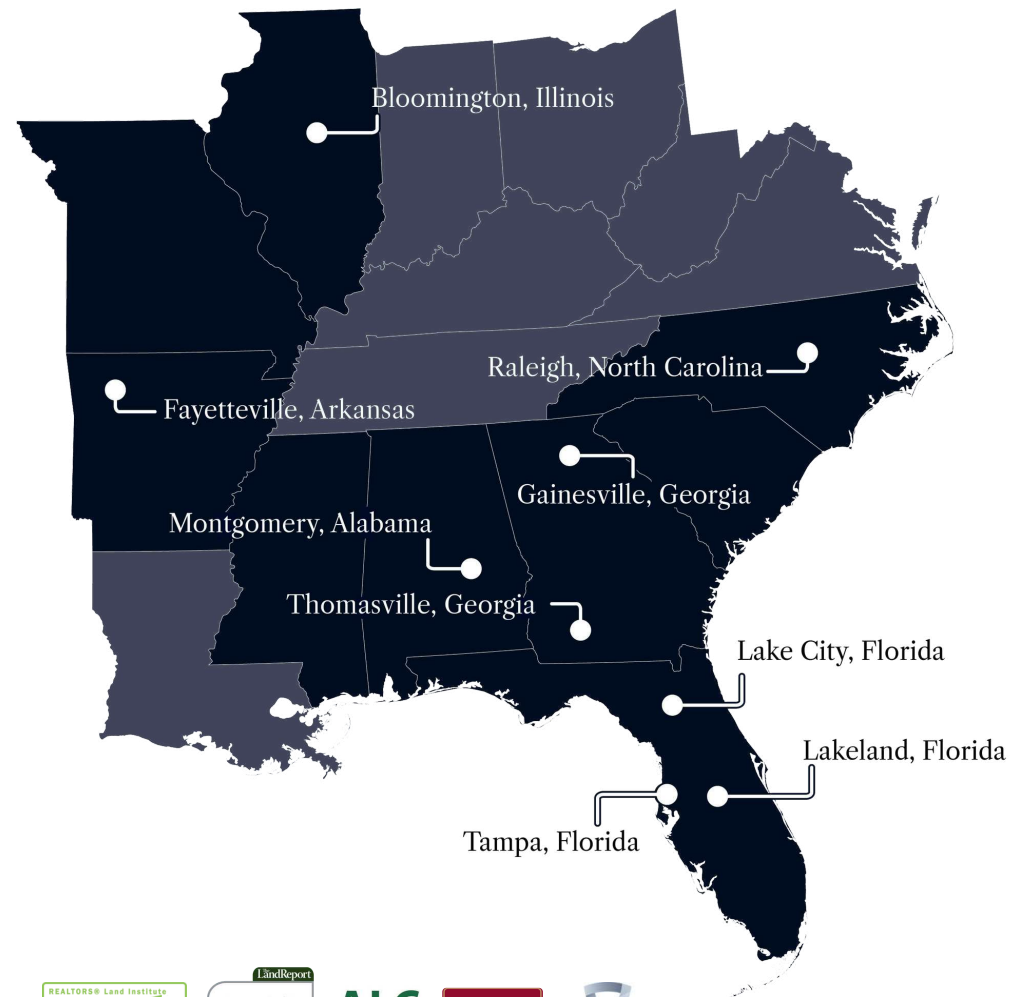
- Timberland
- Hunting and Recreational Land



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