

FOR SALE

📍 Whitemans Creek Dr | Jonesboro, AR 72401

HALSEY

REAL ESTATE

Jerry Halsey, Jr. CCIM, CRB, SIOR
President | CEO
jerry@halseyre.com

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OPPORTUNITY **OVERVIEW**

\$2,582,000 **±13.62 AC** **C-3 & C-3 LUO**
PRICE LOT SIZE ZONING

PROPERTY **HIGHLIGHTS**

- ✦ Premier development site with off Red Wolf Blvd, Jonesboro's busiest commercial corridor.
- ✦ Zoned for retail, office, restaurant, or hospitality development.
- ✦ High-traffic location with approximately 29,000 vehicles per day and strong regional visibility.
- ✦ Just off I-555 interchange, offering direct interstate access.
- ✦ Surrounded by national retailers, restaurants, hotels, and medical offices in a thriving commercial hub.
- ✦ Located near Arkansas State University.
- ✦ A rare opportunity for large-scale commercial development.

ZONING **DESCRIPTION**

C-3 General Commercial District

This district is intended to accommodate commercial and retail businesses that serve the traveling public, particularly along high-traffic arterial streets. It allows for some outdoor display and storage of goods when appropriate and encourages the development of clustered commercial centers over less desirable strip-style layouts.

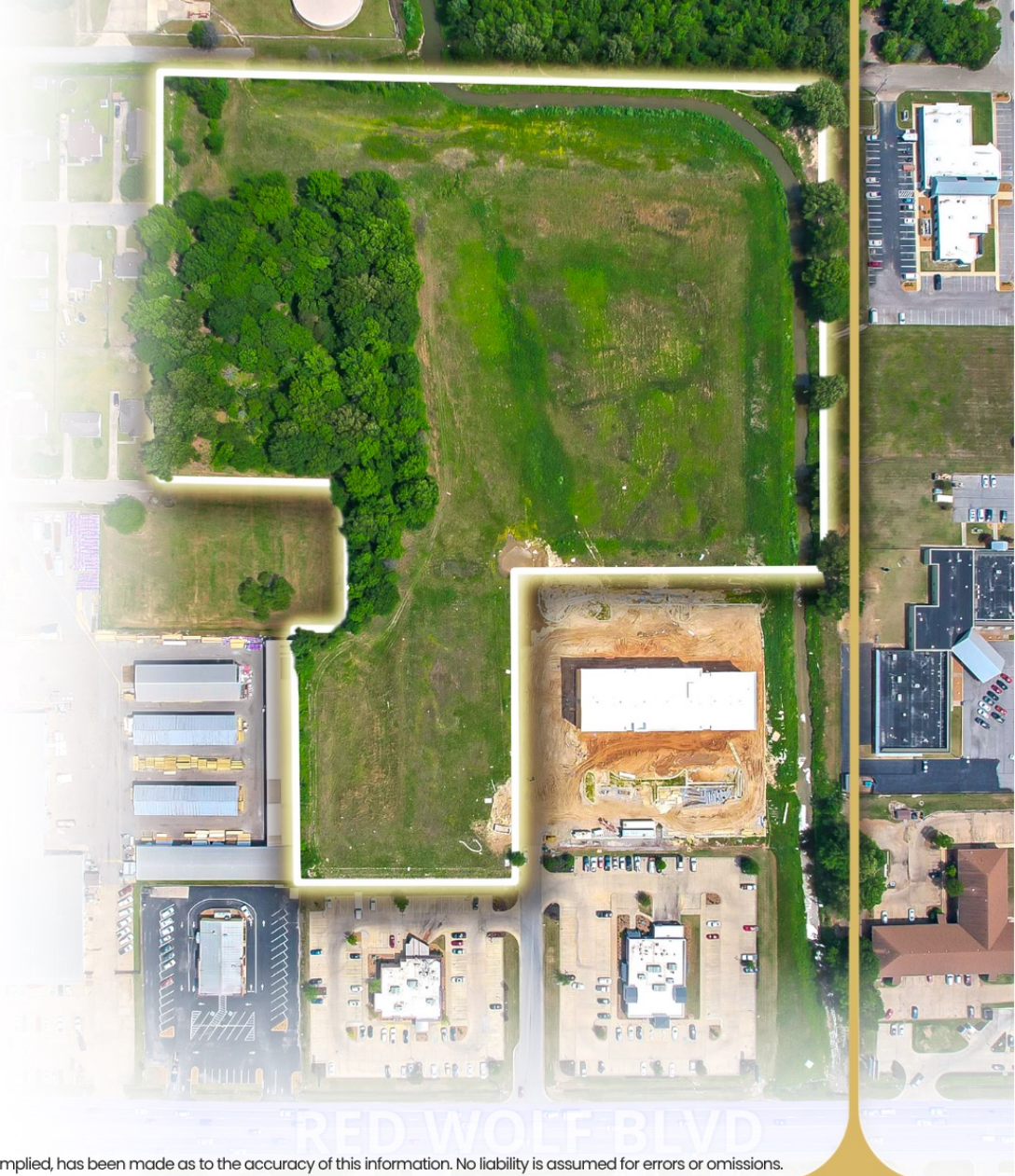
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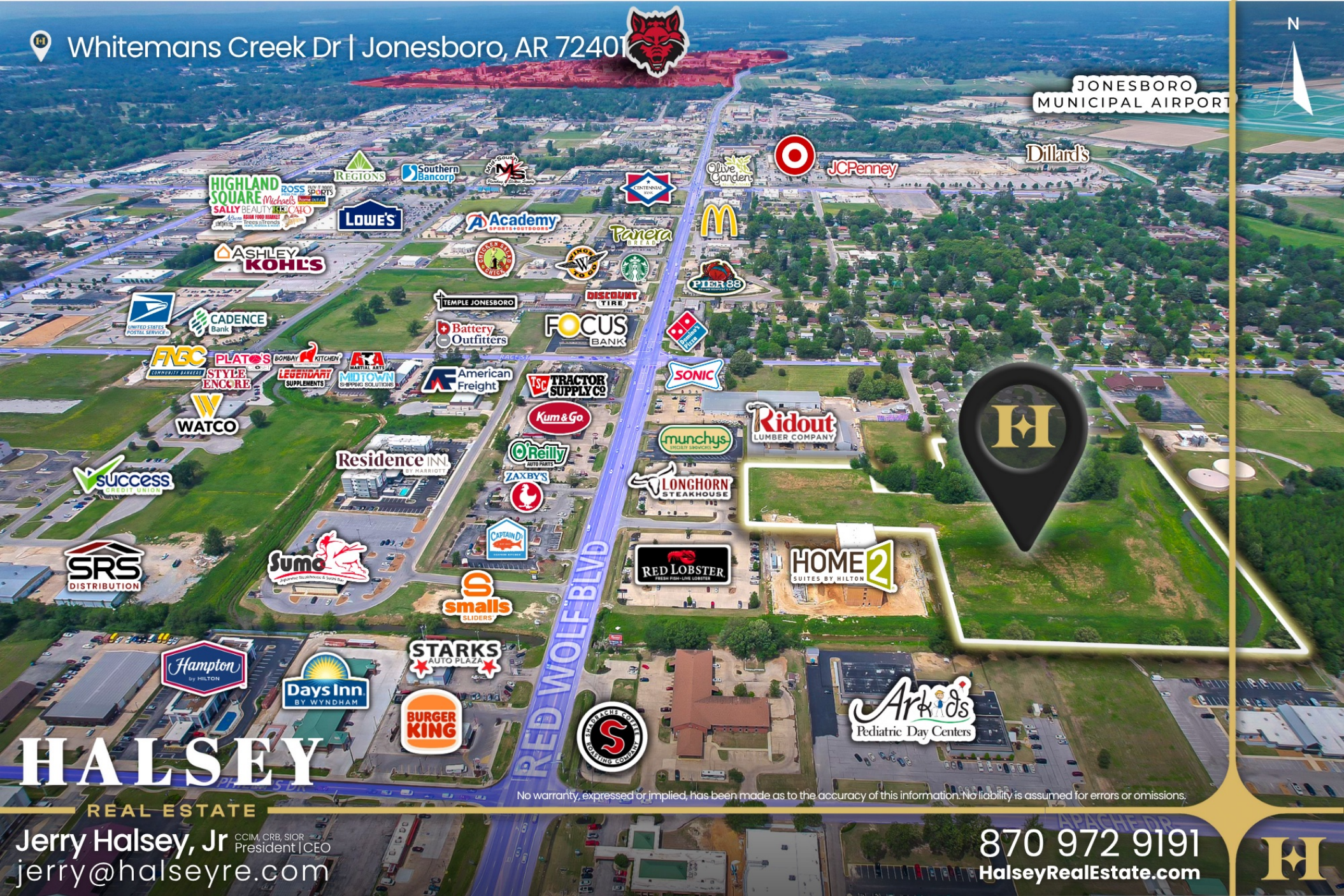
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JONESBORO
MUNICIPAL AIRPORT



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N



D WOLF BLVD

I-555



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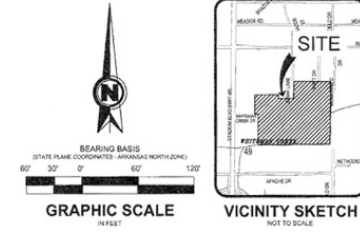
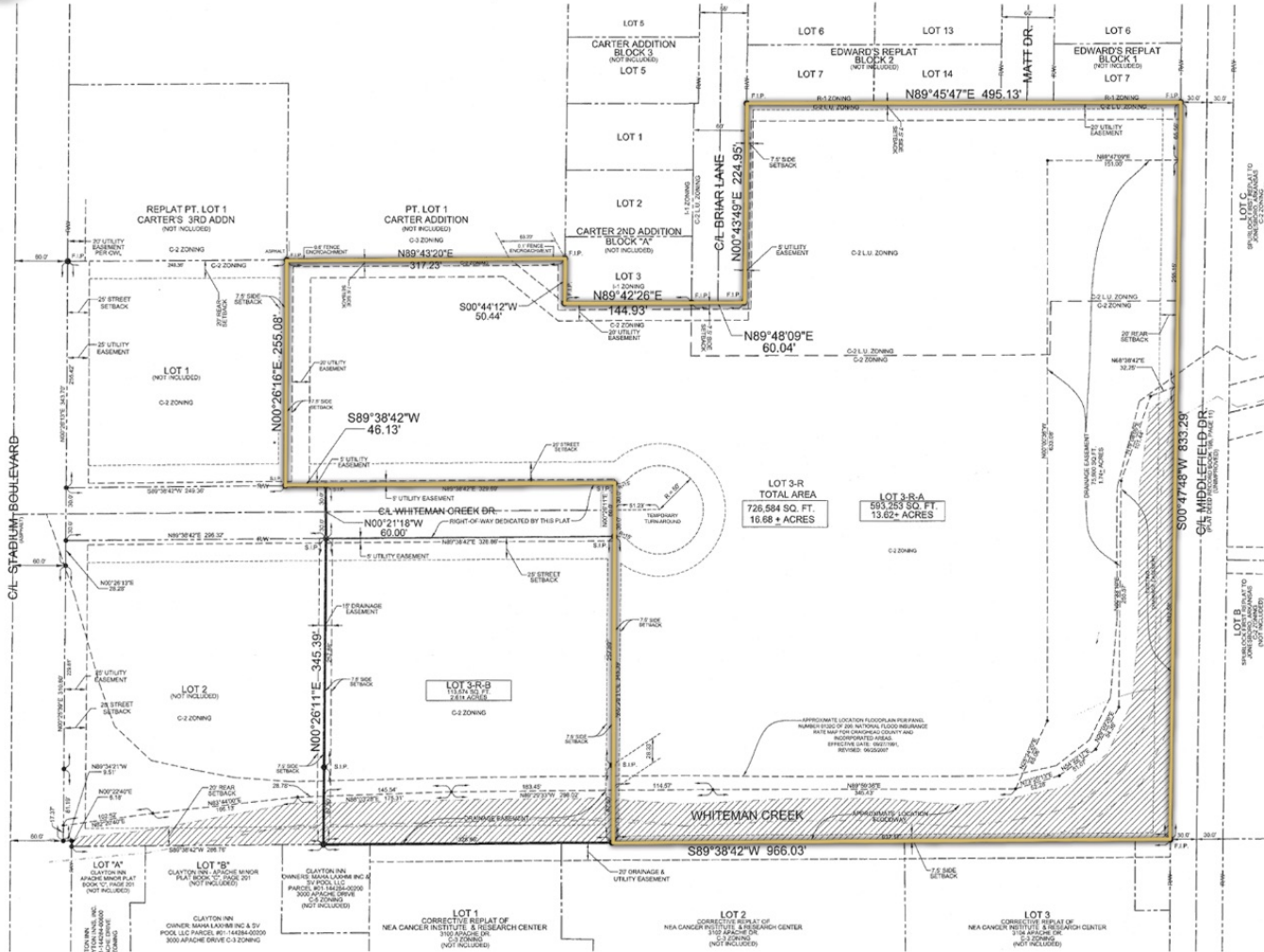
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LEGEND

	= BOUNDARY LINES
	= LOT LINES
	= ADJACENT LOT LINES
	= EASEMENT LINE
	= ZONING SETBACK LINE
	= FOUND IRON PIPE
	= SET 5-1/4\"/>

SURVEYOR'S NOTES

1. THIS REPLAT WAS PREPARED FOR Q2 VENTURE GROUP.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED C-2. C-2 ZONING IS DEFINED AS DOWNTOWN JONESBORO COMMERCIAL DISTRICT. BUILDING SETBACKS FOR C-2 ARE:
FRONT= 25' SIDE= 15' REAR= 20'
4. SUBJECT PROPERTY DOES LIE IN THE FLOOD PLAIN "ZONE A1" ACCORDING TO PANEL 132 OF 200 OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS.
EFFECTIVE DATE: SEPTEMBER 27, 1991
REVISED DATE: SEPTEMBER 10, 1996 AND JUNE 22, 2007
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. REPLAT OF LOT 3, WHITEMANS CREEK COMMONS TO THE CITY OF JONESBORO, RECORDED IN PLAT CABINET "C", PAGE 236 AT JONESBORO, ARKANSAS.

DESCRIPTION

LOT 3-R OF THE REPLAT OF LOT 3 WHITEMAN CREEK COMMONS NEA BAPTIST CLINIC, JONESBORO ARKANSAS, AS RECORDED IN PLAT CABINET "C", AT PAGE 236, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 726,584 SQ. FT. OR 16.68 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 05/22/2017

2019R-021820
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CLAYTON K. HALSEY, CLERK & RECORDER
10/23/2019 09:37:37 AM
PAGES: 15-20
BOOK: 1
JAMES HUNNENST

RECORDED
PAGE 15-20
DATE 10/23/2019
BOOK 1
CLAYTON K. HALSEY, CLERK & RECORDER
JAMES HUNNENST

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SURVEY



Whitemans Creek Dr | Jonesboro, AR 72401 - What's Nearby?

REEDMONT CONDOMINIUMS

377 UNITS | STUDIO - 1BR - 2BR | LUXURY FINISHES

To include shopping, conference spaces, restaurants, entertainment space, health & wellness, and more.



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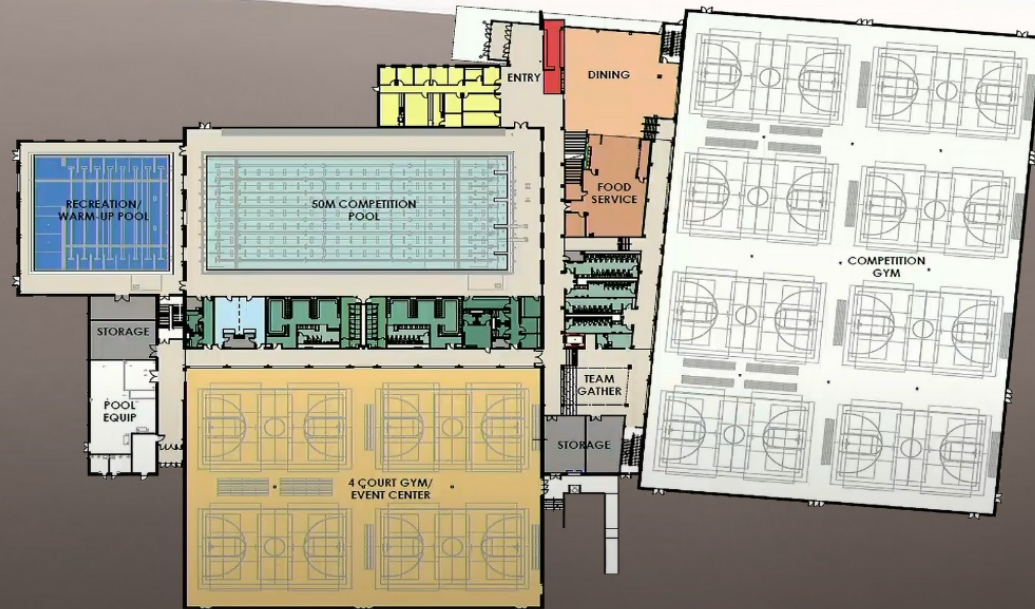
Whitemans Creek Dr | Jonesboro, AR 72401 - What's Nearby?

RIDGE ATHLETICS CENTER

200,000+ SQFT



- 50m Indoor Competition Pool w/ Grandstand for 1200 Spectators
- 25m Indoor Practice Pool
- Event Center
- Up to:
 - 12 Basketball Courts
 - 24 Volleyball Courts
 - 36 Pickleball Courts



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PRIMARY RETAIL DISTRICT

The Primary Retail District of Jonesboro serves as an economic hub, home to a diverse mix of industries including finance, law, healthcare, and retail. Centrally located and intersected by major routes like I-555, it features modern office buildings and busy storefronts that house everything from local startups to major corporations. In addition to its commercial appeal, this district plays a key role in providing essential services and job opportunities, reflecting Jonesboro's commitment to fostering business growth and regional prosperity.

RESTAURANTS & RETAIL



KEY PLAYERS

-  Connected by several major roadways.
-  Over 1,500 employees & 14,000 students.
-  80 acre mixed-use development
-  Luxury condos, restaurants, retail, and more.
-  692 acre park in Crowley's Ridge
-  Offers camping, fishing, trails, sports, playgrounds, & more.
-  200,000 sqft sports complex
-  Will offer athletic courts, pools, seating & outside water features.

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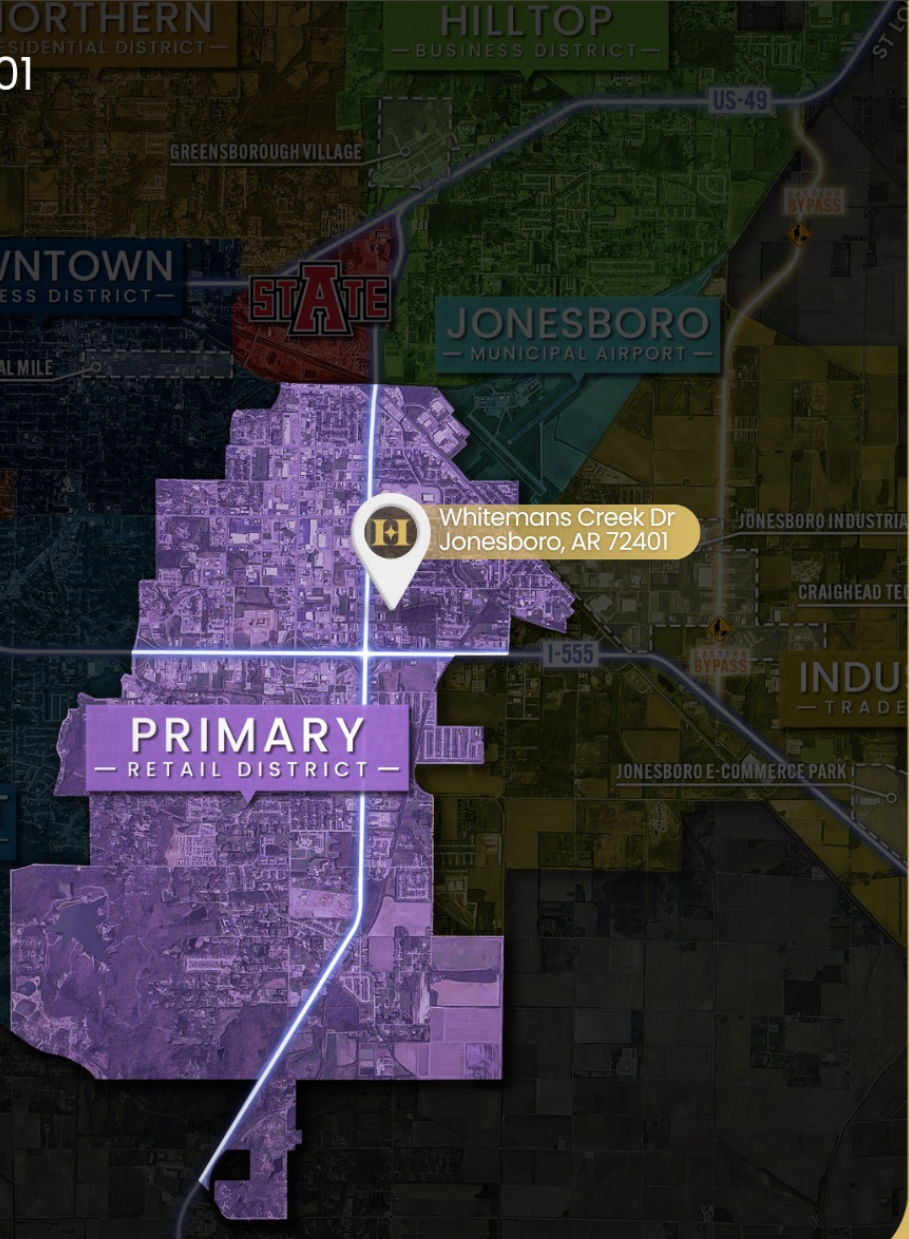
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MARKET MAP



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**HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
MANUFACTURING**
Top Employment Industries
for Jonesboro, AR


2.4
Avg. Size
Household



20.5 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.


89,016
Total Population


\$236,687
Median Home Value


3,731
Businesses


102,051
Daytime Population


33.7
Median Age


\$31,999
Per Capita Income


\$60,471
Median Household
Income


0.93%
2024-2029
Pop Growth
Rate

DEMOGRAPHICS

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This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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INVESTMENT CONTACT



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