

FOR SALE

 Whitemans Creek Dr | Jonesboro, AR 72401



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REAL ESTATE

Jerry Halsey, Jr CCIM, CRB, SIOR
President | CEO
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OPPORTUNITY OVERVIEW

\$2,582,000 **±13.62 AC** **C-3 & C-3 LUO**

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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JONESBORO
MUNICIPAL AIRPORT

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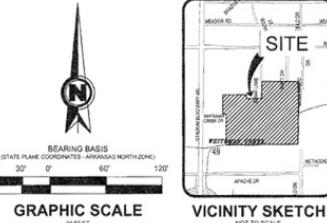
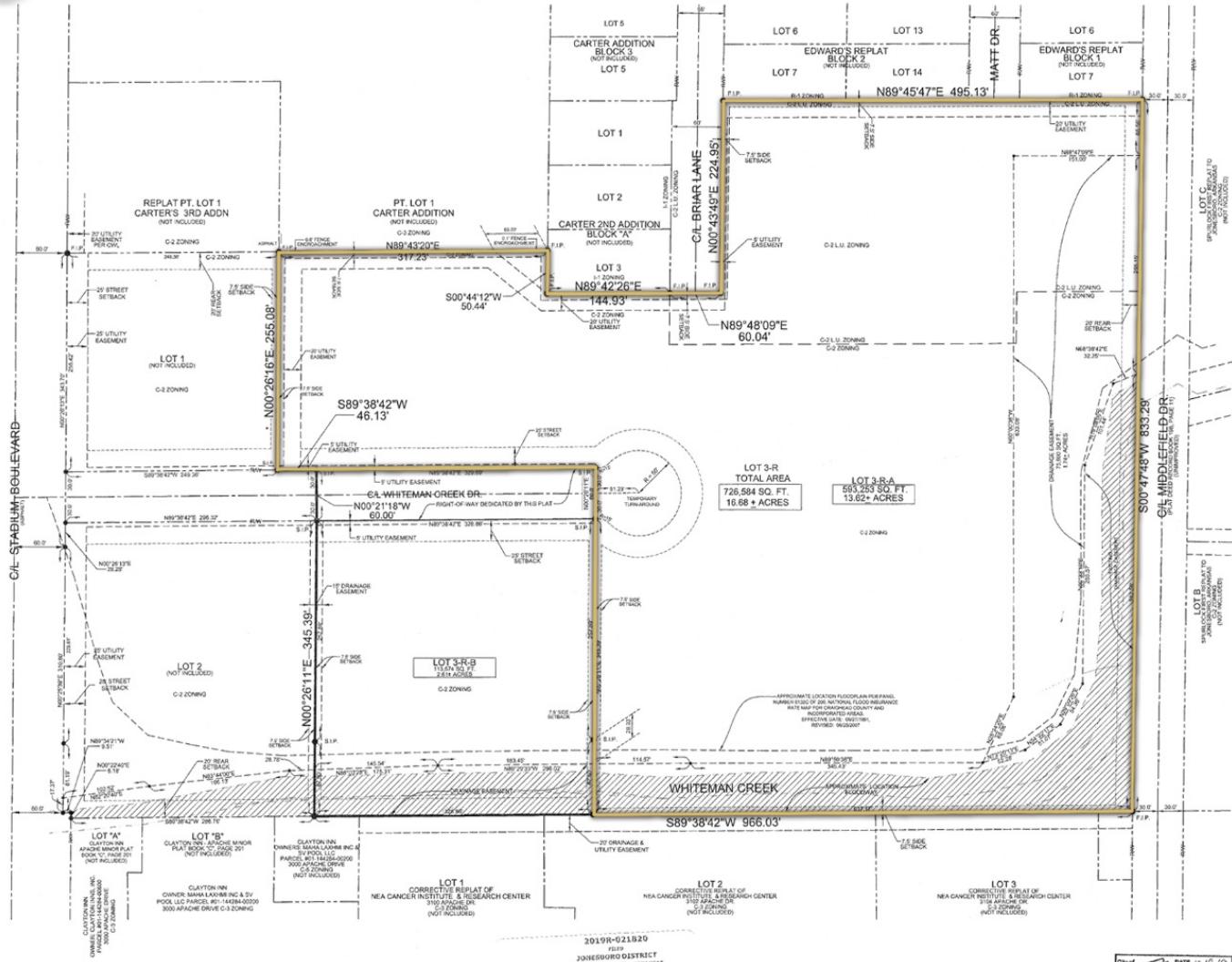
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LEGEND

LEGE

- = BOUNDARY LINES
- = LOT LINES
- = ADJACENT LOT LINES
- = EASEMENT LINE
- = ZONING SETBACK LINE
- = FOUNDATION PIPE
- = SET 1 1/4" IRON PIPE W/PLS #163 CAP

SURVEYOR'S NOTES

1. THIS REPAT WAS PREPARED FOR Q2 VENTURE GROUP.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RECORDS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED C-2. C-2 ZONING IS DEFINED AS DOWNTOWN FRINGE COMMERCIAL DISTRICT.
BUILDING SETBACKS FOR C-2 ARE:
FRONT: 25' SIDE: 75' REAR: 20'
4. SUBJECT PROPERTY DOES U.S. IN THE U.S. FIRE PLANE "ZONE A/B" ACCORDING TO THE 1992 NATIONAL FIRE INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS.
EFFECTIVE DATE: SEPTEMBER 27, 1991
REVISED DATE: SEPTEMBER 10, 1999 AND JUNE 25, 2007
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. THE 1992 NATIONAL FIRE INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS.
 - B. THE 1992 NATIONAL FIRE INSURANCE RATE MAP FOR JONESBORO, ARKANSAS.
 - C. THE 1992 NATIONAL FIRE INSURANCE RATE MAP FOR 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 720.584 SQ. FT. OR 16.66 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: 05/02/2017

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📍 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

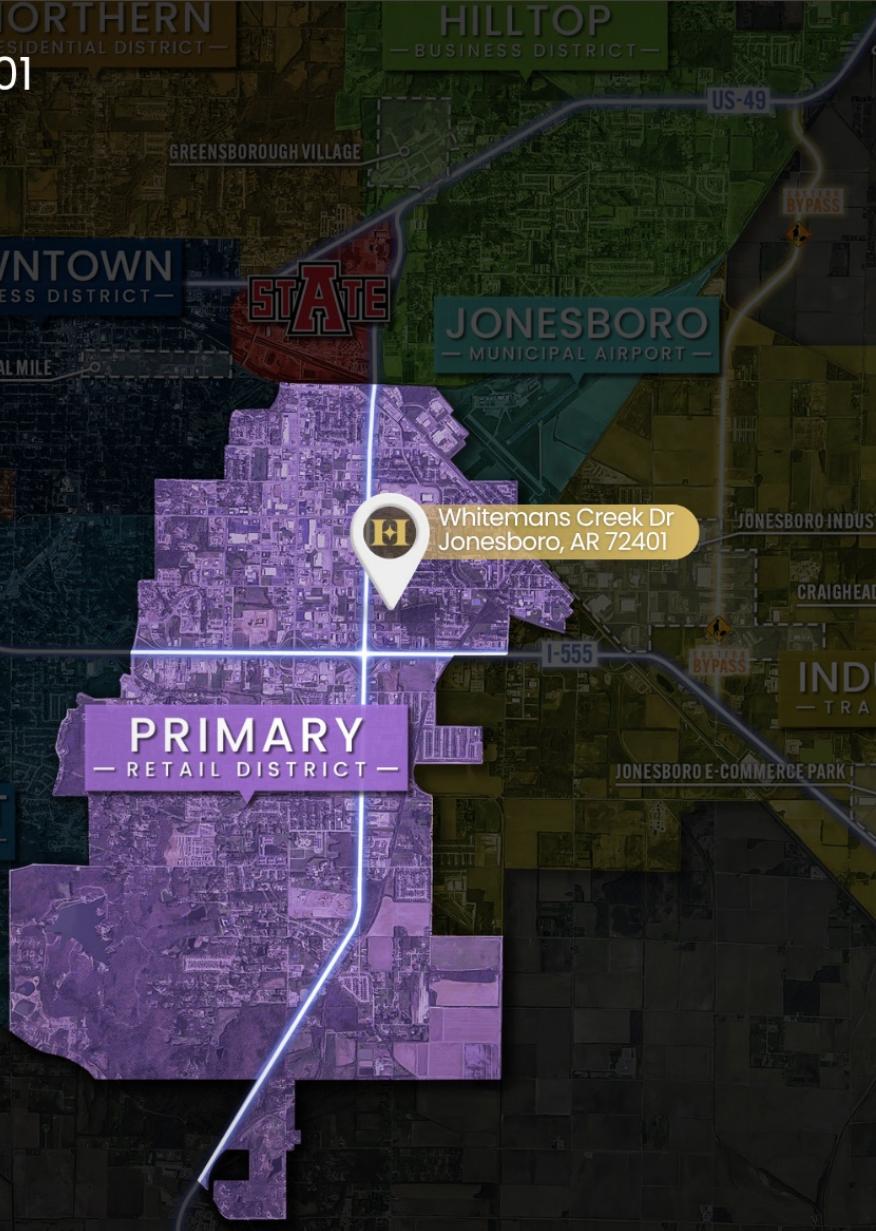
- Connected by several major roadways.
- Over 1,500 employees & 14,000 students.
- 80 acre mixed-use development
- Luxury condos, restaurants, retail, and more.
- 692 acre park in Crowley's Ridge
- Offers camping, fishing, trails, sports, playgrounds, & more.
- 200,000 sqft sports complex
- Will offer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

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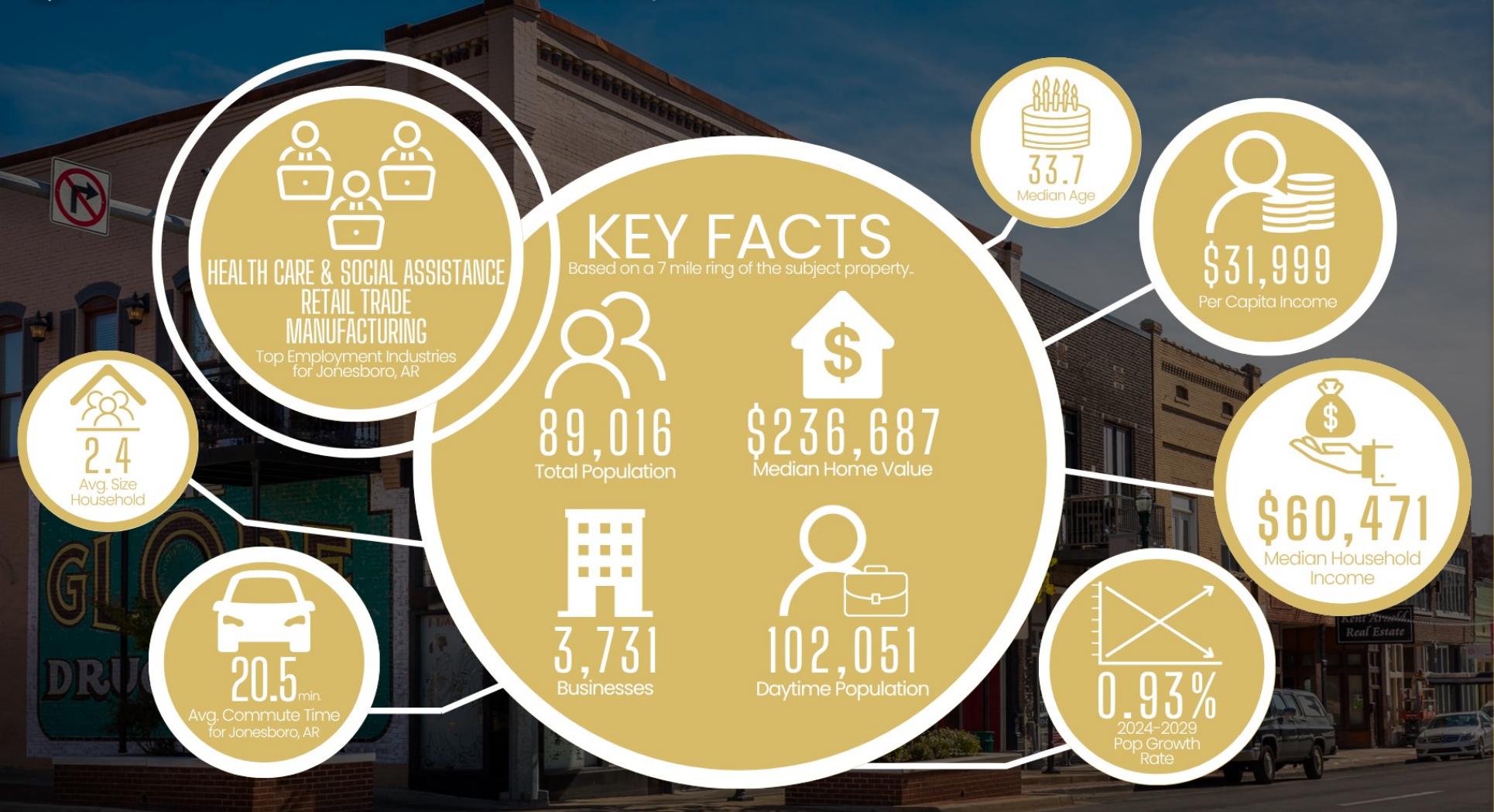
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This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability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

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