



*for*  
**SALE**

INVESTMENT | OWNER | USER  
OPPORTUNITIES

EXCLUSIVELY LISTED BY:

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## OPPORTUNITY OVERVIEW

LOT SIZE: 0.69+/- AC

BUILDING: 4,580+/- SF

ZONING: C-3

SALE: \$1,225,000.00

## PROPERTY HIGHLIGHTS

- Currently Leased by Simmons Bank
- \$106,110/year in Gross Rental Income
- Great Asset for Owner/User or Investor
- Located in Well-Established Windover Office Park
- Just Minutes Away from the Exciting New Development of The Reedmont



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## EXECUTIVE SUMMARY

2815 Longview Dr. in Jonesboro, AR, represents a compelling investment opportunity in the heart of a vibrant and growing community. The property is surrounded by a growing residential and commercial community, offering ample opportunity for business expansion. Just a couple streets over, exciting new projects such as, The Promenade at Reedmont and Jonesboro's Sportsplex, are under construction increasing traffic to the area.

Originally built-out for a medical/dental office, this property is currently leased to Simmons Bank. Equipped with essential amenities and infrastructure, it can support a wide range of business operations.

With property's favorable location, current lease, and continued growth prospects, the property is well-positioned to deliver attractive returns for discerning investors. Don't miss out on this chance to capitalize on the dynamic commercial real estate market in Jonesboro. Contact us today for further details and to schedule a viewing.

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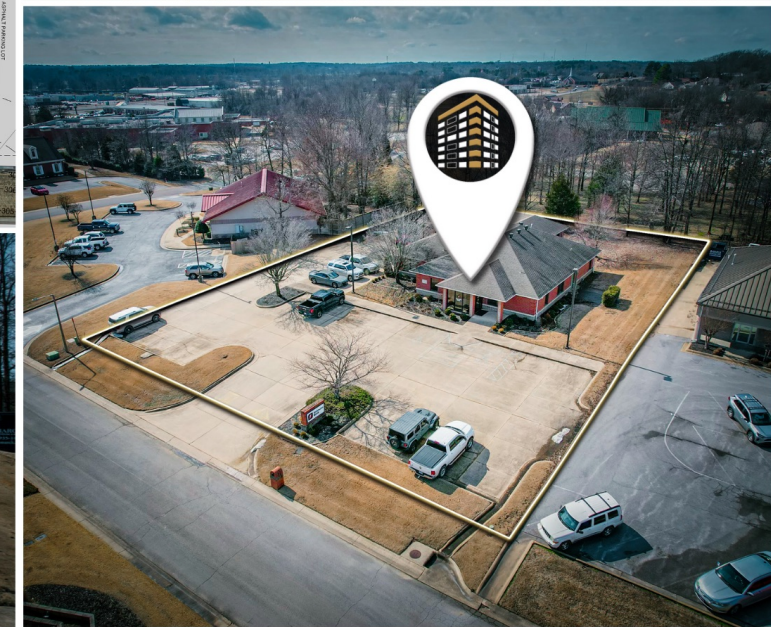
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## ZONING DESCRIPTION

### C-3 | General Commercial District

The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.



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# REGIONS OF JONESBORO

## THE DISTRICT

## RESTAURANTS & RETAIL




The Primary Retail District of Jonesboro stands as the epicenter of economic activity in the city. It encompasses a wide range of industries ranging from financial institutions and law firms to healthcare facilities and professional services.


Its strategic location ensures in the center of Jonesboro encompasses many of the top travelled thoroughfares and I-555, making it a vital hub for commerce and entrepreneurship. Modern office buildings and bustling storefronts line the streets, housing a diverse range of enterprises, from local startups to established corporations.

Beyond its economic significance, the Primary Retail District offers a focal point for employment opportunities, essential services, and commercial vitality. This dynamic district reflects Jonesboro's commitment to fostering a thriving business community and driving economic prosperity in the region.

## KEY PLAYERS



Multiple direct access routes to the Primary Retail District.  
Over 1,500 employees & 14,000 students



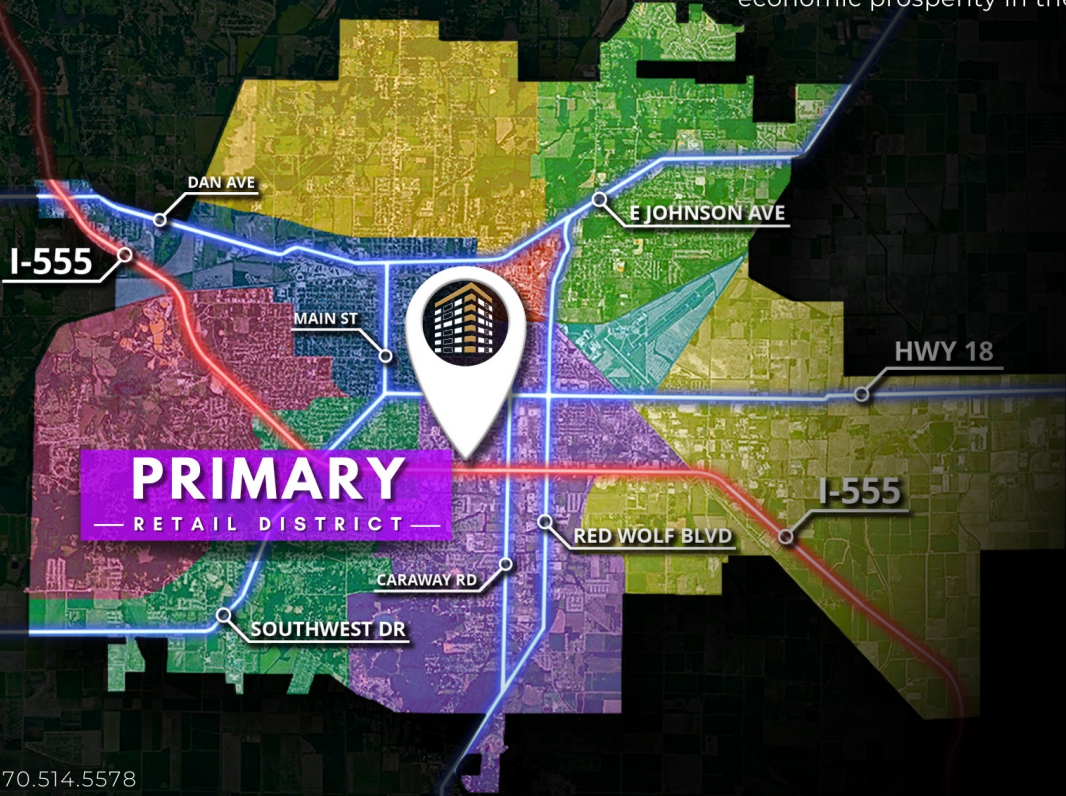
80ac mix-use complex opening 2024  
Luxury condos, shops, restaurants, health & wellness facilities, & more.

**CRAIGHEAD FOREST PARK**  
EST. 1937

692-acre park in Crowley's Ridge  
Offers trails, camping, fishing, sports, playgrounds, and a splash pad.

**JONESBORO'S SPORTS COMPLEX**

200,000sf sport complex opening 2024  
Offers basketball, volleyball, pickleball, a competition pool, a practice pool, and outside water features.







**R** REEDMONT  
Luxury living for a modern lifestyle

Reedmont, an 80 acre mix-use complex located at 2914 McClellan Dr, will include luxury condos, shopping, conference spaces, restaurants, entertainment space, health & wellness, and more. It is planned to open 2024.

# JONESBORO

