



# GBV

*Greensborough Village*

DEVELOPED BY:



# HALSEY

REAL ESTATE





Experience It. Live It.

# Development Summary

Nestled along one of the busiest routes in Northeast Arkansas (39,000 CPD), this "city within a city" is strategically placed, right across from Arkansas State University. But that's not all – it's perfectly positioned between the new NEA Baptist Healthcare campus and St. Bernards downtown Medical Mile. Talk about being at the heart of the action! This prime spot puts Greensborough Village in the center of the region's biggest employers, where go-getters are on the move every single day. And with more than 16,500 ASU students around, you're surrounded by a dynamic community that's literally at your doorstep. No matter if Greensborough Village is where live, work, or play, you're always just a stone's throw away from the pulsating core of the lively Jonesboro scene.

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# GBV



# DEVELOPMENT HIGHLIGHTS

Greensborough Village is Northeast Arkansas's first and largest master planned mixed-use community. We are proud to share these infrastructure updates at GBV as of February 2025.

- All street infrastructure is complete.
- All utilities and stormwater systems complete.
- Traffic signal warrant studies submitted to the City.
- Single-family neighborhood starting construction in 2025.

At 200+ acres, GBV was conceptualized to fill in a missing niche in the regional market; a development designed with a variety of businesses and people who are looking for a work-live-play scenario. Walkable neighborhoods connect to pedestrian friendly businesses that serve the region and super-serve the development.

The infrastructure for the 100 commercial acres is complete with all utilities and stormwater systems installed and readily available on every commercial lot. The entire development's street infrastructure is also complete, and the traffic signal warrant studies have been completed and submitted to the City.

Greensborough Village boasts the best of all worlds with traditional commercial outparcels, a town center oriented development with a "main street" atmosphere, quiet office park, and mixed-use opportunities. In addition, there are luxury, multi-family and mixed-use condos with construction on a single family neighborhood starting in 2025.

The entire development boasts sidewalks on both sides of every street, open green space, street trees, and decorative lighting. With dining, entertainment and shopping, close proximity to Arkansas State University and the region's best healthcare (1.25 miles to NEA Baptist Health Campus; 2.5 miles to St. Bernards Healthcare), Greensborough Village is the ULTIMATE place to live, work and play in all of Northeast Arkansas.

## COMMERCIAL

Lot 2B: 77,170 SQFT |  $\pm 1.77$  AC  
 Lot 4B: 59,951 SQFT |  $\pm 1.38$  AC  
 Lot 5B: 45,286 SQFT |  $\pm 1.04$  AC  
 Lot 13: 44,341 SQFT |  $\pm 1.02$  AC  
 Lot 27: 158,807 SQFT |  $\pm 3.65$  AC  
 Lot 28: 268,726 SQFT |  $\pm 6.17$  AC  
 Lot 29: 72,839 SQFT |  $\pm 1.67$  AC  
 Lot 30: 79,265 SQFT |  $\pm 1.82$  AC  
 Lot 31: 40,078 SQFT |  $\pm 0.92$  AC  
 Lot 32: 34,111 SQFT |  $\pm 0.78$  AC  
 Lot 33: 33,005 SQFT |  $\pm 0.76$  AC  
 Lot 37: 106,543 SQFT |  $\pm 2.45$  AC

## OFFICE

Lot 17: 46,089 SQFT |  $\pm 1.06$  AC  
 Lot 18: 35,934 SQFT |  $\pm 0.82$  AC  
 Lot 21A: 108,452 SQFT |  $\pm 2.49$  AC  
 Lot 21B: 53,217 SQFT |  $\pm 1.22$  AC  
 Lot 24: 50,501 SQFT |  $\pm 1.16$  AC  
 Lot 25: 47,228 SQFT |  $\pm 1.08$  AC  
 Lot 26: 51,809 SQFT |  $\pm 1.19$  AC

## OFFICE/ RETAIL

Lot 15: 52,585 SQFT |  $\pm 1.21$  AC

## HOTEL

Lot 16B: 87,348 SQFT |  $\pm 2.01$  AC

## SINGLE-FAMILY

Lot 41: 1,655,280 SQFT |  $\pm 38$  AC

## MULTI-FAMILY

LOT 38: 647,285 SQFT |  $\pm 14.86$  AC

## MIXED-USE

Lot 1: 161,062 SQFT |  $\pm 3.7$  AC  
 Lot 20: 166,277 SQFT |  $\pm 3.82$  AC  
 Lot 34B: 135,036 SQFT |  $\pm 3.1$  AC  
 Lot 35B: 86,684 SQFT |  $\pm 1.99$  AC  
 Lot 36: 177,083 SQFT |  $\pm 4.07$  AC



*Greensborough Village*  
 Experience It. Live It.





*Greensborough Village*  
Experience It. Live It.





Disclaimer: The depicted area is a representation for illustrative purposes and may not necessarily reflect accurate depictions of real-life subjects.





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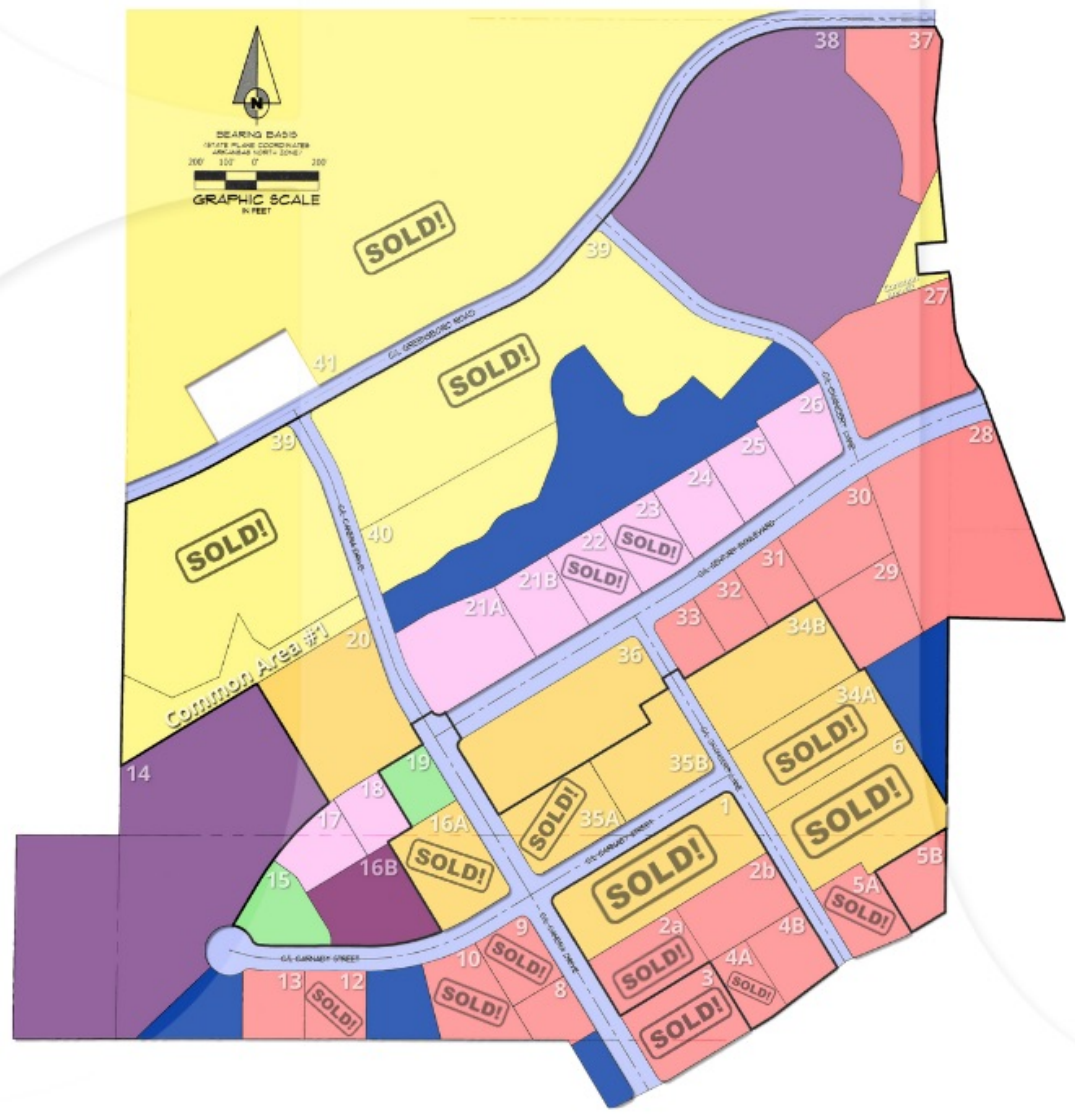
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# JONESBORO, AR

Jonesboro serves as the regional hub of Northeast Arkansas for healthcare, entertainment, business, and industry. It is the fifth-largest city in the state, with a projected 2025 population of over 82,491, and its Metropolitan Statistical Area (MSA) encompasses more than 130,000 people. The city features a vibrant downtown entertainment district to the west and the rapidly developing Hilltop area to the northeast, while Arkansas State University (A-State) anchors the heart of town.

Jonesboro is a leading center for manufacturing, agriculture, healthcare, education, and commerce. Within the city, locals and visitors enjoy parks and recreational areas such as Craighead Forest Park, the West Washington Avenue Historic District, and Crowley's Ridge State Park, all offering diverse activities. Jonesboro residents also enjoy the close proximity to regional attractions like the Hampson Archeological Museum, the Hemingway-Pfeiffer Museum, Parkin Archeological State Park, Lake Frierson State Park, and the Memphis Zoo.

While Jonesboro is near the vast Mississippi River Delta, the city's landscape is anything but flat. It stretches across Crowley's Ridge, a distinctive, narrow rise formed by the uplift of an ancient sea floor, the erosion of Ice Age meltwaters, and centuries of windblown sediment. Once believed to have been an island between the prehistoric Mississippi and Ohio river valleys, Crowley's Ridge is a rare Ice Age landform, making Jonesboro's setting truly unique.

Jonesboro offers a rich mix of recreational, cultural, and educational opportunities. Known for its strong community spirit, the city is an excellent place to live, work, and play. From its bustling downtown with restaurants and shops to its parks, organized sports programs, and athletic facilities, Jonesboro has something for everyone.

LEARN MORE  
ABOUT JONESBORO



Info: [astate.edu/info/about-asu/about-jonesboro/](https://astate.edu/info/about-asu/about-jonesboro/)

\$62,659

Median Household Income

\$32,569

Per Capita Income

84.2%

Commuters  
that drive  
alone to work



4,113

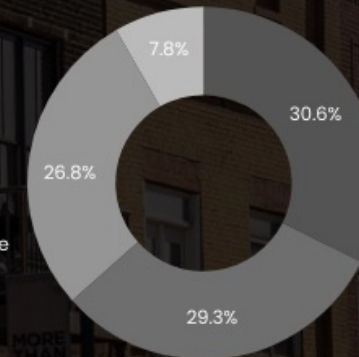
Total  
Businesses

53,742

Total  
Employees

## EDUCATION RATE

- Bachelor's/Grad/Prof Degree
- Some College/Associate's Degree
- High School Diploma
- No High School Diploma



34.3

Median Age

\$108,041

Median Net  
Worth

## EMPLOYMENT RATE



43,435

Households

109,192

Population

\$51,184

Median  
Disposable  
Income

DEMOGRAPHICS  
Based on a 10 mile ring around Greensborough Village.





Divots Golf Lounge offers a unique experience for golf lovers and novices alike. With 8,000 square feet of indoor space, it's the go-to spot for anyone looking to tee off in any weather.

Inside, you'll find six simulator bays powered by TruGolf Apogee and E6 Connect tech, letting you play on top courses from around the globe. But the fun doesn't stop there. They've got a top-notch putting surface and chipping mats, perfect for practicing your short game.

Malco Theatres, Inc. is a movie theatre chain that has remained family owned and operated for over one hundred years. It has been led by four generations of the Lightman family. The company has 37 theatre locations with over 371 screens in six states (including Arkansas, Kentucky, Louisiana, Mississippi, Missouri and Tennessee). Malco also operates three family entertainment centers in Oxford, MS, Gonzales, LA and Lafayette, LA.



A new kind of cool is here! Designed at over 12,000 square feet, The Social features a full service restaurant, bar, lounge and bowling! Your dining experience is like no other with high quality ingredients, presented in a way that is picture worthy once it hits your table. Food that hits the spot and has a certain style and flare like nothing else in Jonesboro. Order anything on the menu, we know you will love it! The social is home to the most unique bowling experience in Northeast Arkansas!





Step into the world of Deso Chocolate and elevate your happiness with the finest Belgian desserts. From warm waffles to delicate crepe rolls and interactive fondue, every bite is a journey to bliss. Indulge in the cozy ambiance and friendly smiles as you savor each decadent treat. Experience joy, one chocolatey delight at a time, at Deso Chocolate.

The Urban Loft Co., where its lofts offer the perfect space to pursue dreams. The ease of a fully furnished, all-inclusive loft provides a comfortable environment that inspires individuals to build lives they love. Choose from a variety of loft layouts located in vibrant city centers. It has never been easier to step out and make your move with The Urban Loft Co.

Urban  
Loft  
Co.



BACK ROAD  
SOCIAL  
TRADE CO

Backroad Social Trade Company, where the belief is that "Life begins where the pavement ends!" The name, Backroad Social, originated during a weekend "country cruise" just outside the small Arkansas town they call home. Backroad Social presents a diverse selection of high-quality, comfortable wardrobe essentials that offer both style and comfort. They aim to bring smiles to customers' faces while enhancing the way they work, play, and live.



# DIRECTORY



ARVEST



DUNKIN'



SHADRACHS COFFEE  
ROASTING COMPANY



THE LANDING AT  
GREENSBOROUGH VILLAGE



BACK ROAD  
SOCIAL  
TRADE MARK

# COMING SOON



200+  
SINGLE-FAMILY LOTS

CONDOS AT  
*The Village Shoppers*







Focusing on its mission to educate leaders, enhance intellectual growth and enrich lives, Arkansas State University is the catalyst for progress in our state, the Delta and the Mid-South region.

Founded in 1909, A-State meets the challenges of continuing as a destination university for more than 14,000 students through the combination of world-class research with a long tradition of student friendly instruction. The second largest university in Arkansas,

Arkansas State is a doctoral-level national institution with more than 150 degrees areas of study, including a robust online program, and a diverse student body from across the nation and the world.

The economic and cultural engine of Northeast Arkansas, A-State's public-private partnerships include hosting the New York Institute of Technology College of Osteopathic Medicine which is Arkansas' first osteopathic medical school, the creation of Mexico's first American-style university with ASUCQ in Queretaro, and working with O'Reilly Management for the Red Wolf Convention Center and Embassy Suites.

**17,926**

Total Student  
Enrollment In Fall 2025

**17:1**

Student to  
Faculty Ratio

**12%**

Increase in new  
ASU Students in 2024

**3.49**

Average incoming  
Freshmen GPA

**LEARN MORE:**

 [astate.edu](http://astate.edu)





Since its modest inception in 1912 with a 150-bed hospital, NEA Baptist Hospital has expanded exponentially to meet the evolving needs of the communities it serves, eventually becoming the largest privately owned hospital in the nation.

Aligned with the three-fold ministry of Christ—Healing, Preaching, and Teaching—NEA Baptist Memorial Health Care remains steadfast in its commitment to providing quality healthcare. Its vision is to establish an expert system of care in the Mid-South, characterized by boundless love, facilitating the realization of the impossible under divine guidance. Guided by core values of compassionate care and service, teamwork and trust, innovation and excellence, and respect for individuality and diversity, NEA Baptist Memorial Health Care strives to exceed expectations

in all aspects of its operations. As a responsible corporate citizen, NEA Baptist Memorial Health Care actively collaborates with local organizations to promote the well-being of communities. Through various initiatives such as programs, seminars, health fairs, board participation, events, employee engagement, and more, NEA Baptist Memorial Health Care contributes significantly to the betterment of society.



228

Total Beds  
Up to 300 beds w/ expansion



160+

Providers in  
35 Specialties



10

Convenient Family  
Practice Locations



6

Free Health  
Programs



St. Bernards Medical Center is a 440-bed acute-care hospital in Jonesboro, Arkansas. The hospital, established on July 5, 1900, is the flagship facility of its nonprofit parent, St. Bernards Healthcare, serving as a regional referral center for 23 counties in northeast Arkansas and southeast Missouri.

St. Bernards Medical Center is the only Level III trauma center in the region and houses the only Neonatal Intensive Care Unit (NICU) in the eastern part of Arkansas. St. Bernards Medical Center serves as a regional referral hospital across four areas of services, including heart and vascular, cancer, women's and children's services and senior services.

The mission at St. Bernard's Hospital was more than just words on paper; it was a guiding principle that infused every aspect of the institution's operations. Situated in the heart of the community, the hospital was dedicated to providing Christ-like healing through education, treatment, and health services.



440+

Total Beds



250+

Medical Staffs



20+

Provider for residents  
in over 20 counties.

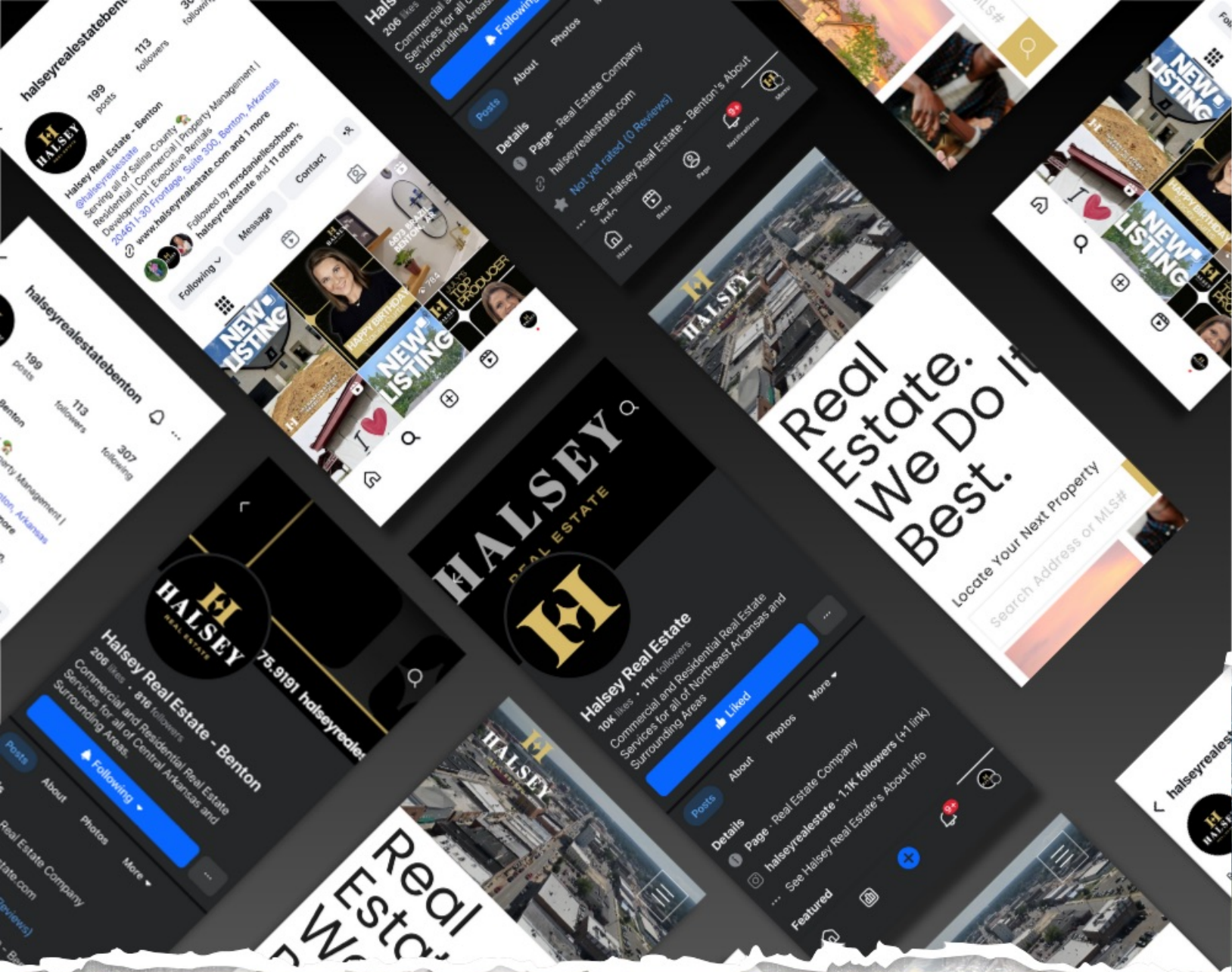
LEARN MORE:

 [baptistonline.org](http://baptistonline.org)

LEARN MORE:

 [stbernards.info](http://stbernards.info)





# THE BEST MOVE YOU'LL EVER MAKE



*Greensborough Village*



**CONNECT WITH US**  
@HalseyRealEstate

SCAN ME



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HalseyRealEstate.com 

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SCAN ME



Disclaimer: Some members of various ownership in the development are licensed real estate brokers and sales agents in the state of Arkansas and are partial owner of the entities.