

LAND LEASE OR BUILD-TO-SUIT

📍 ±3.47 acres Moore Rd | Jonesboro, AR 72401



HALSEY

REAL ESTATE

Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in the subject property. 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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OPPORTUNITY **OVERVIEW**

\$7,500.00/month	30 YRS
<small>LAND LEASE</small>	<small>MIN. LEASE</small>
±3.47 AC	C-3 LUO
<small>LOT SIZE</small>	<small>ZONING</small>

PROPERTY **HIGHLIGHTS**

- ✦ Direct frontage and access along I-555.
- ✦ Positioned within Jonesboro's Industrial Trade Region.
- ✦ Surrounded by major employers and logistics hubs.
- ✦ Excellent visibility and strong infrastructure in place.
- ✦ Long-term stability within a growth-focused location.
- ✦ Build-to-suit option available for qualified tenants.

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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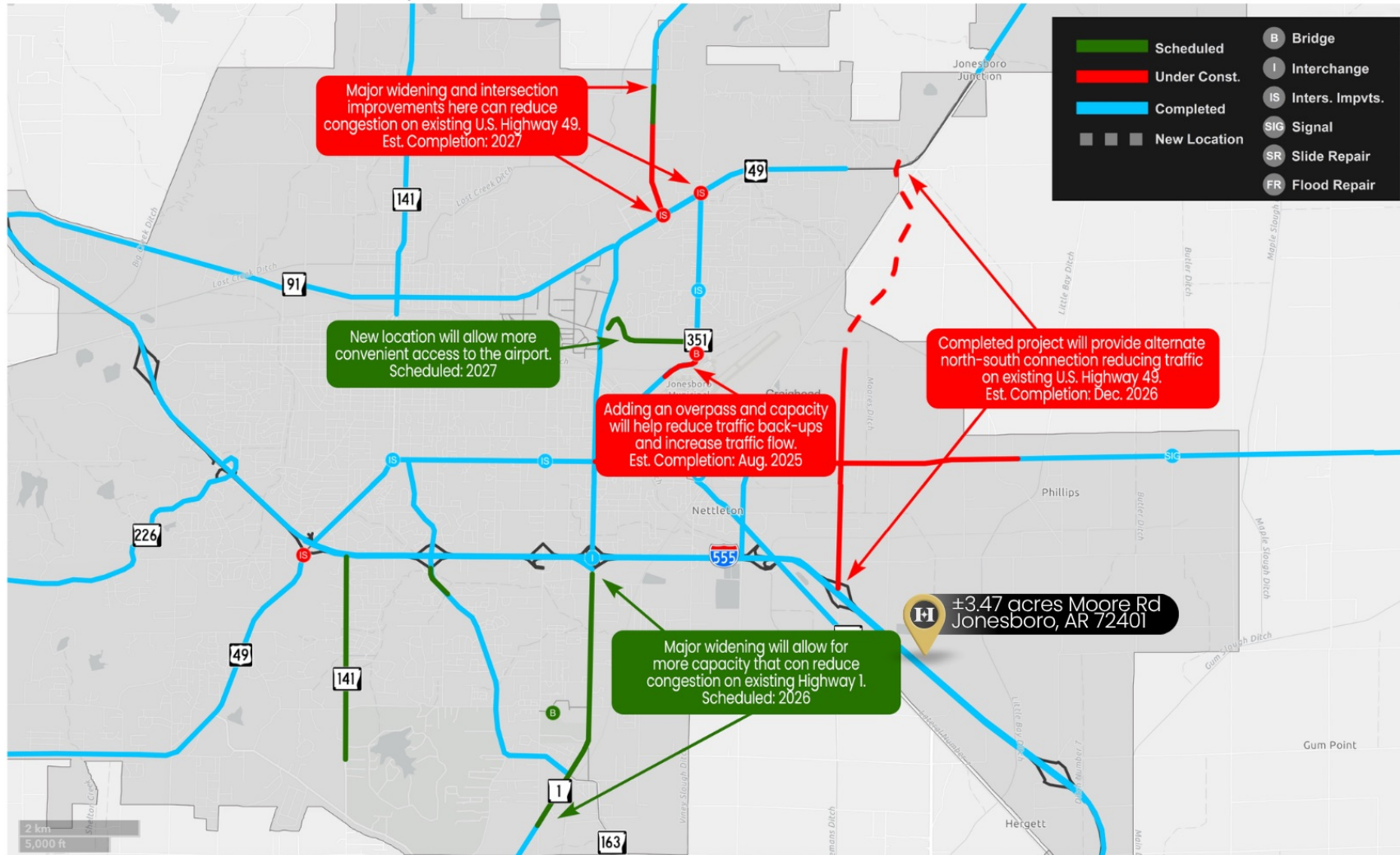
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MOVING TRAFFIC

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Arkansas GIS Office, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, ESFWS | Arkansas GIS Office
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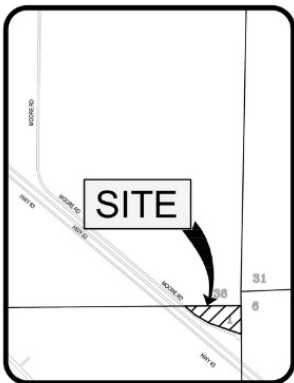
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VICINITY SKETCH

NOT TO SCALE

DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 01°28'15" EAST ALONG THE EAST LINE OF SAID SECTION, 358.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE #555 (FORMERLY U.S. HIGHWAY #63); THENCE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 71°46'29" WEST 424.89 FEET, NORTH 60°21'03" WEST 203.04 FEET, NORTH 50°38'44" WEST 173.01 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE NORTH 88°45'11" EAST ALONG SAID NORTH LINE, 704.78 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 151,083 SQ. FT. OR 3.47 ACRES, MORE OR LESS.

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

EASEMENT DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 01°28'15" EAST ALONG THE EAST LINE OF SAID SECTION, 358.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE #555 (FORMERLY U.S. HIGHWAY #63); THENCE NORTH 71°46'29" WEST ALONG SAID RIGHT-OF-WAY LINE 382.64 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 71°46'29" WEST 42.45 FEET, NORTH 60°21'03" WEST 20.71 FEET; THENCE NORTH 39°23'06" EAST DEPARTING SAID RIGHT-OF-WAY LINE, 107.23 FEET; THENCE SOUTH 71°46'29" EAST 64.34 FEET; THENCE SOUTH 39°23'06" WEST 111.63 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 6,653 SQ. FT. OR 0.15 ACRES, MORE OR LESS.

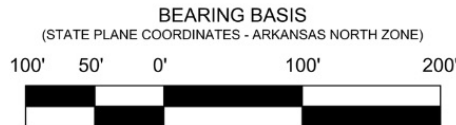
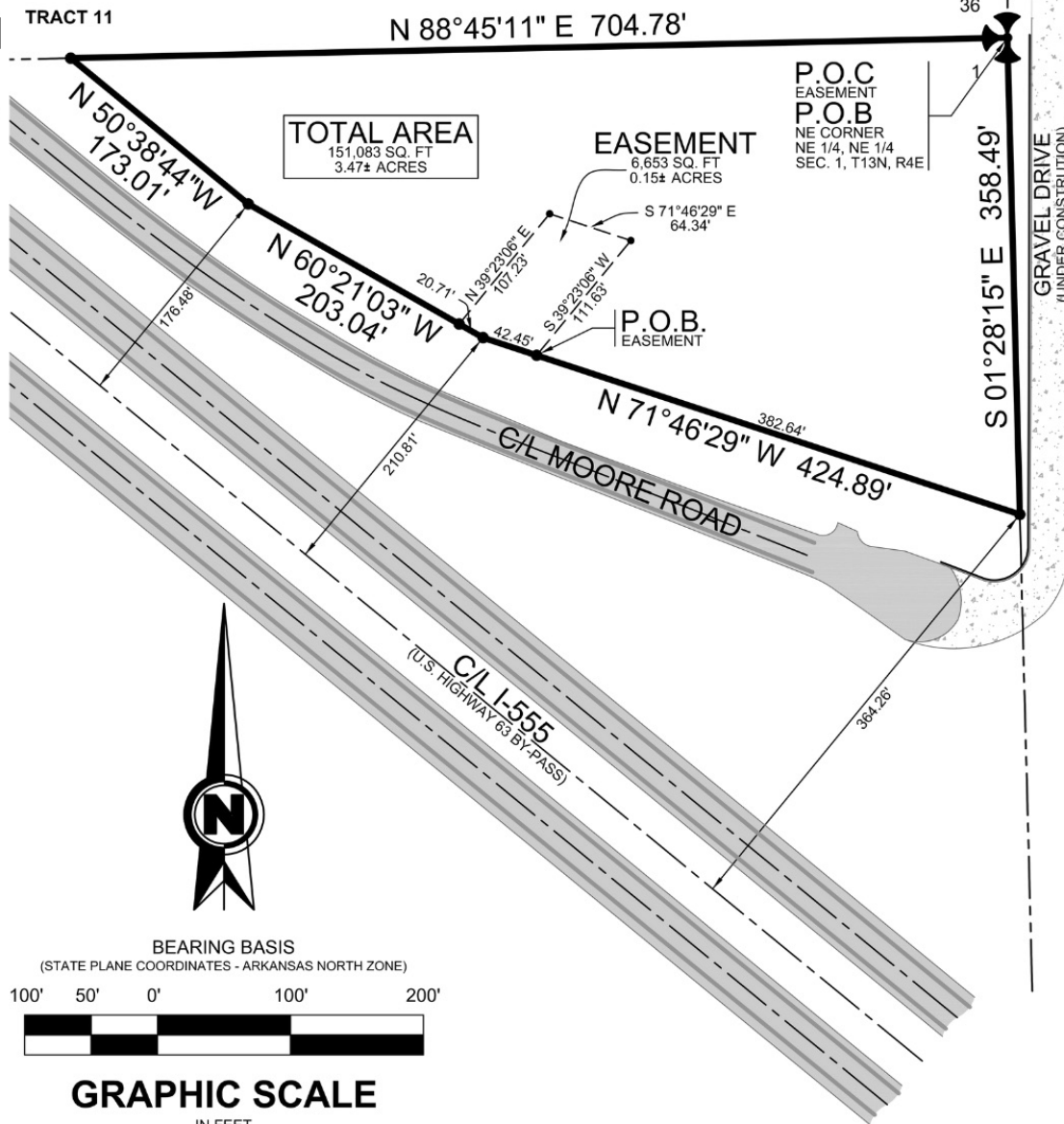
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GRAPHIC SCALE

IN FEET

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INDUSTRIAL TRADE REGION

The Industrial Trade Region of Jonesboro, Arkansas, is a key economic hub known for its strategic location with access to Highway 18, I-555, and railways, making it ideal for manufacturing, logistics, and distribution. Supported by a skilled workforce, modern infrastructure, and a business-friendly environment, the area attracts companies looking to grow and thrive. Its connectivity, community support, and proximity to key markets make it a prime destination for industrial development.

RESTAURANTS & RETAIL



KEY PLAYERS

- 1/2 mile from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds seven of the Top 20 Manufacturing Employers of Arkansas.
- 1.5 miles from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds ten of the Top 20 Manufacturing Employers of Arkansas.
- World Leader in the design and manufacturing of material handling systems.
- The top manufacturing employer in Jonesboro.
- Participates in many educational STEM Programs.
- The second highest manufacturing employer in Jonesboro.
- Produces over 707 million snack bags annually.

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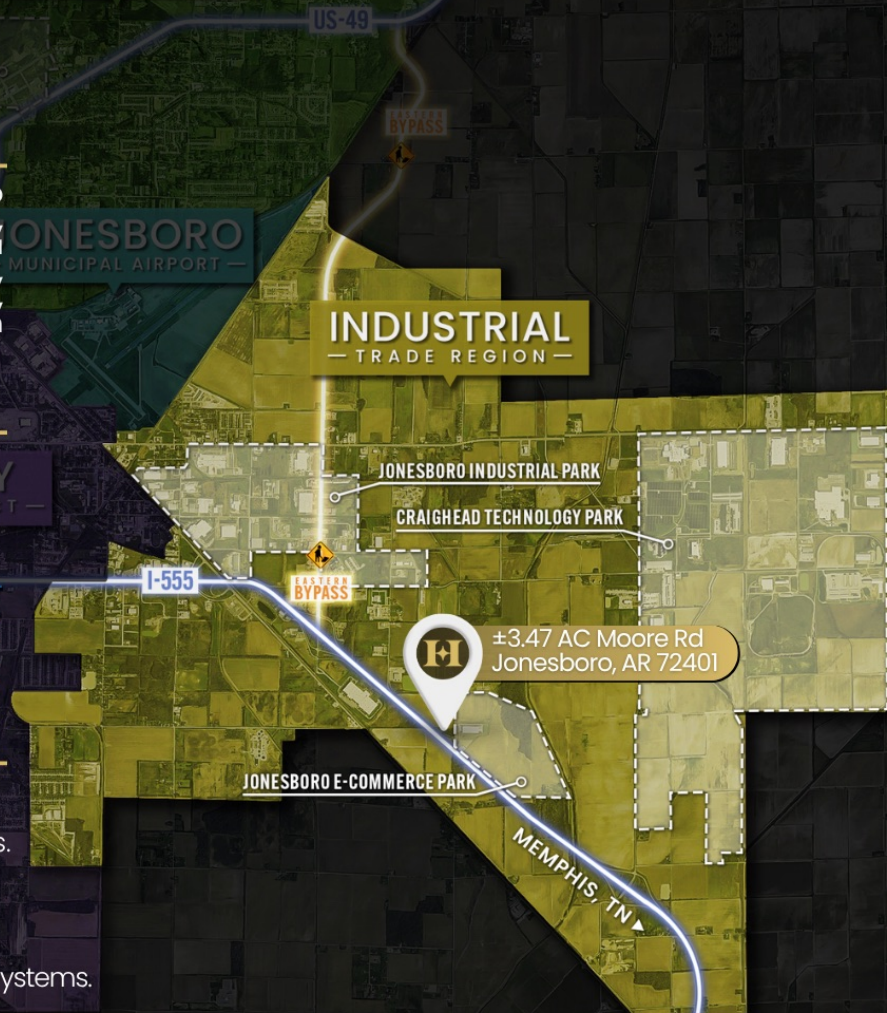
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MARKET MAP



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DEMOGRAPHICS


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

KEY FACTS

Based on a 7 mile ring of the subject property.


70,445
Total Population


\$224,270
Median Home Value


3,367
Businesses


87,551
Daytime Population


33.0
Median Age


\$30,110
Per Capita Income


\$54,311
Median Household
Income


0.89%
2024-2029
Pop Growth
Rate


2.3
Avg. Size
Household


20.5 min.
Avg. Commute Time
for Jonesboro, AR

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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.
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INVESTMENT CONTACTS

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