



BROWNS LN

for
SALE

MULTI-FAMILY OPPORTUNITY
RARE 3.4+/- AC R-3 ZONING

EXCLUSIVELY LISTED BY:

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OPPORTUNITY OVERVIEW

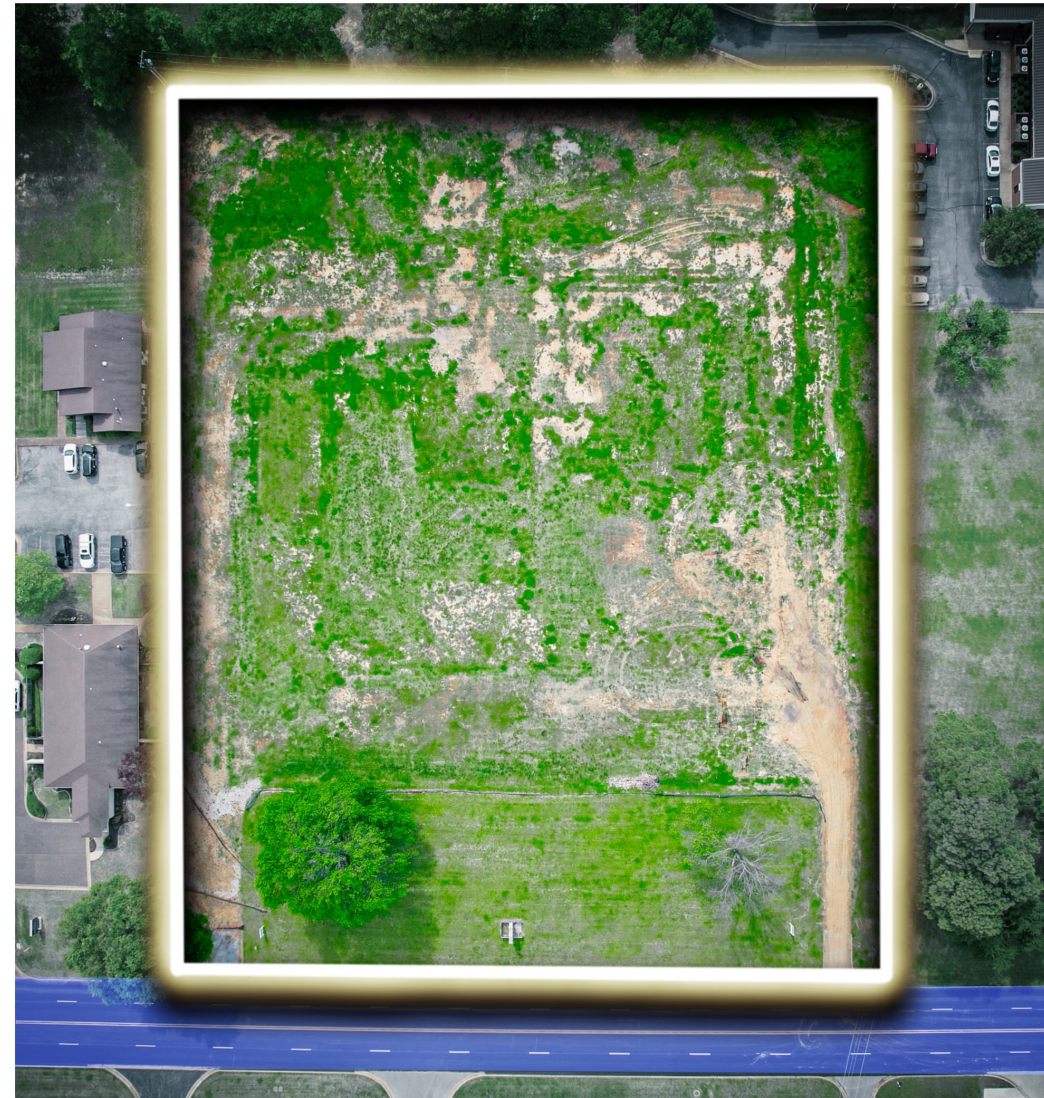
SIZE: 3.4+/- AC

PRICE: \$1,100,000.00

ZONING: R-3

PROPERTY HIGHLIGHTS

- Rare multi-family zoning opportunity
- Large lot perfect for development
- Approximately 320 FT of road frontage on Browns Ln
- Exposure to 3,100 CPD



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EXECUTIVE SUMMARY

Approximately 3.4 acres, situated at 2911 Browns Lane, offers a prime location within a well-established neighborhood. Close proximity to essential amenities and major roadways ensures convenience for residents and businesses alike. The property's rare R-3 zoning status represents a significant advantage for potential developers. This zoning designation allows for a high density residential development making it perfect for multi-family dwellings. The region's strong real estate market and the scarcity of available properties with R-3 zoning make this opportunity particularly attractive. With a growing population and increased demand for quality housing and amenities, the development at 2911 Browns Lane is well-positioned for a successful venture with substantial potential for long-term economic viability. Additionally, the exciting development of Reedmont is currently under construction just one street over, increasing traffic and generating interest in the neighborhood. The combination of strategic location, desirable zoning, and the potential for various development options makes this property a compelling investment prospect.



ZONING DESCRIPTION

R-3 | Multi-Family High Density District

This district is to provide for high density, multi-family development, with restrictions similar to the R-2A district, and with all municipal services available.

The maximum density in this zone is eighteen(18) dwelling units to the acre.



Coming Soon:
Reedmont Condominiums

- 395 Luxury Condos
- 250,000+/- SF of Retail
- Plus Restaurants, Hospitality, and More!

Coming Soon:
Jonesboro Sports Complex

- 200,000+/- SF Multi-Sport Complex
- 10 Basketball Courts - be converted into:
 - 20 Volleyball courts
 - 30 Pickleball courts
- Indoor Competition Pool
- Indoor Practice Pool
- Outside water features
- Breaking ground in 2023

- LOWE'S**
- ASHLEY KOHL'S**
- GATEWAY**
- ALDI**
- sam's club**
- The Trim Gym**
- SOUTHARD FAMILY DENTISTRY**
- westrock ORTHODONTICS**
- Wright Family Dental**
- ALL IN A DAY**
- arisa health**
- Rowe & Rowe**
- SUNBELT FINANCE**
- BRAD ERNEY Family Dentistry**
- FARM BUREAU INSURANCE**
- ACEONE TECHNOLOGIES**
- Fletcher Family Eyecare**
- St. Pierre EYE CARE**
- GARDNER MILNER, PLLC**
- United Rentals**
- CPI CLARK PROPERTY INSURANCE**
- CENTURY FINANCE**
- Construction Finance**



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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



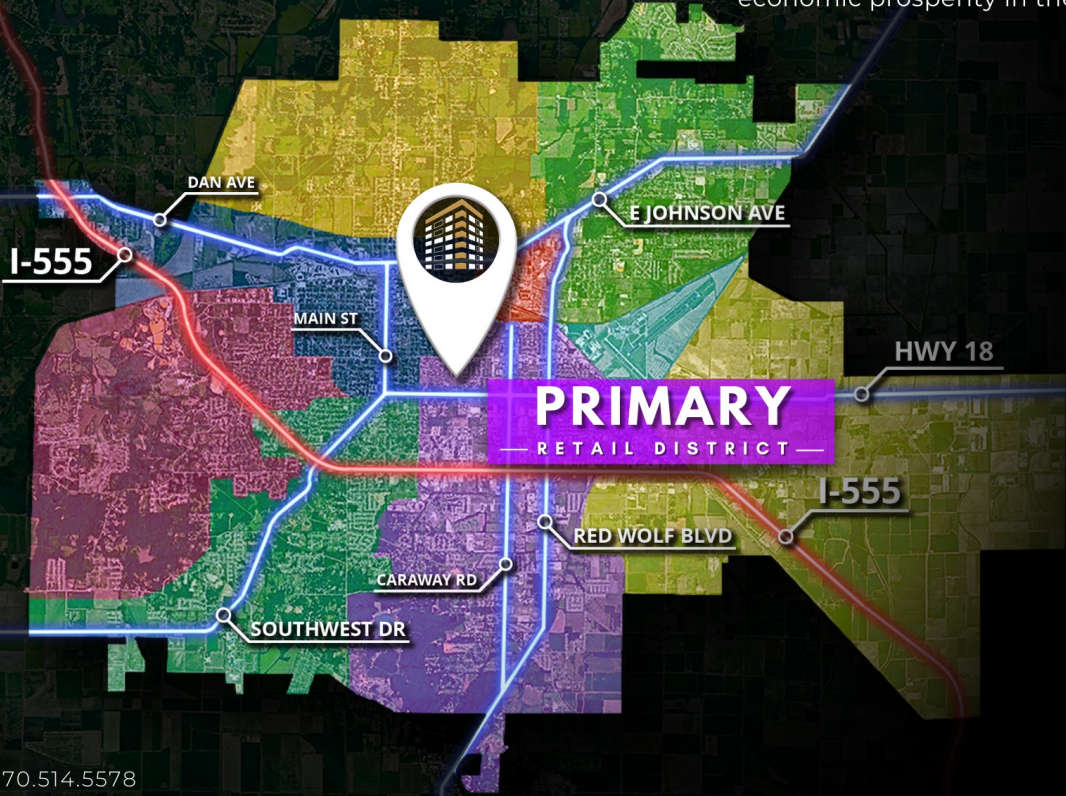
80ac mix-use complex opening 2024
Luxury condos, shops, restaurants, health & wellness facilities, & more.



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



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

