

SPACE FOR LEASE

📍 5510 Southwest Dr | Jonesboro, AR 72404

#15
-16

SOUTHWEST DR

HALSEY

REAL ESTATE

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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870 972 9191
HalseyRealEstate.com



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OPPORTUNITY OVERVIEW

\$15/SF NNN **±2,300 SF** **±200**
PRICE **SUITES 15-16** **PARKING**

PROPERTY HIGHLIGHTS

- ✦ Prime spot in the heart of Valley View Commons.
- ✦ Strong visibility, easy access, and convenient parking.
- ✦ Surrounded by established businesses that consistently draw local and regional customers.
- ✦ Quick access to major commercial corridors.
- ✦ Well-maintained property supported by professional local ownership and management.
- ✦ Currently built out as a child care center.



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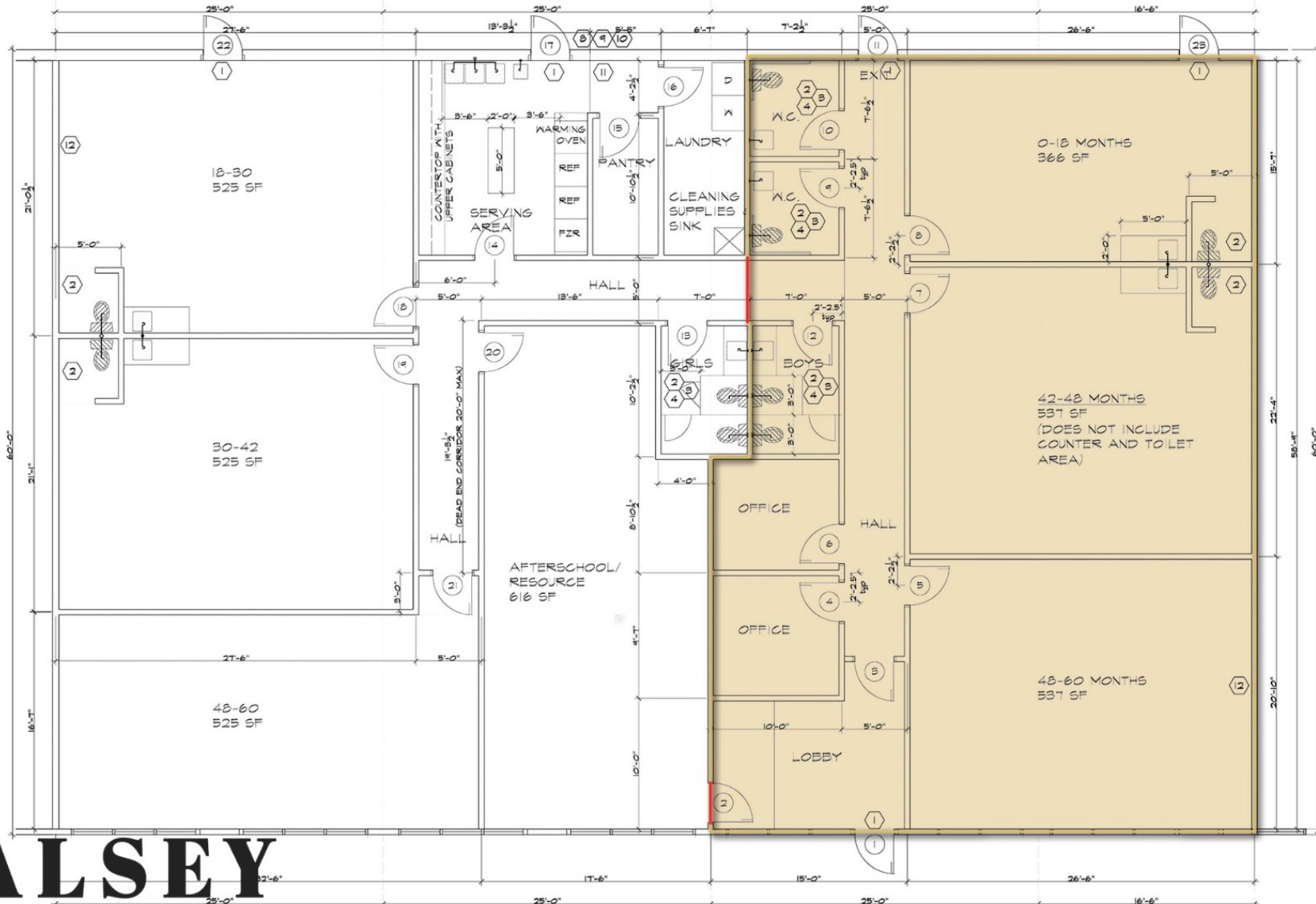
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SUITES 15-16

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SOUTHWEST BUSINESS DISTRICT

The Southwest Business District is a vibrant center of commerce and industry, home to diverse retail, dining, offices, and manufacturing with easy access to I-555 and US-67. Its strategic location fuels job creation, economic growth, and community vitality, reflecting Jonesboro's commitment to innovation and development. With ongoing expansion and new investments, the district continues to attract entrepreneurs and businesses seeking opportunity in a thriving, connected environment.

RESTAURANTS & RETAIL



KEY PLAYERS

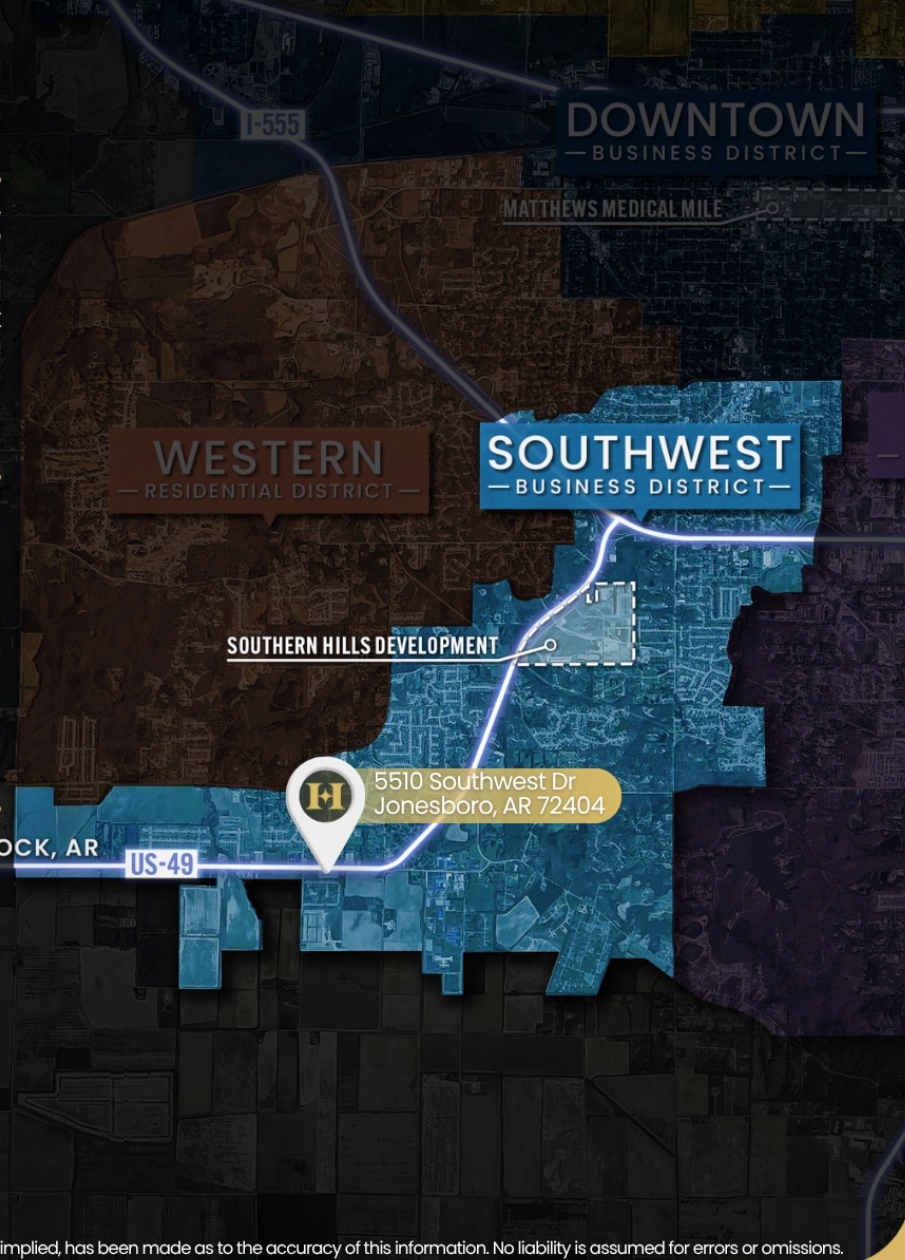
- Valley View Public Schools**
 - Top 5 Best School Districts in AR
 - Just under 3,000 students and around 325 employees
- Southern Hills Development**
 - 175-acre mixed use development
 - Under construction to hold retail, housing, offices, & more.
- The Shops at Parker**
 - 45,000sf Re-Development
 - Modern architecture, digital signage, & landscaping
- Valley View Commons**
 - 33,000+ SF Shopping Center
 - Restaurants, health services, government offices, & more.

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MARKET MAP

📍 5510 Southwest Dr | Jonesboro, AR 72404 – What's Nearby?

VALLEY VIEW

PUBLIC SCHOOLS



VALLEYVIEWSCHOOLS.NET
(870) 935-6200
2131 VALLEY VIEW DRIVE | JONESBORO, AR 72404



EXCELLENCE IN EDUCATION FOR
ALL STUDENTS IS OUR GOAL
ARKANSAS STATE DEPARTMENT OF EDUCATION AWARDED
"BEST IN STATE"
ACADEMIC STANDINGS

THE MISSION OF THE VALLEY VIEW SCHOOL DISTRICT IS TO MAINTAIN A CARING, SAFE, EFFECTIVE AND DISCIPLINED ENVIRONMENT THAT IS CONDUCIVE TO LEARNING AND MAXIMUM ACHIEVEMENT. THE SCHOOL CLIMATE WILL PROMOTE OPPORTUNITIES THAT ENCOURAGE SELF-ESTEEM, A PERSONAL COMMITMENT TO ACCEPTING RESPONSIBILITY, AND HIGHER ORDER THINKING SKILLS, WHICH ARE THE ABILITY TO COMMUNICATE, REASON AND SOLVE RELEVANT PROBLEMS. THESE CHARACTERISTICS PREPARE ALL STUDENTS TO FUNCTION AS PRODUCTIVE CITIZENS.

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WHAT'S NEARBY?



5510 Southwest Dr | Jonesboro, AR 72404 – What's Nearby?



- LEGEND**
- RETAIL AREAS
 - OFFICE AREAS
 - MULTI FAMILY AREAS
 - SELF STORAGE AREAS
 - SINGLE FAMILY AREA
 - COMMON OPEN SPACE / REAS



**Southern Branch Crossing
12,000 sqft Center**



1903 Kellers Chapel A 1.00 AC

1903 Kellers Chapel B 3.47 AC

Southern Hills Mini Storage

Common Area

Area G 10.34 +/- AC
Area O 1.06 +/- AC
Area N 10.12 +/- AC

**SOUTHERN HILLS
PLANNED DEVELOPMENT**

JONESBORO, ARKANSAS
MARCH 2023

PREPARED FOR: SOUTHERN HILLS REAL ESTATE, L.L.C.



SOUTHERN HILLS DEVELOPMENT

PRESENTED BY:



**COLDWELL BANKER
COMMERCIAL**
VILLAGE COMMUNITIES

We are proud to share the steadfast progress on the exciting Southern Hills Development. Southern Hills is expected to increase and elevate the bright future of Jonesboro, Arkansas.

- All streets and infrastructure are completed.
- 3 lane connection from S. Culberhouse to Southwest Dr projected to relieve traffic congestion at intersections of S Culberhouse Rd and Parker Rd to Southwest Dr.
- Anticipated increase in sales tax revenue for the city of Jonesboro, Arkansas.
- All water detention/retention is complete.
- All lots can be platted larger or smaller.
- Construction began Spring 2022 for 150,000-200,000+/- sqft of commercial leasable space and 155 new residential homes.
- 192 Class A multi-family units began construction 2022.
- 300 Class A multi-family units to begin 2024.
- Total anticipated rooftop count: 647

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The Shops at Parker

- 45,000sf Re-Development at High Traffic Intersection of Southwest Dr. & Parker Rd.
- Beautifully Designed Building with Modern Architecture, Digital Signage, & Landscaping
- High Quality Tenant Mix Including:
 - Workout Anytime
 - Right Fiber
 - Sugaring NYC
 - Jenni Nails
 - Quintessential Lighting
 - Hometronix



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Haag Brown Commercial 

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


2.4
Avg. Size
Household


20.5 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.


71,761
Total Population


\$238,275
Median Home Value


3,366
Businesses


84,418
Daytime Population


33.5
Median Age


\$31,120
Per Capita Income


\$57,194
Median Household
Income


0.61%
2024-2029
Pop Growth
Rate

DEMOGRAPHICS

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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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