

FOR SALE

📍 2815 Longview Dr | Jonesboro, AR 72401



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.

Taylor Wilson Realtor®
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OPPORTUNITY **OVERVIEW**

\$1,225,000.00	±0.69 AC	100%	3.5 YEARS
PRICE	LOT SIZE	OCCUPANCY	CURRENT LEASE TERM
\$100,760.00	±4,415 SF	8.2%	±22
NOI	BUILDING SIZE	CAP RATE	PARKING

PROPERTY **HIGHLIGHTS**

- ✦ Established, strong, NNN lease on the property with two, 3-year renewal options.
- ✦ Located in the well-established Windover Office Park.
- ✦ Turnkey condition and quality construction.
- ✦ Just minutes away from exciting new developments.
- ✦ Great low management investment opportunity.



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GATEWAY ENGINEERING, INC.

elite autos



Laurel
Flooring & Rugs

Mazios

DIET CENTER

BURGER KING

CYNERGY
REHAB GROUP

NEA BAPTIST

U.S. RENAL CARE

DAVIS DENTAL
Gentle Hands. Loving Hearts. Perfect Smiles.

CROSS BANK

Leap Kids
Early Learning

Northeast
Arkansas
Dentistry

Dental
Solutions
Preventive • Restorative • Cosmetic

Woodruff
FAMILY DENTALS

jp&o
ottobock.care

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FLOOR PLAN

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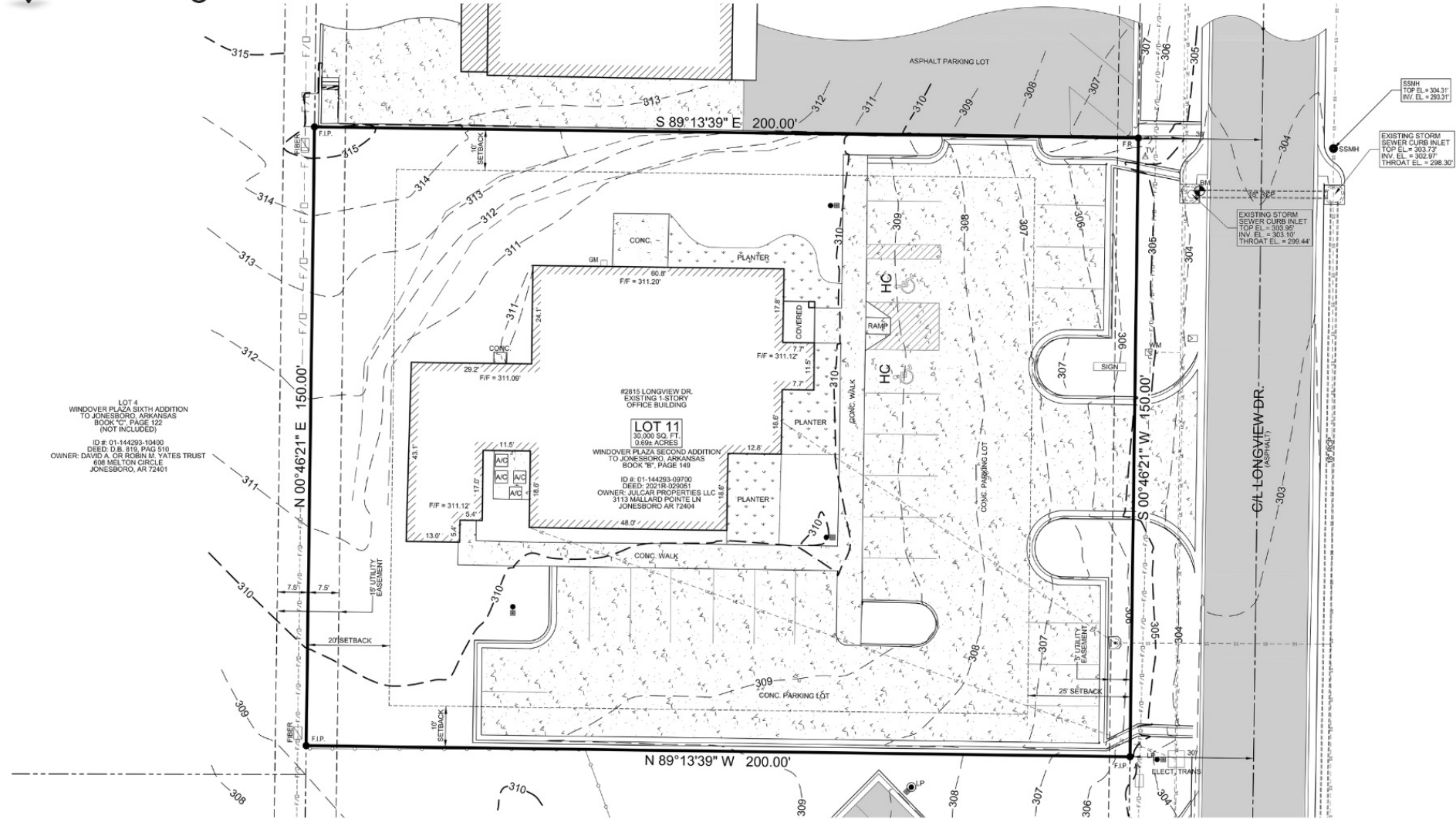
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SURVEY

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PRIMARY RETAIL DISTRICT

The Primary Retail District of Jonesboro serves as an economic hub, home to a diverse mix of industries including finance, law, healthcare, and retail. Centrally located and intersected by major routes like I-555, it features modern office buildings and busy storefronts that house everything from local startups to major corporations. In addition to its commercial appeal, this district plays a key role in providing essential services and job opportunities, reflecting Jonesboro's commitment to fostering business growth and regional prosperity.

RESTAURANTS & RETAIL



KEY PLAYERS

-  Connected by several major roadways.
-  Over 1,500 employees & 14,000 students.
-  80 acre mixed-use development
-  Luxury condos, restaurants, retail, and more.
-  692 acre park in Crowley's Ridge
-  Offers camping, fishing, trails, sports, playgrounds, & more.
-  200,000 sqft sports complex
-  Will offer athletic courts, pools, seating & outside water features.

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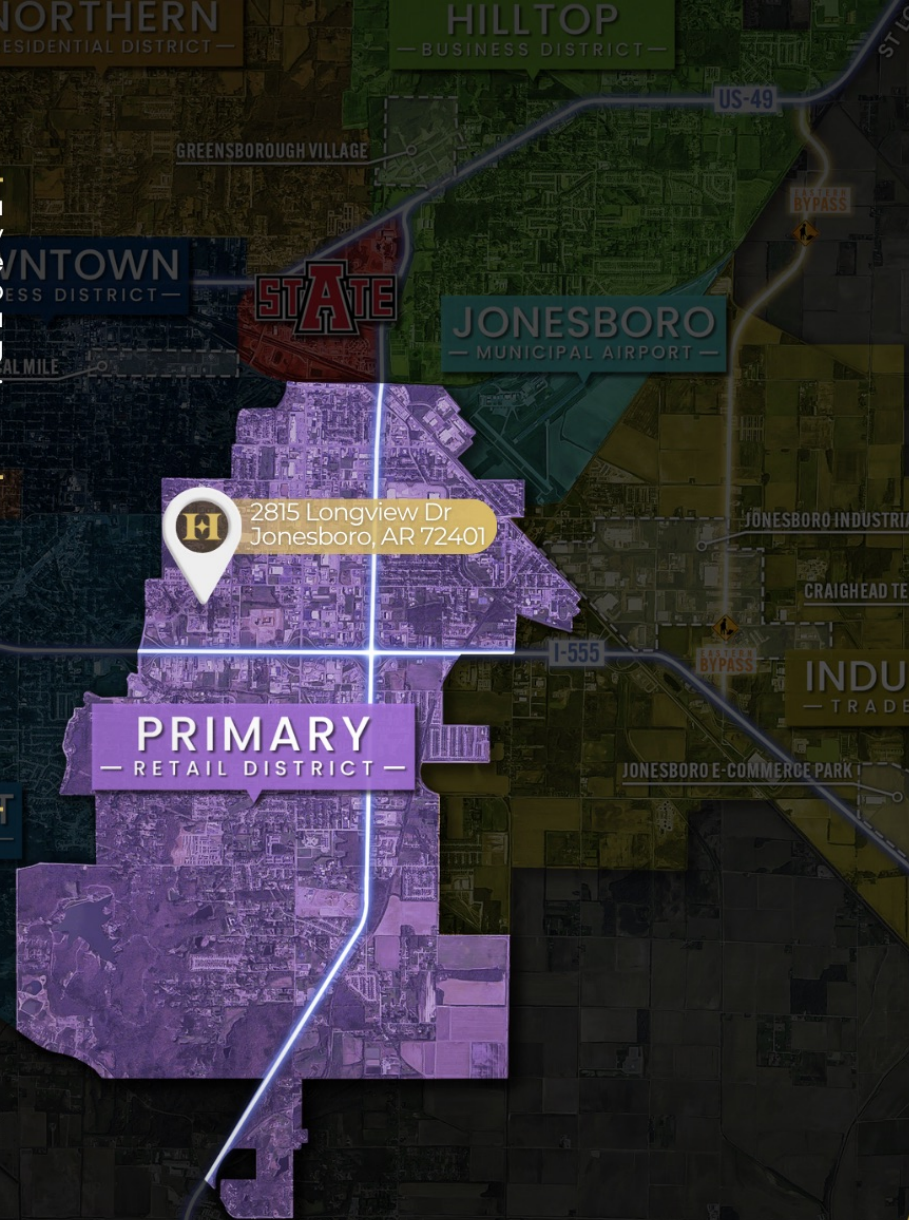
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MARKET MAP



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📍 2815 Longview Dr | Jonesboro, AR 72401 – What's Nearby?

REEDMONT CONDOMINIUMS

377 UNITS | STUDIO – 1BR – 2BR | LUXURY FINISHES

To include shopping, conference spaces, restaurants, entertainment space, health & wellness, and more.



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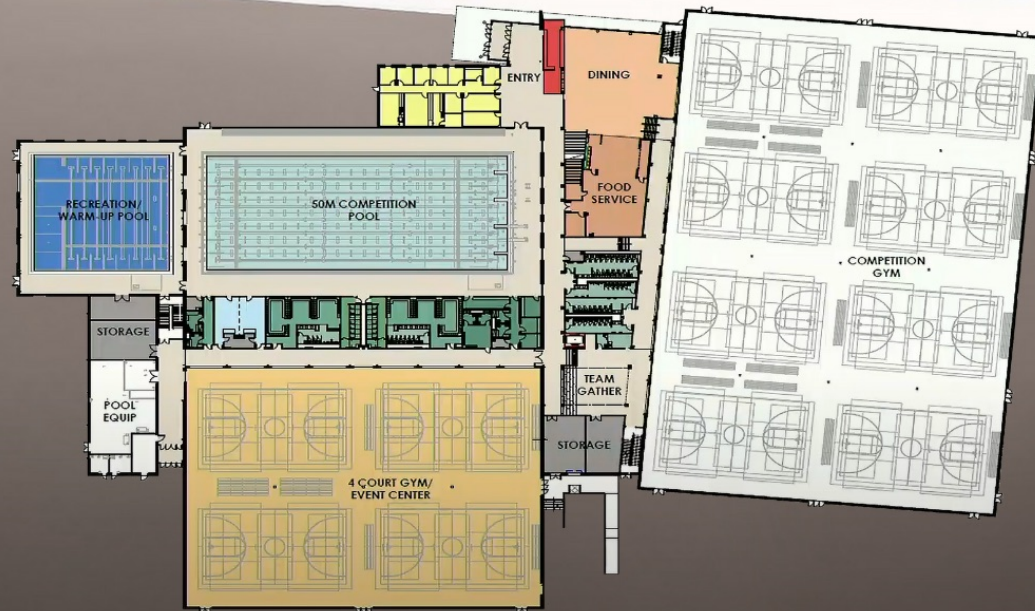
2815 Longview Dr | Jonesboro, AR 72401 – What's Nearby?

RIDGE ATHLETICS CENTER

200,000+ SQFT



- 50m Indoor Competition Pool w/ Grandstand for 1200 Spectators
- 25m Indoor Practice Pool
- Event Center
- Up to:
 - 12 Basketball Courts
 - 24 Volleyball Courts
 - 36 Pickleball Courts



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


2.5
Avg. Size
Household


20.5 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.


89,399
Total Population


\$236,892
Median Home Value


3,758
Businesses


101,430
Daytime Population


33.6
Median Age


\$35,100
Per Capita Income


\$62,130
Median Household
Income


0.98%
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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