



E NETTLETON AVE

For
SALE

**MULTI-FAMILY DEVELOPMENT
OPPORTUNITY**

EXCLUSIVELY LISTED BY:

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OPPORTUNITY OVERVIEW

SIZE: 0.48 +/- AC

ZONING: R-2

PRICE: \$144,900.00

PROPERTY HIGHLIGHTS

- Multi-Family Development Opportunity
- Located in Jonesboro's West End
- Exposure to 11,000 CPD
- Minutes from Jonesboro's Best Lifestyle Amenities
- 115 +/- ft of road frontage on Nettleton Ave



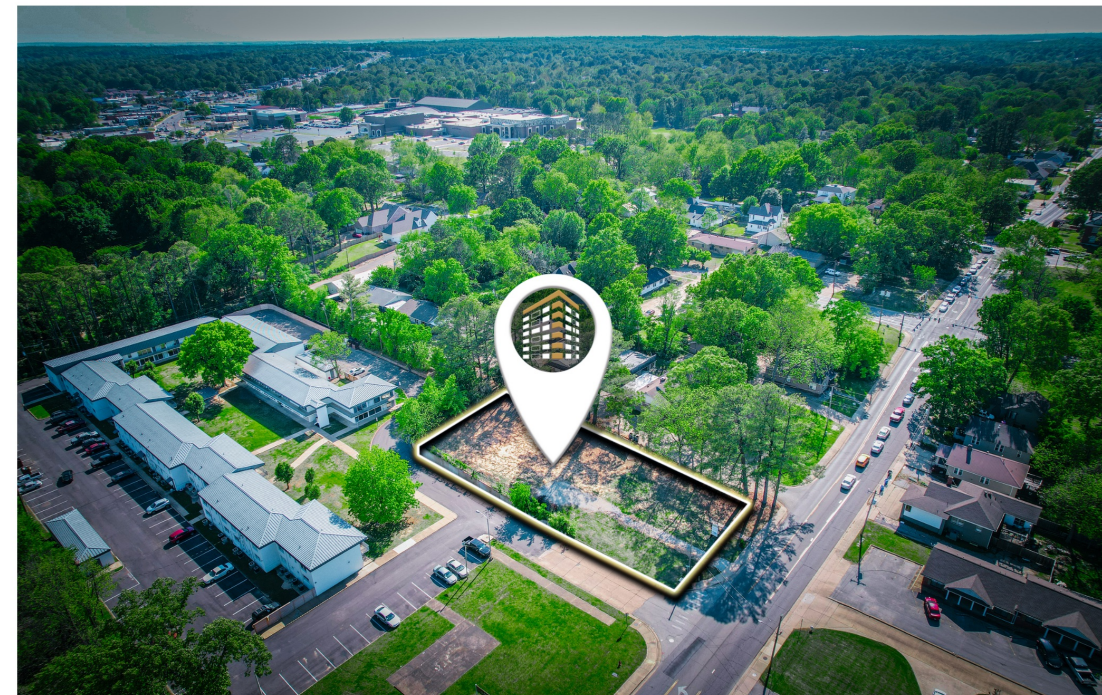
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EXECUTIVE SUMMARY

207 E Nettleton Ave presents a prime opportunity for a multifamily development in Jonesboro, AR. Situated in a rapidly growing area with high demand for housing, this lot offers an ideal canvas for multifamily units to meet the needs of the local community.

With proximity to key amenities including schools, shopping centers, restaurants, and recreational facilities and convenient access to major transportation routes, it ensures an easy commute for residents. It is zoned for multifamily development, offers flexibility in design and construction, and essential utilities such as water, electricity, and sewage are nearby for easy connection.

Jonesboro has experiencing a steady population growth driven by economic growth and educational opportunities, so it has seen an increased demand for multifamily units in particular. Given the demand for multifamily housing and the favorable market conditions, the project presents a promising opportunity for investors seeking attractive returns in the real estate sector.

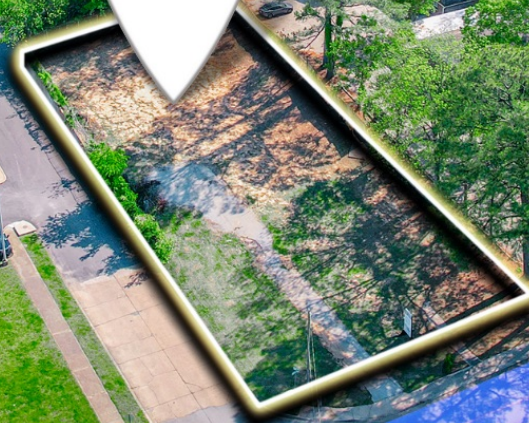


ZONING DESCRIPTION

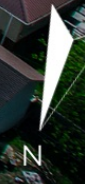
R-2 | Multi-Family Low Density District

The purpose of this zone is to accommodate higher density residential development and uses, with a wider variety of housing types. The principal use of land is for single-family, duplex, triplex, and four-plex residential structures, with all municipal services available.

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E NETTLETON AVE



SURVEYOR'S CERTIFICATION

TO HALSEY REAL ESTATE HOLDINGS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.3-5, 6(a), 6(b), 7(a), 7(b)-1), 7(c), 11 AND 13 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 01/14/2022.

AND FURTHER THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF ALTA/NSPS LAND TITLE SURVEY: 01/14/2022

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SURVEYOR'S NOTES

- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR HALSEY REAL ESTATE HOLDINGS, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE BENCHMARK LAND SURVEYING, INC. MAKES NOR WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-2. R-2 ZONING IS DEFINED AS MULTI-FAMILY LOW DENSITY DISTRICT. THE PURPOSE OF THIS ZONE IS TO ACCOMMODATE HIGHER DENSITY RESIDENTIAL DEVELOPMENT AND USE, WITH A WIDER VARIETY OF HOUSING TYPES. THE PRINCIPAL USE OF LAND IS FOR SINGLE-FAMILY, DUPLEX, TRIPLEX, AND FOURPLEX RESIDENTIAL STRUCTURES, WITH ALL MUNICIPAL VICES AVAILABLE. THE SURROUNDING PROPERTY IS ZONED R-2. BUILDING SETBACKS REQUIREMENTS FOR R-2 ARE: FRONT= 29', SIDE= 7.5', REAR= 20'. MAXIMUM HEIGHT LIMITATION FOR R-2: 35'0". MAXIMUM LOT COVERAGE FOR R-2: 40%.
- SUBJECT PROPERTY IS WITHIN "ZONE X", AREAS DESIGNATED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATED MAP FOR CRAIGHEAD COUNTY ARKANSAS AND INCORPORATED AREAS, COMMUNITY PANEL 05031C0131 C (PANEL 131 OF 200) EFFECTIVE DATE - SEPTEMBER 27, 1991.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM. BENCHMARK NO. 1: IS AN "X" CUT SET IN CONCRETE AT N.E. CORNER OF RETAINING WALL, LOCATED APPROXIMATELY 89± SOUTH AND 3.2± EAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 337.94 (NAV88).
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - WARRANTY DEED DATED OCTOBER 29, 2021, RECORDED AS DOCUMENT NO. 202119-026576 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - MANGRUM'S SUBDIVISION OF BLOCK 4 OF SENTER & COMPANY ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY RECORD PLAT RECORDED IN BOOK 40, PAGE 446, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - SAM HESTER REPLAT OF LOTS 1-18, BLOCK 2 & PART OF LOTS 8-12, BLOCK 2 OF MANGRUM'S SUBDIVISION & PART OF JUDY STREET, JONESBORO, ARKANSAS, AS SHOWN BY RECORD PLAT RECORDED IN PLAT BOOK "C", PAGE 94, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

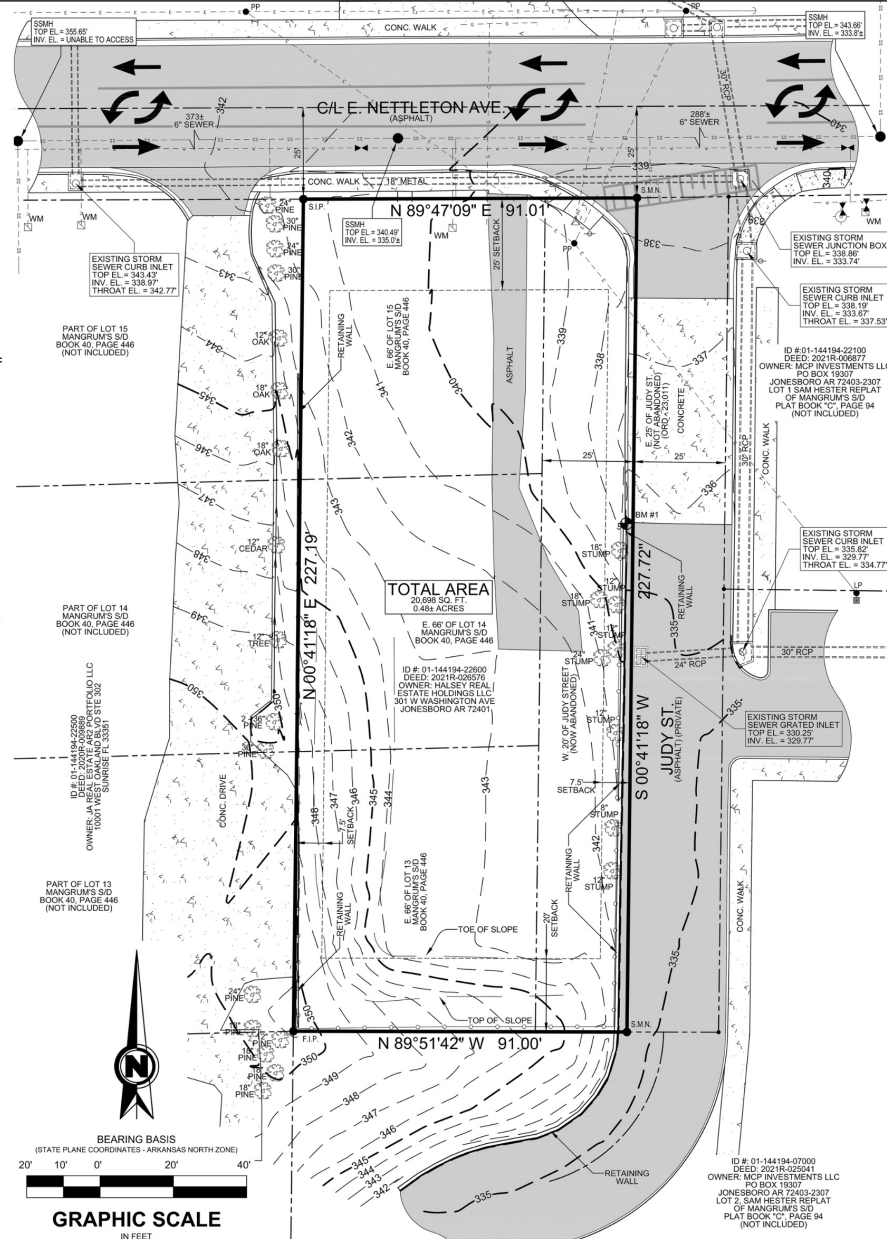
LEGEND

- = BOUNDARY LINE
 - - - = ADJACENT LOT LINES
 - - - = ADJACENT LOT LINES
 - F.I.P.
 - S.M.N.
 - S.I.P.
 - SSMH
 - WM
 - PP
 - BM
 - SWMH
 - 355
 - BM
 - 3
 - 3
- = FOUND IRON PIPE
 - = SET MAG NAIL
 - = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
 - = EXISTING SANITARY SEWER LINE
 - = EXISTING SANITARY SEWER MANHOLE
 - = EXISTING WATER METER
 - = WATER VALVE
 - = FIRE HYDRANT
 - = EXISTING OVERHEAD ELECTRICAL LINE
 - = TELEPHONE PEDESTAL
 - = NATURAL GAS LINE
 - = EXISTING STORM WATER MANHOLE
 - = EXISTING FENCE LINE
 - = EXISTING GROUND CONTOUR
 - = BENCH MARK
 - = EXISTING TREE
 - = TRAFFIC SIGN

DESCRIPTION

THE EAST 66 FEET OF LOTS 13, 14 AND 15 IN BLOCK 1 OF MANGRUM'S SUBDIVISION OF BLOCK 4 OF SENTER & COMPANY ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY A PLAT IN DEED RECORD 40 AT PAGE 446, BEING 66 FEET FRONTING ON NETTLETON AVENUE AND EXTENDING SOUTH ALONG JUDY STREET 227.2 FEET, TOGETHER WITH THE NORTH 227.2 FEET OF THE WEST 25 FEET OF JUDY STREET, NOW ABANDONED, LYING IMMEDIATELY EAST OF THE ABOVE DESCRIBED LOTS 13, 14 AND 15.

CONTAINING IN ALL 20,698 SQ. FT. OR 0.48 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
JONESBORO, AR 72403
PH: 870-336-2069
FAX: 870-336-2060

ALTA/NSPS LAND TITLE SURVEY
HALSEY REAL ESTATE HOLDINGS, LLC
E. 66' LOTS 13-15, BLK. 1 OF MANGRUM'S SID & W. 20' JUDY ST. JONESBORO, ARKANSAS

BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

DATE: BY: DESCRIPTION:

500-14N-04E-0-19-200-16-1637
CADD FILE: 21329-001-R1 SCALE: 1"=20'
DATE: 03/21/2023 DRAWN BY: AJ
DWG#: 0414192-0009-R1 SHEET: 1 OF 1

REGIONS OF JONESBORO

RESTAURANTS & RETAIL




THE DISTRICT

Downtown Jonesboro is a vibrant district located at the heart of the city. It presents a unique atmosphere captivating residents and visitors alike. Its multitude of local events and festivals combined with its walker-friendly layout fosters a strong sense of community engagement.


Combining culture and history, Downtown is a thriving district that serves as a hub of activity. It features prominent medical institutions, professional services, art galleries, local eateries, and diverse retail establishments. Offering more than just commercial transactions, it serves as a focal point for social interactions and communal bonds. Streets lined with various businesses create a multifaceted landscape that extends beyond its physical boundaries.

Downtown Jonesboro encapsulates the essence of the city's economic, cultural, and social aspirations, rendering it an integral facet of Jonesboro's identity.

KEY PLAYERS




Underwent \$137.5mil, 245,000sf expansion in 2020.
Has over 4,000 employees.



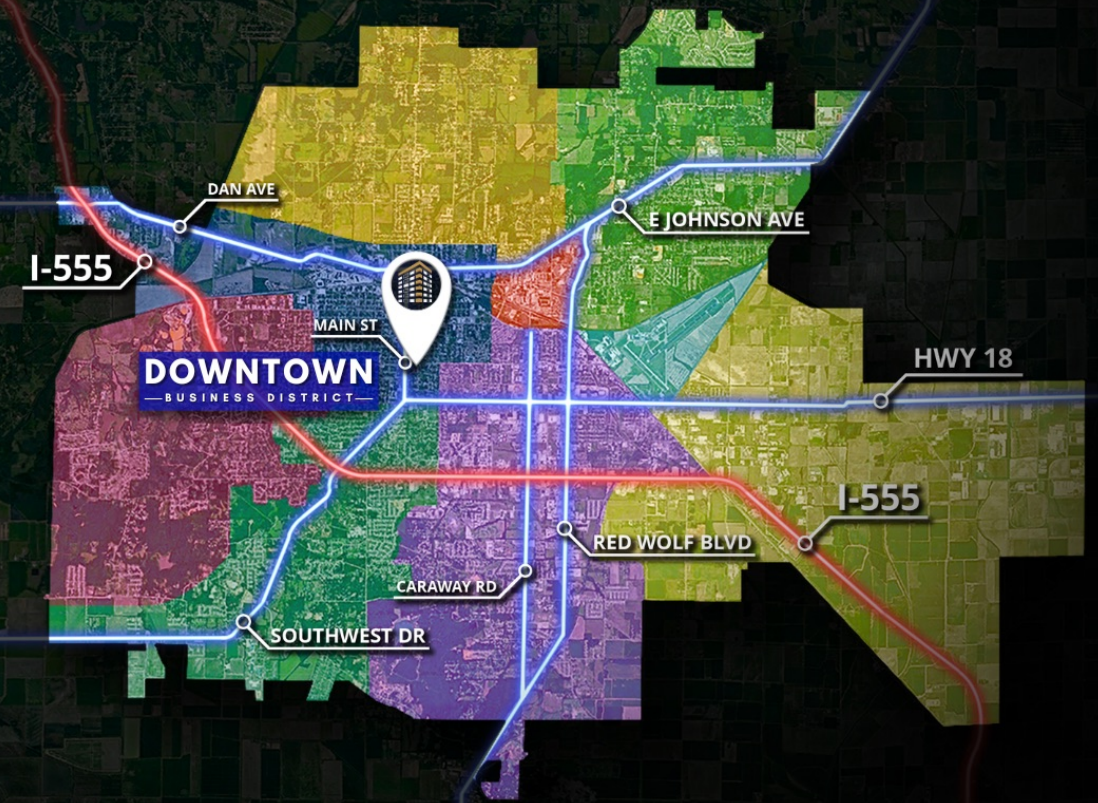
City hall and city governments reside in Downtown Jonesboro.



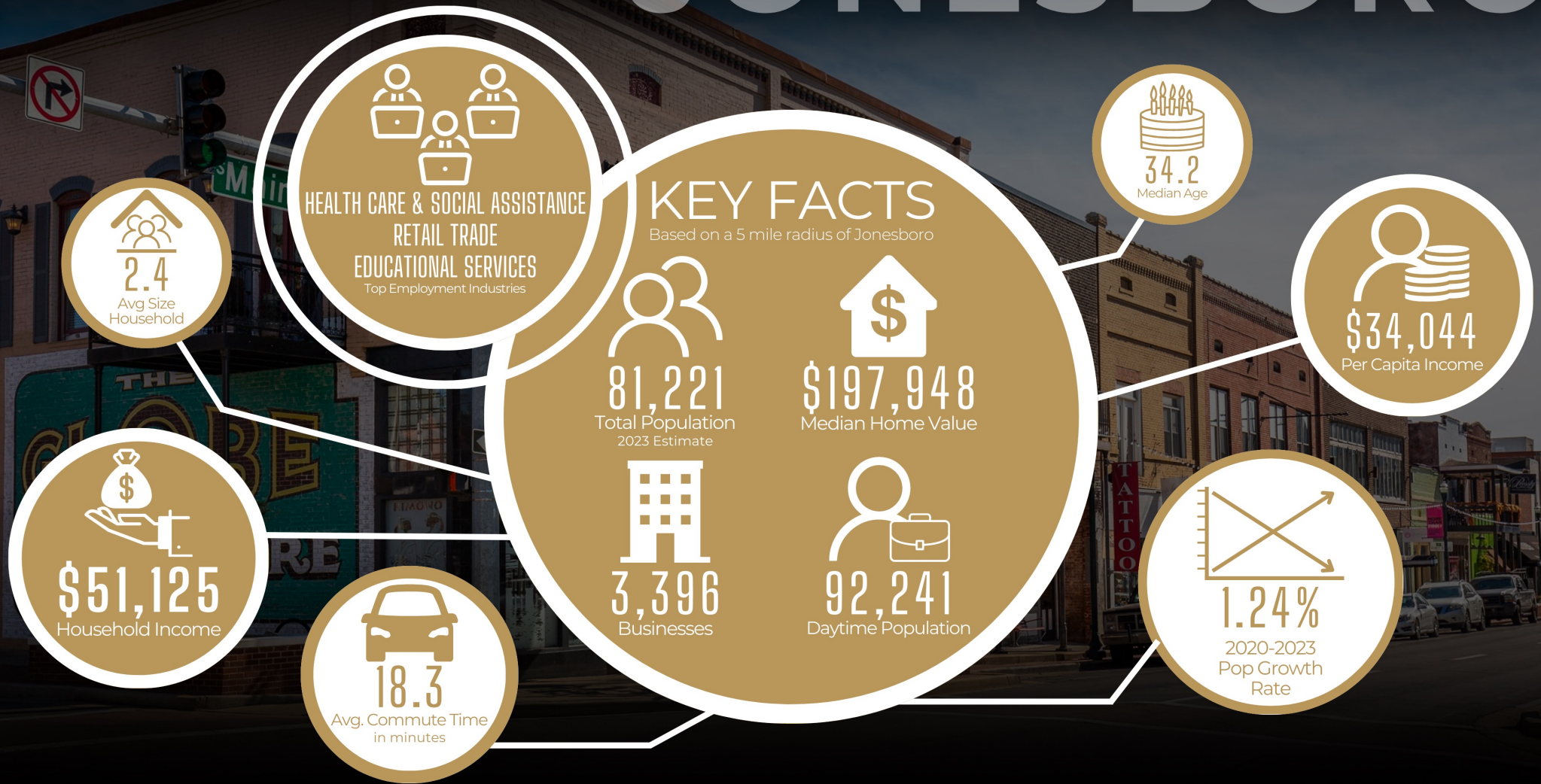
County courthouse is currently undergoing a \$14mil expansion.



Patrol and Special Ops Divisions are located in Downtown Jonesboro.



JONESBORO



This infographic contains data provided by Esri (2023, 2028), Ersi-Data Axle (2023), Esri-U.S. BLS (2023) and Data USA (2024).

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