

# FOR SALE

📍 8107 Highway 49 Outparcel | Brookland, AR 72417



# HALSEY

REAL ESTATE

**Jerry Halsey, Jr.** CCIM, CRB, SIO, President/CEO  
jerry@halseyre.com

**Gary Harpole** Realtor®  
gary@halseyre.com

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870 972 9191  
HalseyRealEstate.com



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## OPPORTUNITY **OVERVIEW**

**\$12 PSF**    **±1.42 AC**    **C-2**  
**PRICE**       **LOT SIZE**       **ZONING**

## PROPERTY **HIGHLIGHTS**

- ✦ Prime commercial outparcel at the entrance of Brookland's growth corridor.
- ✦ Excellent highway frontage with over ~22,000 CPD.
- ✦ Surrounded by strong retailers including Harps, McDonald's, Sonic, and First Community Bank.
- ✦ Suitable for a variety of retail, restaurant, or service-oriented businesses.
- ✦ Conveniently located just minutes from Jonesboro's Hilltop District and Paragould.



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BROOKLAND SCHOOL RD W



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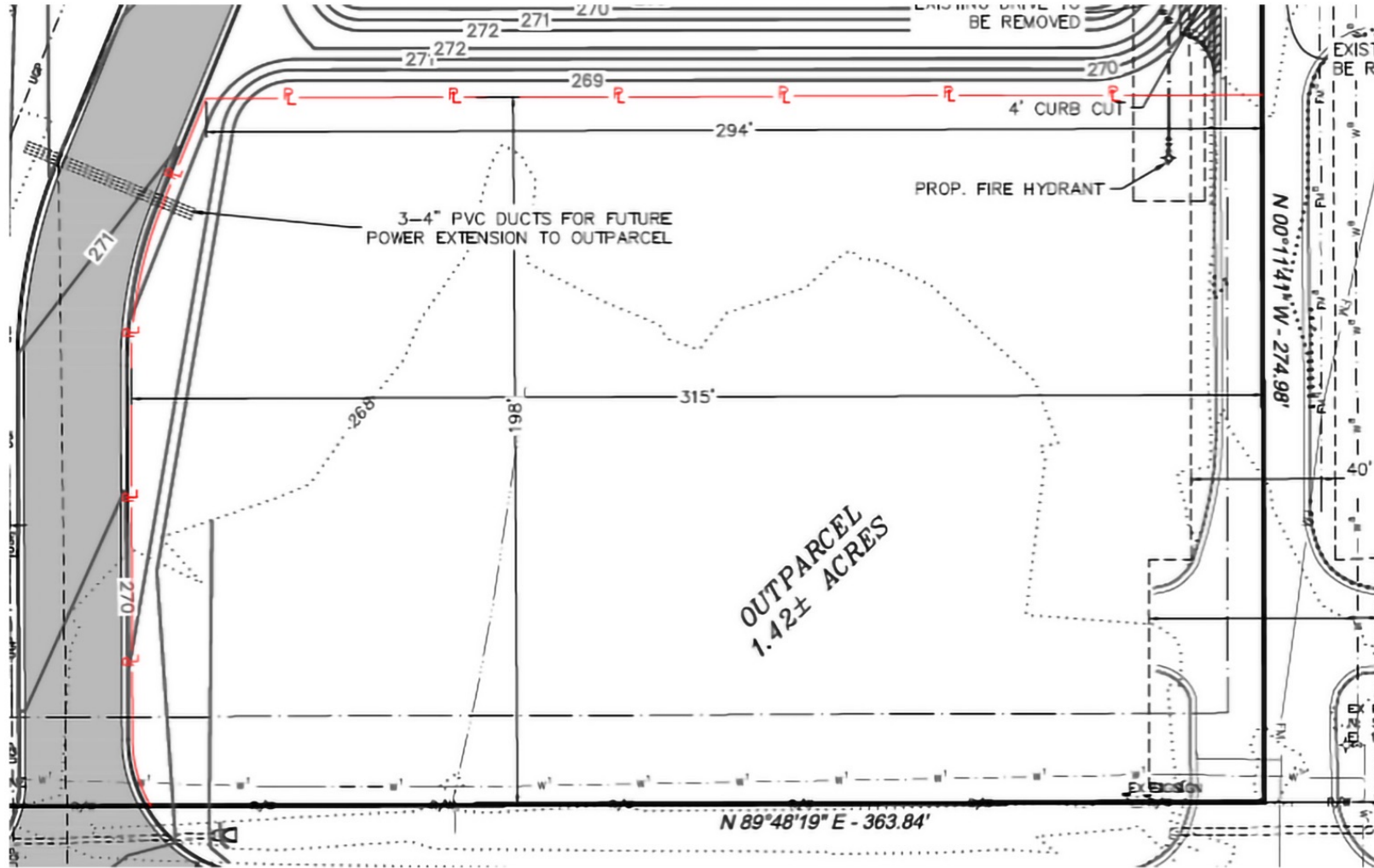
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SURVEY

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PARAGOULD

HWY 49

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JONESBORO

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PROXIMITY MAP

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# DEMOGRAPHICS

## KEY FACTS

Based on a 7 mile ring of the subject property..

  
**HEALTH CARE & SOCIAL ASSISTANCE  
MANUFACTURING  
CONSTRUCTION**  
Top Employment Industries  
for Brookland, AR

  
**2.5**  
Avg. Size  
Household

  
**21.6** min.  
Avg. Commute Time  
for Brookland, AR

  
**38,734**  
Total Population

  
**\$234,620**  
Median Home Value

  
**858**  
Businesses

  
**35,039**  
Daytime Population

  
**31.5**  
Median Age

  
**\$30,087**  
Per Capita Income

  
**\$62,331**  
Median Household  
Income

  
**1.43%**  
2024-2029  
Pop Growth  
Rate

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REAL ESTATE

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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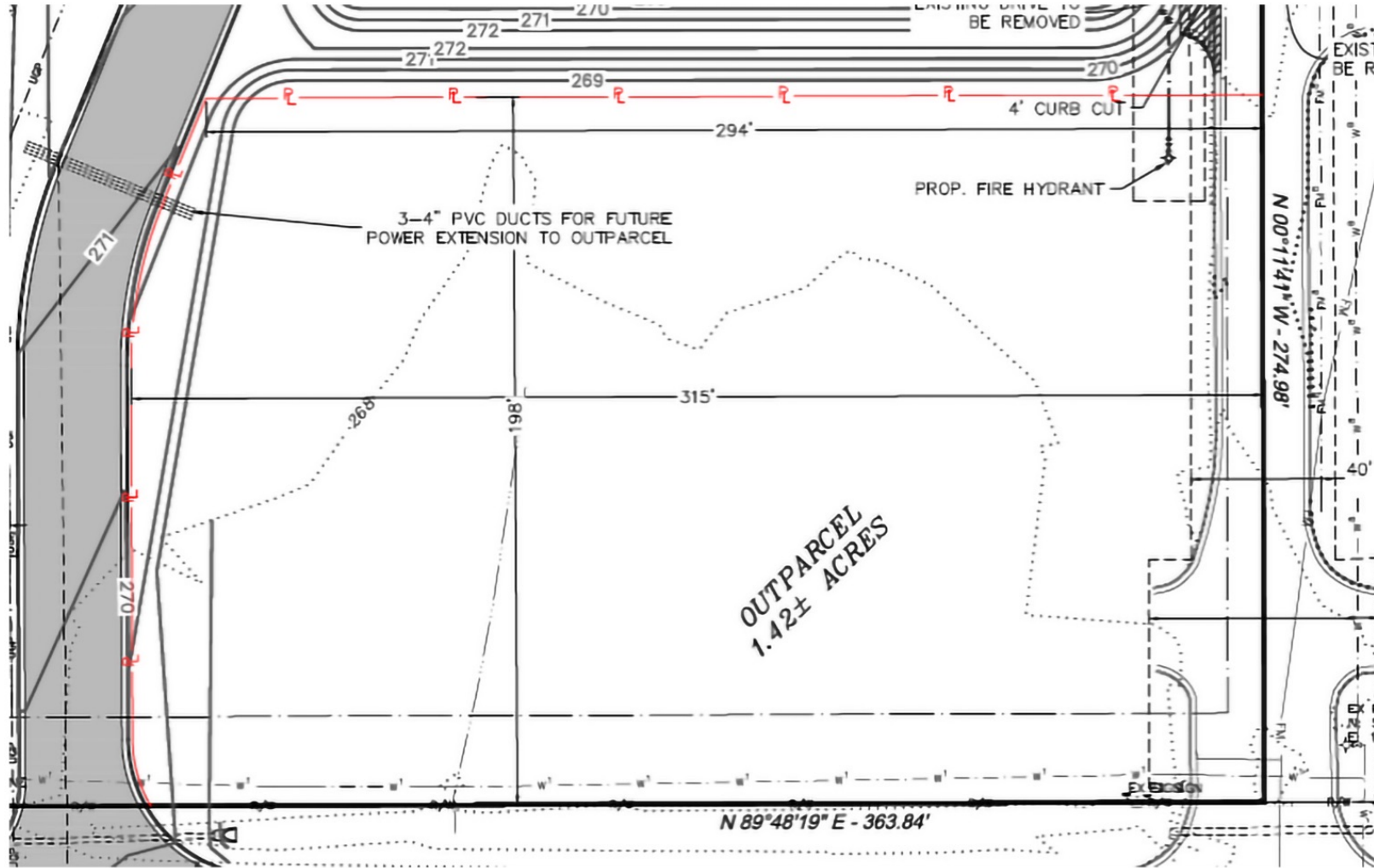
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