

FOR SALE 2.38AC HOTEL LOT JONESBORO, AR



OVERVIEW

This rare, 2.38 acre corner lot is strategically situated in a rapidly growing area along Interstate-555 in Jonesboro, Arkansas & is one of the first landmarks drivers see when entering the market from the south.

The large site is adjacent to two prominent hotels, the Comfort Suites & the Fairfield Marriott Inn & Suites, and Secure Self Storage, a modern Class-A, all-climate storage facility. It is also on the same thoroughfare as the Arkansas Continued Care Hospital, Southern Pharmacy's new free-standing location, & NEA Baptist's new 18,000 square foot Urgent Care Plus facility.

With traffic counts exceeding 31,600 cars per day, this property is best suited for a hotel or national restaurant/retailer needing high visibility.

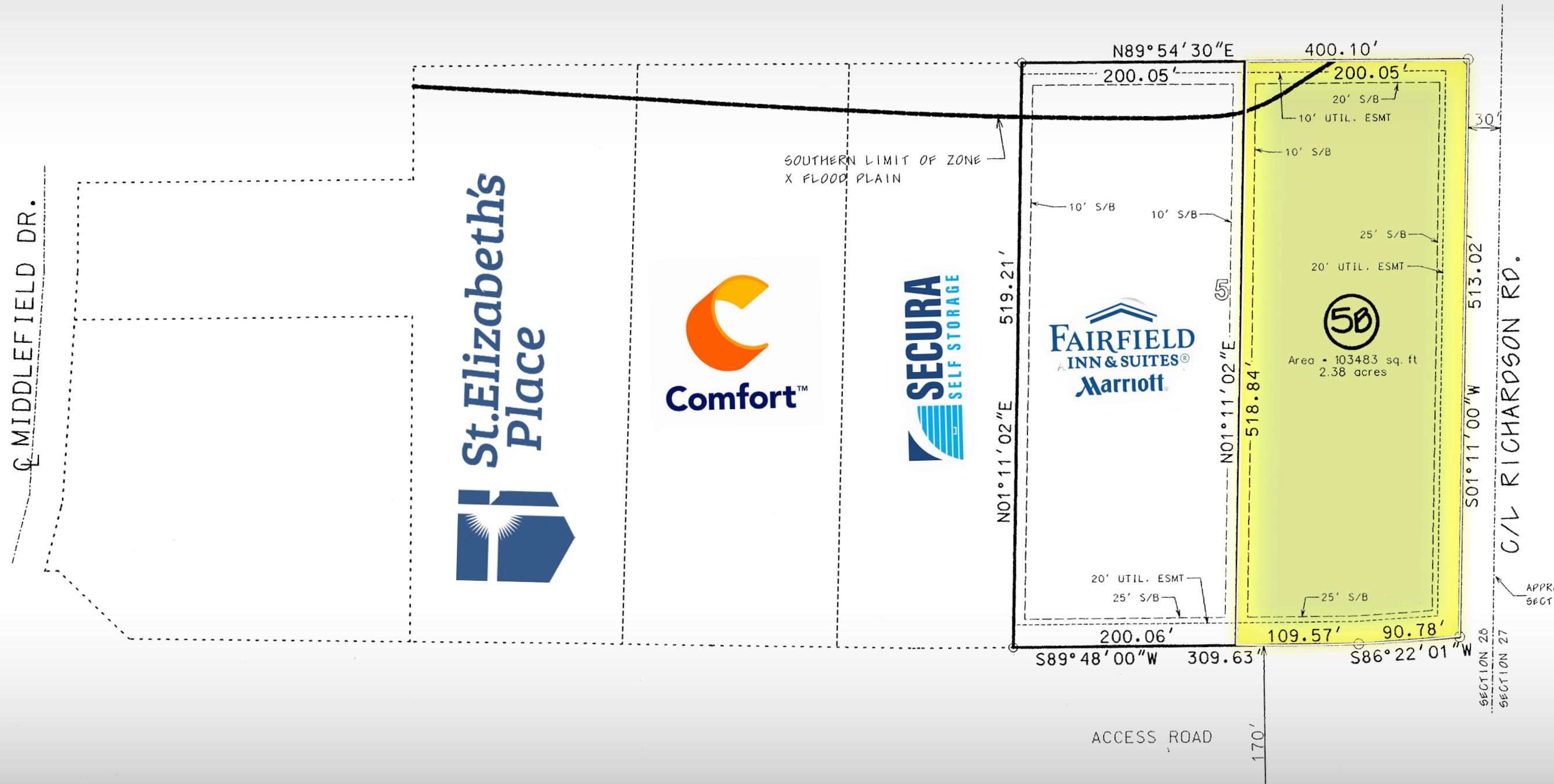
2.38 AC

\$8.00 PSF | \$829,382.40

HIGHLIGHTS

- Rare +/- 2.38 Acre Corner Lot Along Interstate 555
- Beside 2 Major Hotels (Fairfield Inn & Suites / Comfort Suites) & New Indoor Climate Storage Facility
- Large Enough to Accommodate Full Service Hotel
- Situated In Growing Area Along I-555
- Exposure to 31,600 Cars Per Day
- Close Proximity to Arkansas Continued Care Hospital & NEA Baptist's Urgent Care Plus









KS

KALMER

SOLUTIONS



FAIRFIELD INN



Fairfield[®]
BY MARRIOTT

ACCESS RD



E PARKER RD



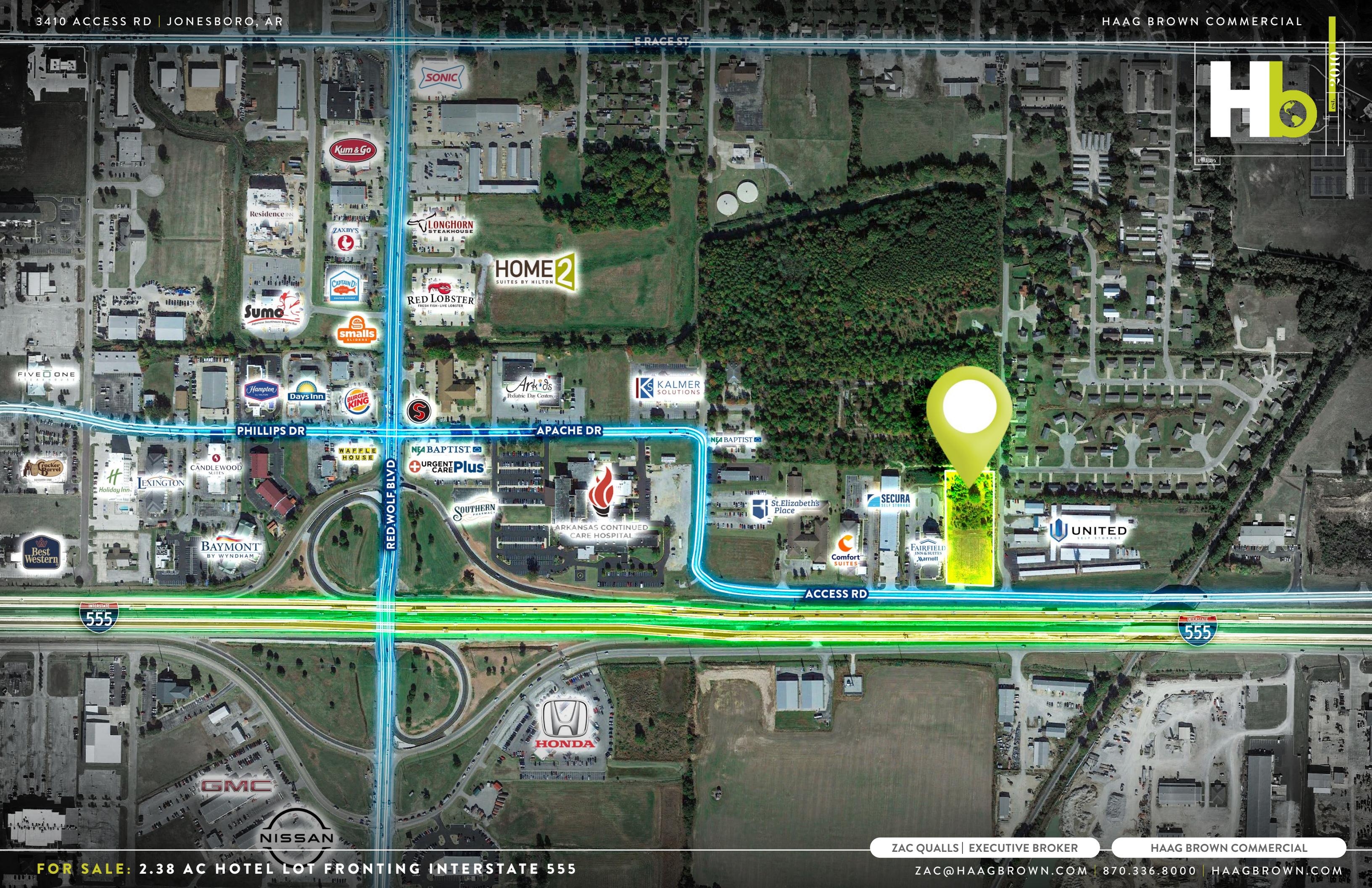
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ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

FOR SALE: 2.38 AC HOTEL LOT FRONTING INTERSTATE 555

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



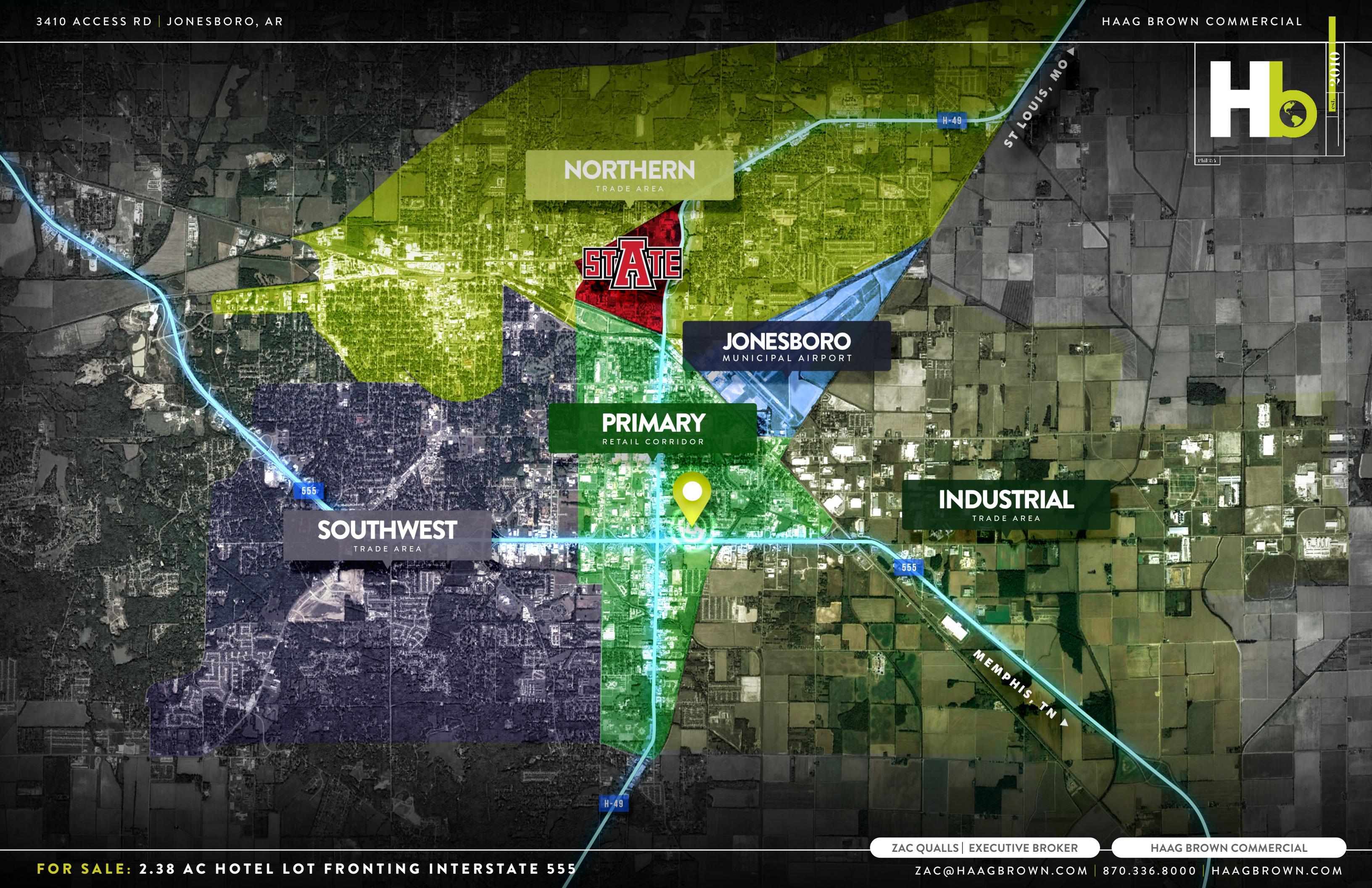
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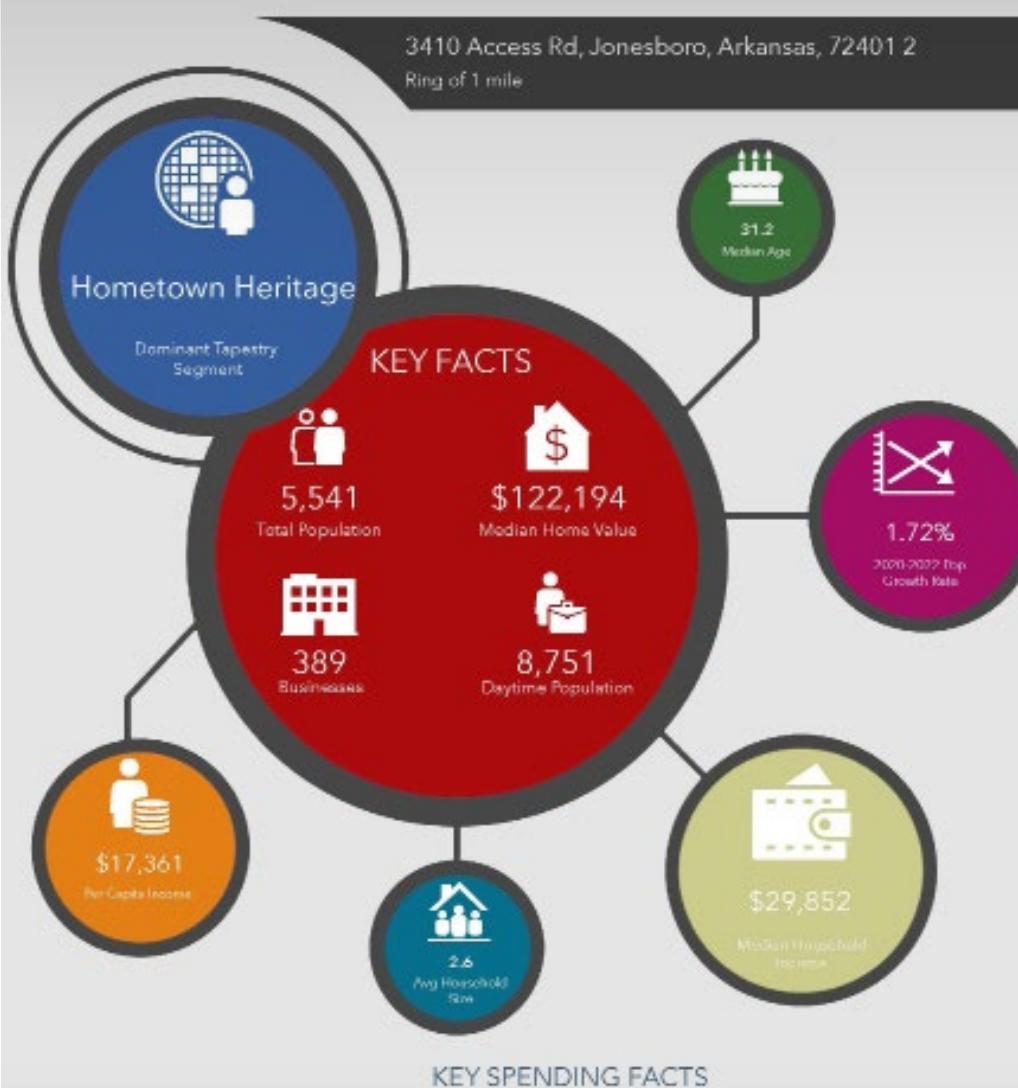
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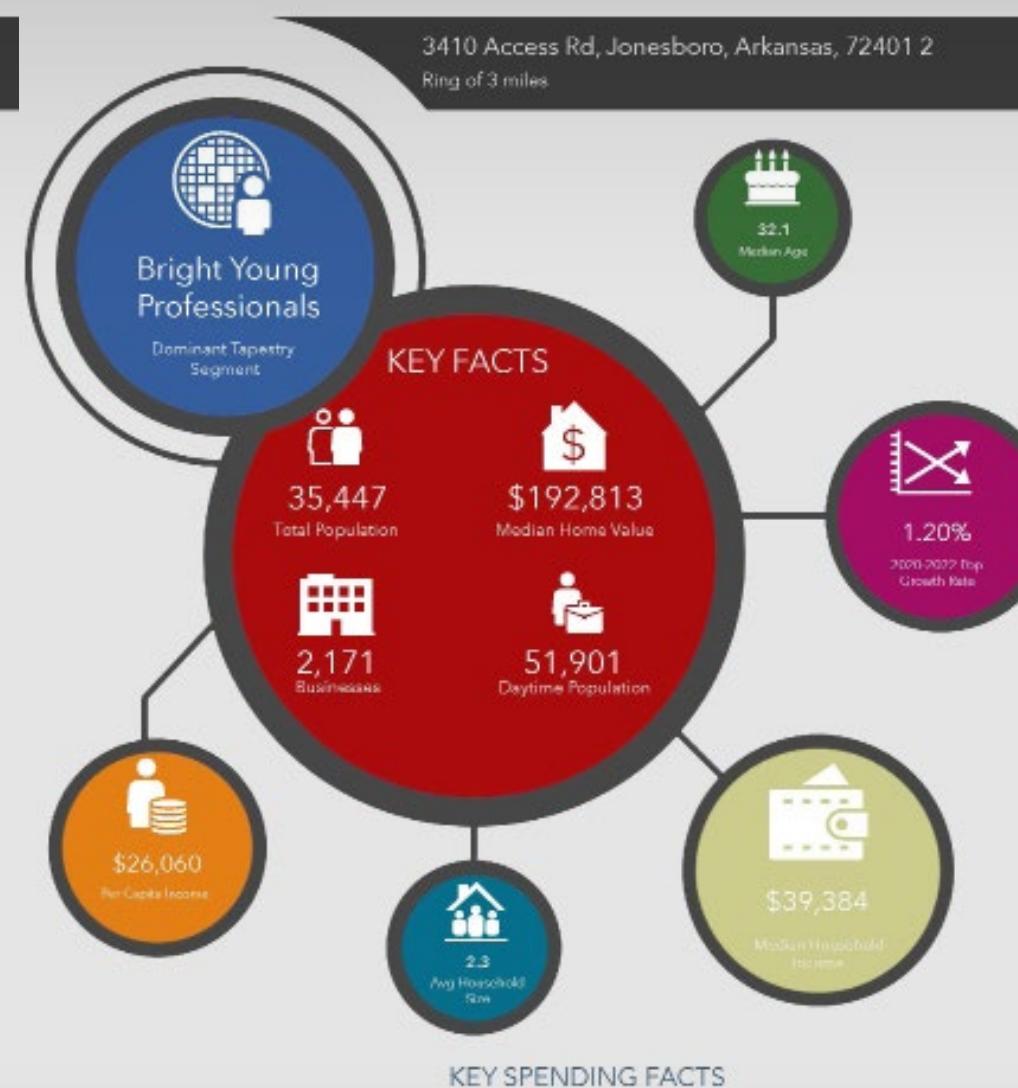
DEMOGRAPHICS



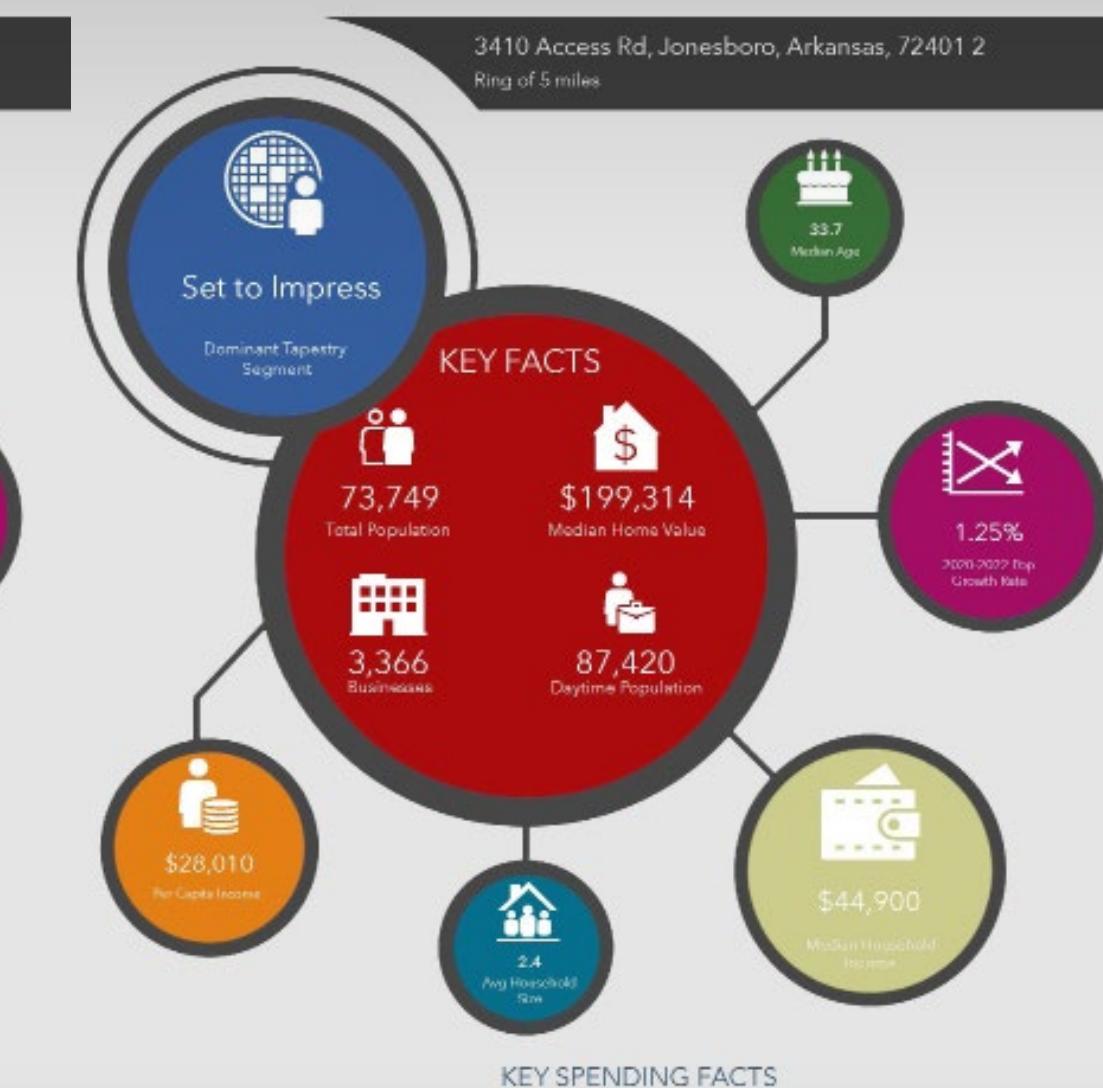
3410 Access Rd, Jonesboro, Arkansas, 72401 2
Ring of 1 mile



3410 Access Rd, Jonesboro, Arkansas, 72401 2
Ring of 3 miles



3410 Access Rd, Jonesboro, Arkansas, 72401 2
Ring of 5 miles



Source: Esri, Esri Data & Maps, Esri U.S., BLS, Esri Forecast & Fit

2022, 2023

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Spending facts are average annual dollars per household



Source: Esri, Esri Data & Maps, Esri U.S., BLS, Esri Forecast & Fit

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HaagBrown

COMMERCIAL

Real Estate & Development

“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client's needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region's authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.



OFFICE 870.336.8000

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HAAGBROWN.COM



ZAC QUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

zac@haagbrown.com

870.336.8000



REPRESENTED CLIENTS

CINTAS :

Jonesboro, AR

THE SENSORY SHOP :

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

CONTINENTAL COMPUTERS :

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

ONSITE OHS, INC :

Jonesboro, AR

FAMILIES, INC :

Jonesboro, AR

FOCUS, INC :

Jonesboro, AR

KIDSPOT :

Jonesboro, AR

ARKANSAS MUSCLE :

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

REMAX :

Jonesboro, AR

JONESBORO TOTAL HEALTH :

Jonesboro, AR

LONG ELECTRIC :

Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007