



Open
SALE

**COMMERCIAL LOT IN
PRIMARY RETAIL DISTRICT**

EXCLUSIVELY LISTED BY:

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OPPORTUNITY OVERVIEW

BUILDING: 11,750+/- SF

LOT: 1.21+/- AC

PRICE: \$1,749,000.00

PROPERTY HIGHLIGHTS

- 65 Parking Spaces
- Adjoining Parcel Available for Assemblage
- Located in the heart of Jonesboro's Primary Retail District
- Neighbors Local, Regional, and National Retail, Service, and Hospitality Businesses
- Located at the West Entrance to a large section of Jonesboro's Hospitality District
- Prime Location for many different Business Opportunities



EXECUTIVE SUMMARY

2608 Fair Park Blvd is a strategically located commercial property situated in the Primary Retail District of Jonesboro, Arkansas. This property presents an excellent opportunity for investors and businesses. The building boasts a total area of 11,750+/- sf and is suitable for various commercial purposes. With a versatile space and ample parking, 2608 Fair Park Blvd represents an excellent investment opportunity.

The property has a 7.2% cap rate. Watco leases the building. Additionally, there is a separate adjoining parcel available, creating the opportunity for an investment package.



ZONING DESCRIPTION

C-3 | General Commercial District

The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.



CARAWAY RD

RACE ST

E HIGHLAND DR

FAIR PARK BLVD



E HIGHLAND DR

RACE ST

RED WOLF BLVD

PHILLIPS DR

FAIR PARK BLVD

N



Coming Soon:
Reedmont Condominiums
 • 395 Luxury Condos
 • 250,000+/- SF of Retail
 • Plus Restaurants, Hospitality, and More!



I-55

PHILLIPS DR

CARAWAY RD

FAIR PARK BLVD

RACE ST

RED WOLF BLVD

- malco
- LA QUINTA INNS & SUITES
- Casey's
- Holiday Inn
- Cracker Barrel
- FIVE ONE STEAKHOUSE
- MIDNIGHT RODEO
- ALDI
- Waffle House
- Hampton by Hilton
- Sumo
- Residence Inn
- Zaxby's
- RED LOBSTER
- Longhorn Steakhouse
- Kum & Go
- TRACTOR SUPPLY CO
- PLATOS
- 1S12
- ATA MARTIAL ARTS
- FRBC



REGIONS OF JONESBORO

THE DISTRICT

RESTAURANTS & RETAIL



The Primary Retail District of Jonesboro stands as the epicenter of economic activity in the city. It encompasses a wide range of industries ranging from financial institutions and law firms to healthcare facilities and professional services.

Its strategic location ensures in the center of Jonesboro encompasses many of the top travelled thoroughfares and I-555, making it a vital hub for commerce and entrepreneurship. Modern office buildings and bustling storefronts line the streets, housing a diverse range of enterprises, from local startups to established corporations.

Beyond its economic significance, the Primary Retail District offers a focal point for employment opportunities, essential services, and commercial vitality. This dynamic district reflects Jonesboro's commitment to fostering a thriving business community and driving economic prosperity in the region.

KEY PLAYERS



Multiple direct access routes to the Primary Retail District.
Over 1,500 employees & 14,000 students



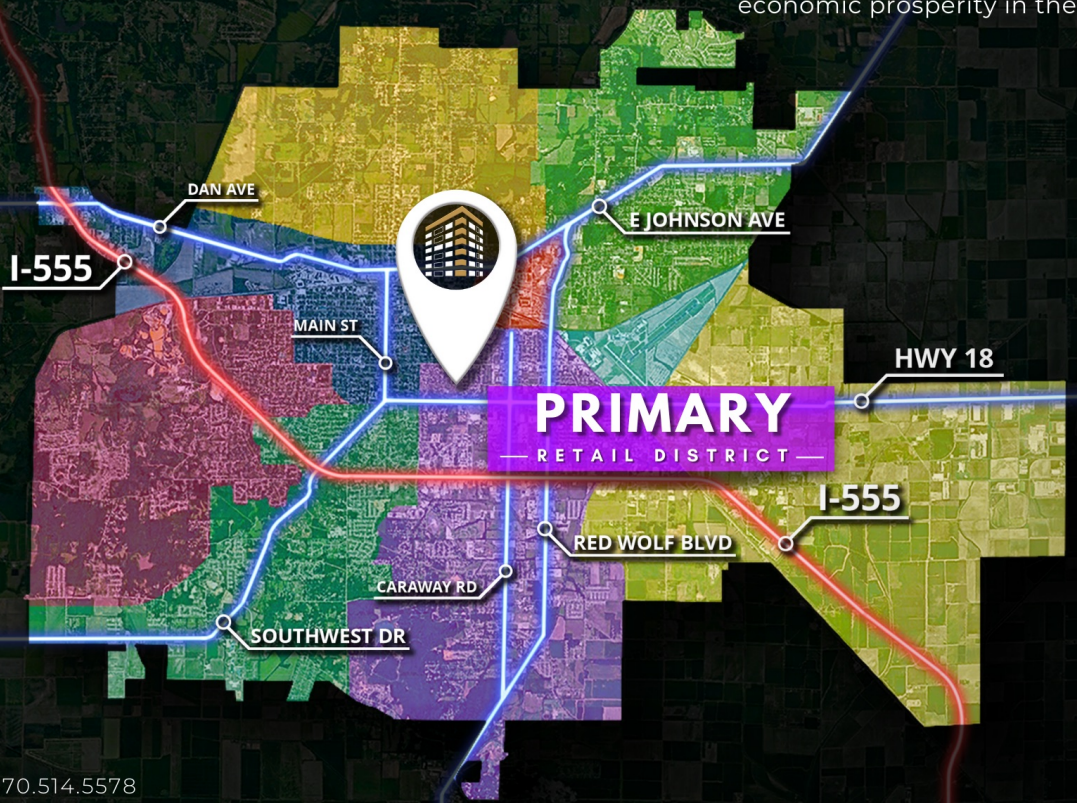
80ac mix-use complex opening 2024
Luxury condos, shops, restaurants, health & wellness facilities, & more.



692-acre park in Crowley's Ridge
Offers trails, camping, fishing, sports, playgrounds, and a splash pad.



200,000sf sport complex opening 2024
Offers basketball, volleyball, pickleball, a competition pool, a practice pool, and outside water features.





REEDMONT

Luxury living for a modern lifestyle

Reedmont, an 80 acre mix-use complex located at 2914 McClellan Dr, will include luxury condos, shopping, conference spaces, restaurants, entertainment space, health & wellness, and more. It is planned to open 2024.

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