

# INVESTMENT OPPORTUNITY

📍 1330 S Caraway Rd | Jonesboro, AR 72401



## HALSEY

REAL ESTATE

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**Landon Wilson** Realtor®  
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870 972 9191  
HalseyRealEstate.com





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## OPPORTUNITY **OVERVIEW**

<b>\$5,000,000.00</b>	<b>\$2,000,000.00</b>	<b>C-3</b>
<small>PRICE</small>	<small>REMAINING LEFT ON LEASE</small>	<small>ZONING</small>
<b>±14,590 SF</b>	<b>±1.55 AC</b>	<b>±75</b>
<small>BUILDING SIZE</small>	<small>LOT SIZE</small>	<small>PARKING</small>

## PROPERTY **HIGHLIGHTS**

- ✦ Freestanding retail building with excellent visibility on South Caraway Road and East Nettleton Avenue.
- ✦ Situated on a corner lot at a busy, lighted intersection.
- ✦ Built in 2005 with durable construction and modern design.
- ✦ Zoned C-3, allowing for a wide range of commercial uses.
- ✦ Ample parking, great accessibility, high visibility, and a convenient drive-thru window.
- ✦ Valuable asset ideal for retail, medical, restaurant, or service-oriented use.



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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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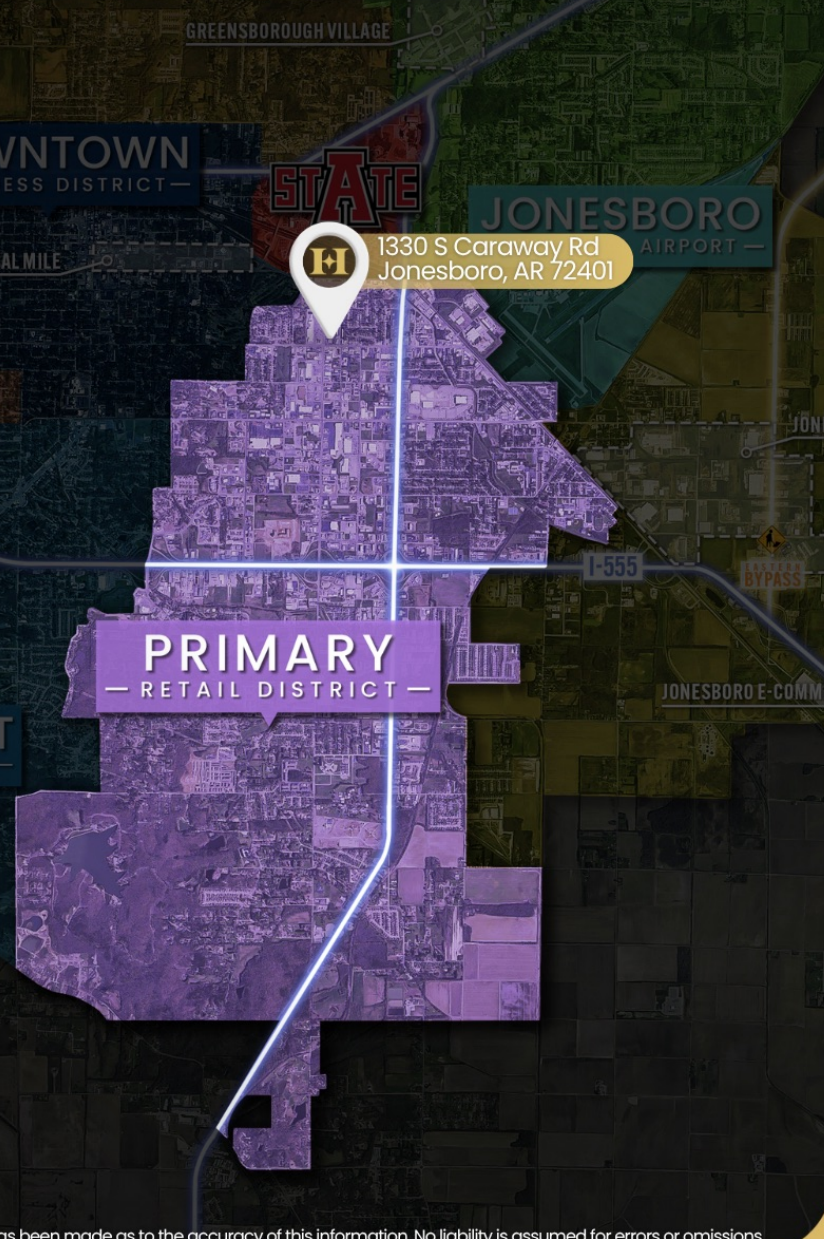
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MARKET MAP





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

  
**2.4**  
Avg. Size  
Household

  
**20.5 min.**  
Avg. Commute Time  
for Jonesboro, AR

## KEY FACTS

Based on a 7 mile ring of the subject property.

  
**90,920**  
Total Population

  
**\$237,903**  
Median Home Value

  
**3,780**  
Businesses

  
**102,964**  
Daytime Population

  
**33.8**  
Median Age

  
**\$32,244**  
Per Capita Income

  
**\$60,902**  
Median Household  
Income

  
**0.92%**  
2024-2029  
Pop Growth  
Rate

# DEMOGRAPHICS

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This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025) 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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23.3%  
Age <18



61.9%  
Age 18-64



14.8%  
Age 65+



59.0  
Diversity Index



4.4%  
Unemployment



17.1%  
Services

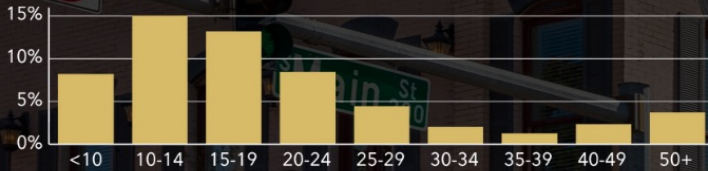


23.6%  
Blue Collar



59.3%  
White Collar

### Mortgage as Percent of Salary



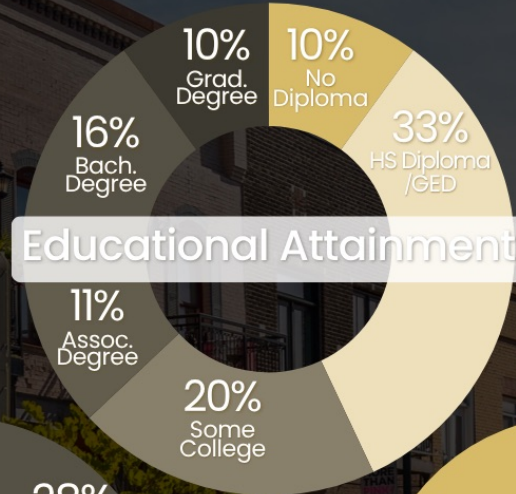
### Home Value



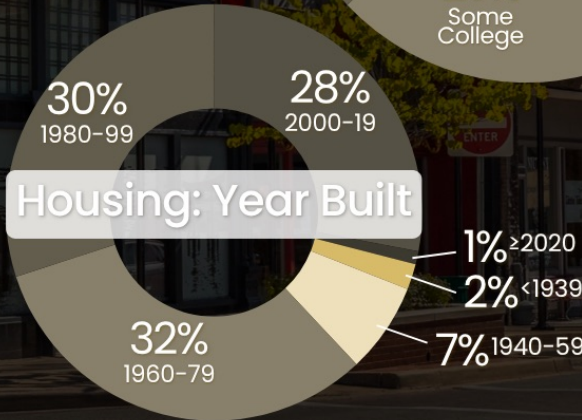
### Household Income



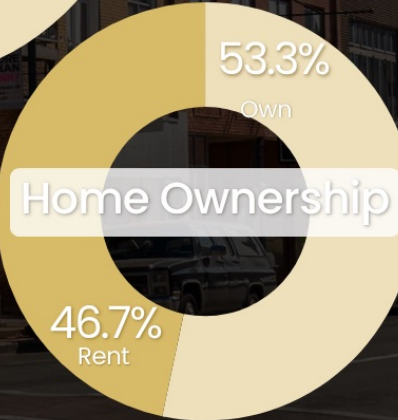
### Educational Attainment



### Housing: Year Built



### Home Ownership



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