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*Jerry L. Halsey, Jr.*  
**SALE**  
COMMERCIAL OUTPARCEL

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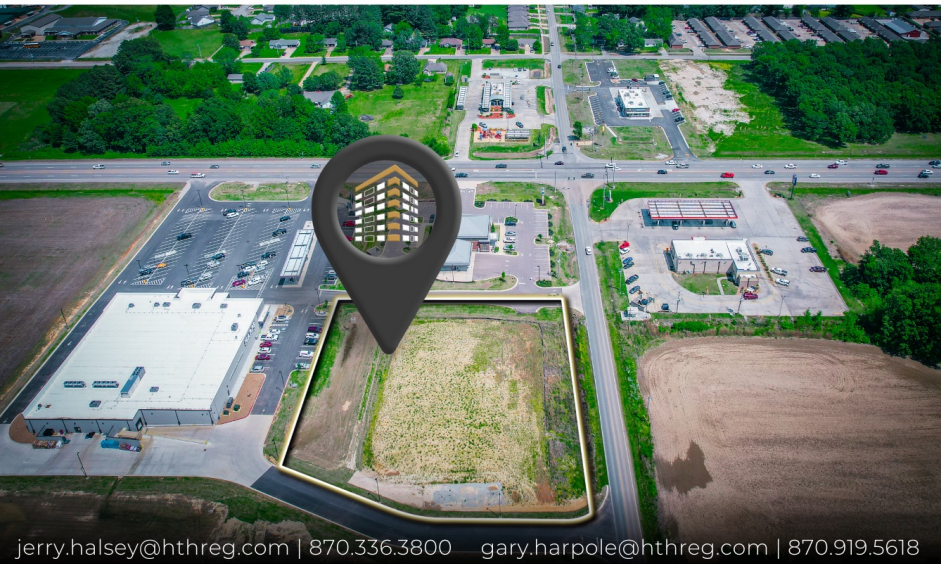
# EXECUTIVE SUMMARY

This commercial outparcel at 8107 Highway 49, offers a prime opportunity for businesses seeking a high-visibility location at the entrance of the rapidly growing Brookland community. Situated along the Hwy 49, this property holds high-visibility to the 20,000 cars passing daily. Strategically surrounded by several exciting new developments this property offers an ideal spot for businesses looking to capitalize on the area's rapid growth. The property is ideally suited for retail, restaurants, professional services, and more.

This location is highly advantageous; not only is it located on the direct route to Brookland School District, one of the fastest-growing public school districts in the region, but it is surrounded by new developments and established businesses like Harps Food Stores, McDonald's, Sonic, and First Community Bank. The property benefits from strong local and regional traffic enhancing the potential for business success in this location.

Additionally, this property offers quick access to both Jonesboro and Paragould, two thriving cities in Northeast Arkansas. A short 10-minute drive brings you to Jonesboro's Hilltop District, a booming area that includes the NEA Baptist Memorial Hospital with a recent \$400 million investment into the 85-acre campus. Just down from that is the exciting Greensborough Village, a 200-acre mixed-use development, the first of its kind in Jonesboro, projected to attract 3,000 residents and 4,000 workers upon completion.

To the north, Paragould holds a strong educational system, including the Paragould School District and the Greene County Tech School District, which together serve over 6,500 students and employ over 1,000 staff members. This outparcel is positioned to benefit from the ongoing developments in NEA. Whether you're looking to grow business or invest in the future, this property offers the location, space, and growth potential to ensure your success.



## PROPERTY FACTS

LOT:	1.42+/- acres
PRICE:	\$12psf

### HIGHLIGHTS:

- Rapid growth in Brookland, AR.
- Exciting developments nearby.
- High visibility to the 20,000 CPD.

## ZONE CODE

**C-2 | General Commercial:** To provide appropriate locations for the commercial establishments that are cohesive, attractive, & convenient for vehicular and pedestrian accessibility. Uses serve the commercial needs of local and highway traffic.

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**HARPS**  
HOMETOWN FRESH

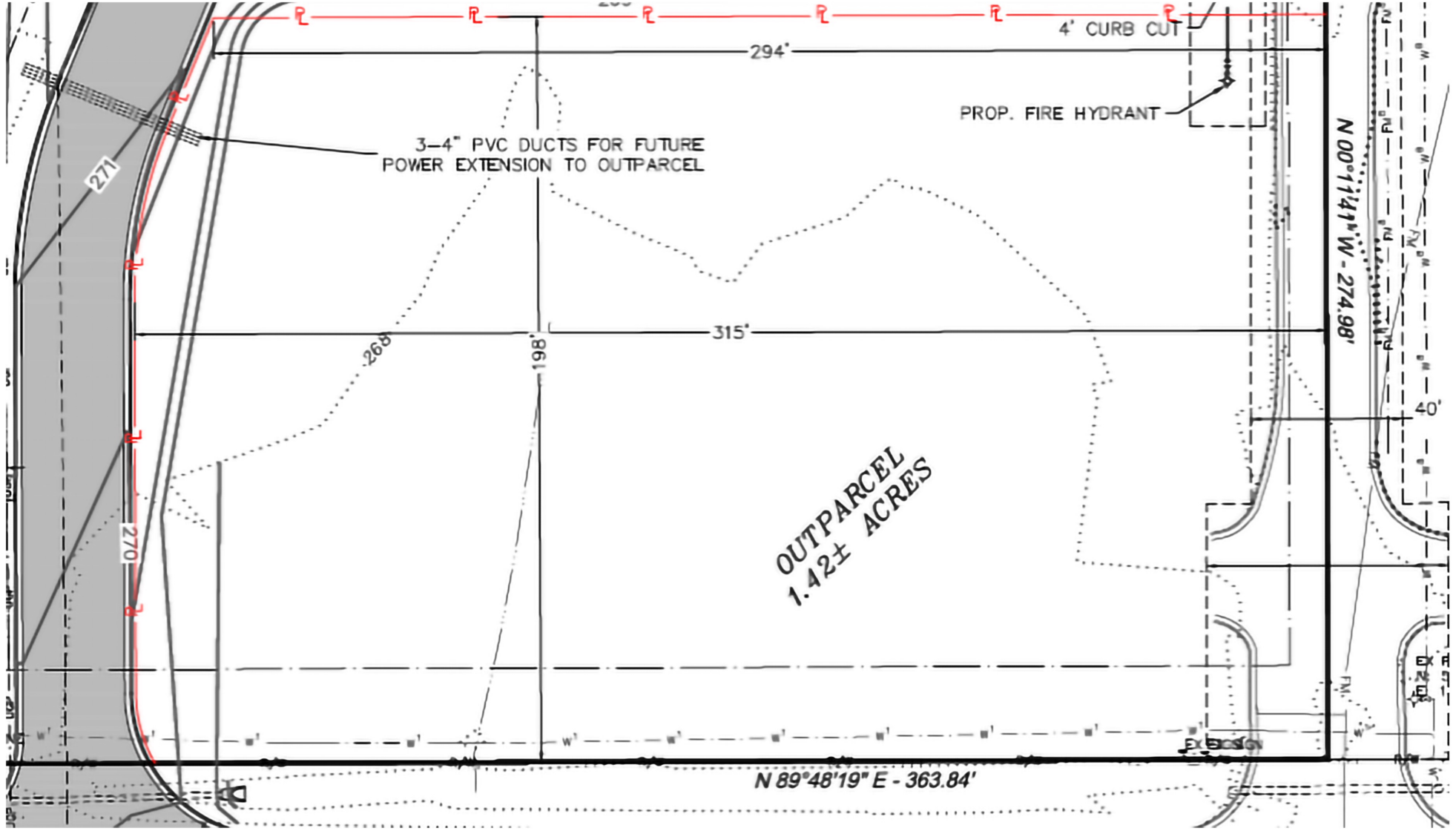
**SONIC**

**McDonald's**

**FIRST COMMUNITY BANK**  
Where community comes first.

**JORDANS  
TACO BELL**





# PARACOULD

HWY 49



8107 Hwy 49 Outparcel  
Brookland, AR 72417

# JONESBORO



# BROOKLAND

