



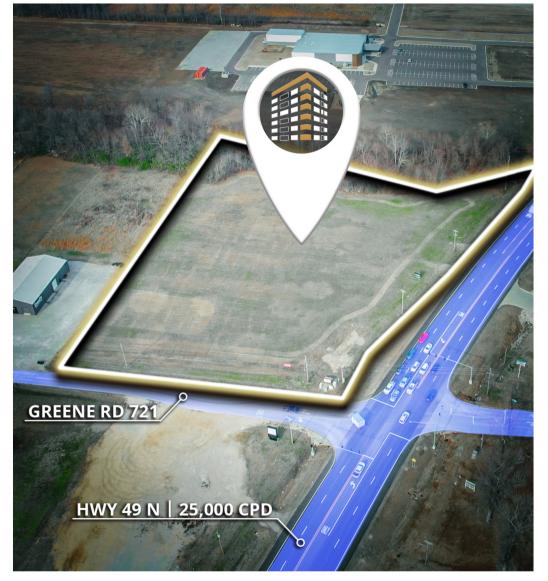
# OPPORTUNITY OVERVIEW

SIZE: 5.51+/- AC

PRICE: \$1,525,000.00

# PROPERTY HIGHLIGHTS

- Willing to subdivide
- Located at the intersection of Greene County Tech High School
- Direct Connection to Hwy 49N
- Visible from Neighboring US 412 By-Pass
- Located at the south entrance of a flourishing thoroughfare of retail, medical facilities, hospitality, restaurants, and more



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## **EXECUTIVE SUMMARY**

This property, located at the corner of Greene Rd 721 and Hwy 49N, offers a prime location for commercial development with opportunities to subdivide. Situated across the intersection from Greene County Tech High School and directly connected to Hwy 49N, it boasts excellent accessibility and visibility. Its strategic positioning, visible from the neighboring US 412 By-Pass, enhances its commercial viability.

Furthermore, this property is located at the south entrance of a thriving thoroughfare featuring a diverse array of amenities, including retail outlets, medical facilities, hospitality establishments, and restaurants. This bustling environment promises an ideal, steady flow of traffic.

This property presents a compelling opportunity for investors and developers looking to capitalize on a strategic position within a flourishing commercial hub.

## **ABOUT THE AREA**

The City of Paragould is home to two public school districts:

- Greene County Tech School District, catty corner to the property, has over 3,500 students with around 550 staff members.
- Paragould School District has over 3,000 students with around 475 staff members.

Newly Flourishing Thoroughfare, Hwy 49, holds new Retail, Hospitality, Medical Facilities, Restaurants and More.

- Paragould Medical Park, just north of the property, began construction of its \$12 million facility in 2013 as a partnership between Arkansas Methodist Medical Center and St. Bernards Healthcare. It's completion added 4 physicians clinics to the area.
- Both new and beloved restaurants including Tio's Mexican, Shadrachs Coffee, The Cowboy Steakhouse, Sonic, and more.

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## HIGGINBOTHAM LOT- ^PLIT

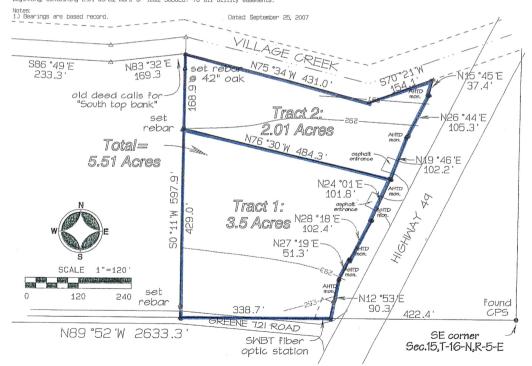
LOT-SPLIT SURVEY FOR: Todd Higginbotham

owing described lands in Greene County, Arkansas, to-wit:

Tract 2: That part of the Southeast Quarter of Section 15, Township 16 North, Range 5 East, being more particularly described as follows: Beginning at the Southeast corner of said SE1/4, run thence N89 T82 \mathbb{\chi} 422.4 feet, run thence N12 T63E 90 feet, run thence N27 19E 51.3 feet, run thence N28 19E 102.4 feet, run thence N24 T01E 101.8 feet to the true point of beginning, run thence N39 40E 102.2 feet, run thence N24 E 105.3 feet, run thence N54 T65E 37.4 feet to the South top bank of Yillage Creek, run thence S70 21\mathbb{\chi} 434.1 feet along said South top bank, run thence N75 T34\mathbb{\chi} along said South top bank along feet, run thence S70 121\mathbb{\chi} 436.9 feet, run thence N75 T30E 484.3 feet to the true point of beginning, containing 2.01 acres, more or less, SUBJECT TO all utility easements.



Bradlev P. Hancock Surveying & Mapping 120 North Second Street Paragould, Arkansas 1–870–236–7673





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# PARAGOULD



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This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023), and Data USA (2024).