

For
SALE

5.5+/- ACRES ACROSS FROM
GREENE COUNTY TECH HIGH SCHOOL



HWY 49 N

GREENE RD 721

EXCLUSIVELY LISTED BY:

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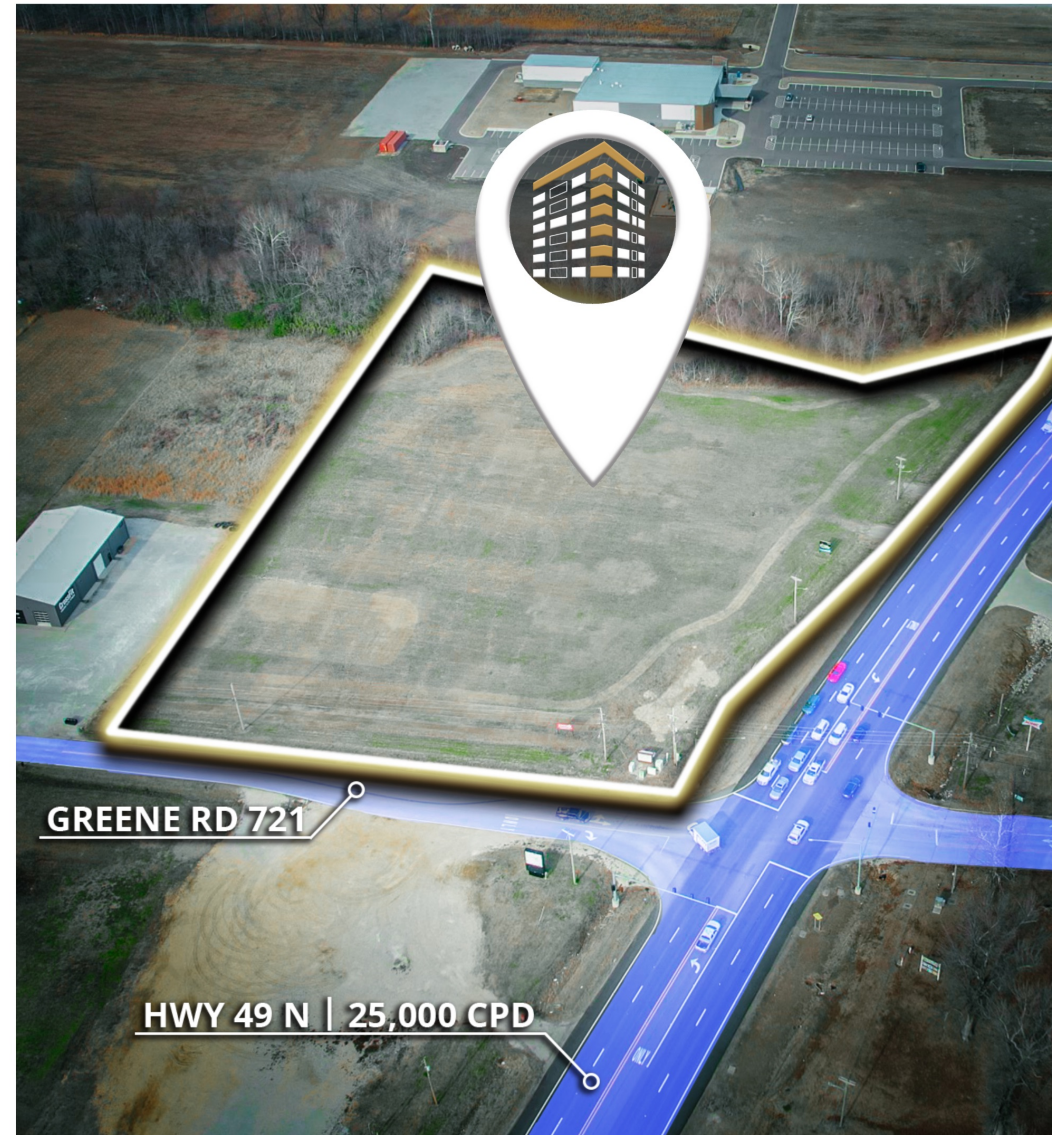
OPPORTUNITY OVERVIEW

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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