



*for*

**SALE**

EXCLUSIVELY LISTED BY:

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COMMERCIAL LOT IN  
PRIMARY RETAIL DISTRICT

## OPPORTUNITY OVERVIEW

SIZE: 1.8+/- AC

PRICE: \$429,000.00

ZONING: C-3

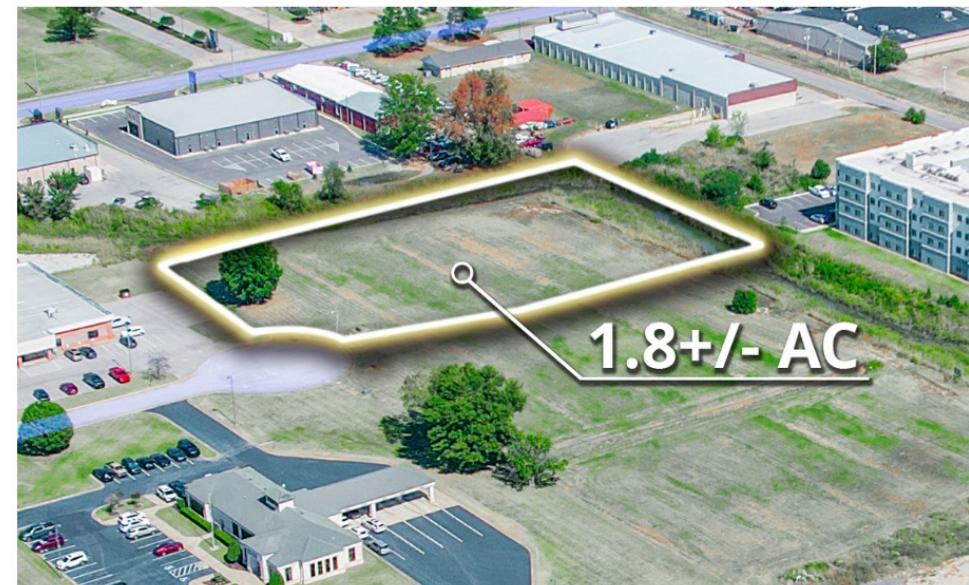
## PROPERTY HIGHLIGHTS

- Adjoining parcels 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

This parcel, boasting 1.8+/- AC, on Diamond Cv. is a strategically located commercial property situated in the vibrant Primary Retail District of Jonesboro, Arkansas. This property offers an excellent opportunity for investors and businesses alike. With ample space, high traffic, and close proximity to a variety of amenities, this lot presents a strong advantage to those looking to expand or establish their presence.



## 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

FAIR PARK BLVD

E HIGHLAND DR



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E HIGHLAND DR

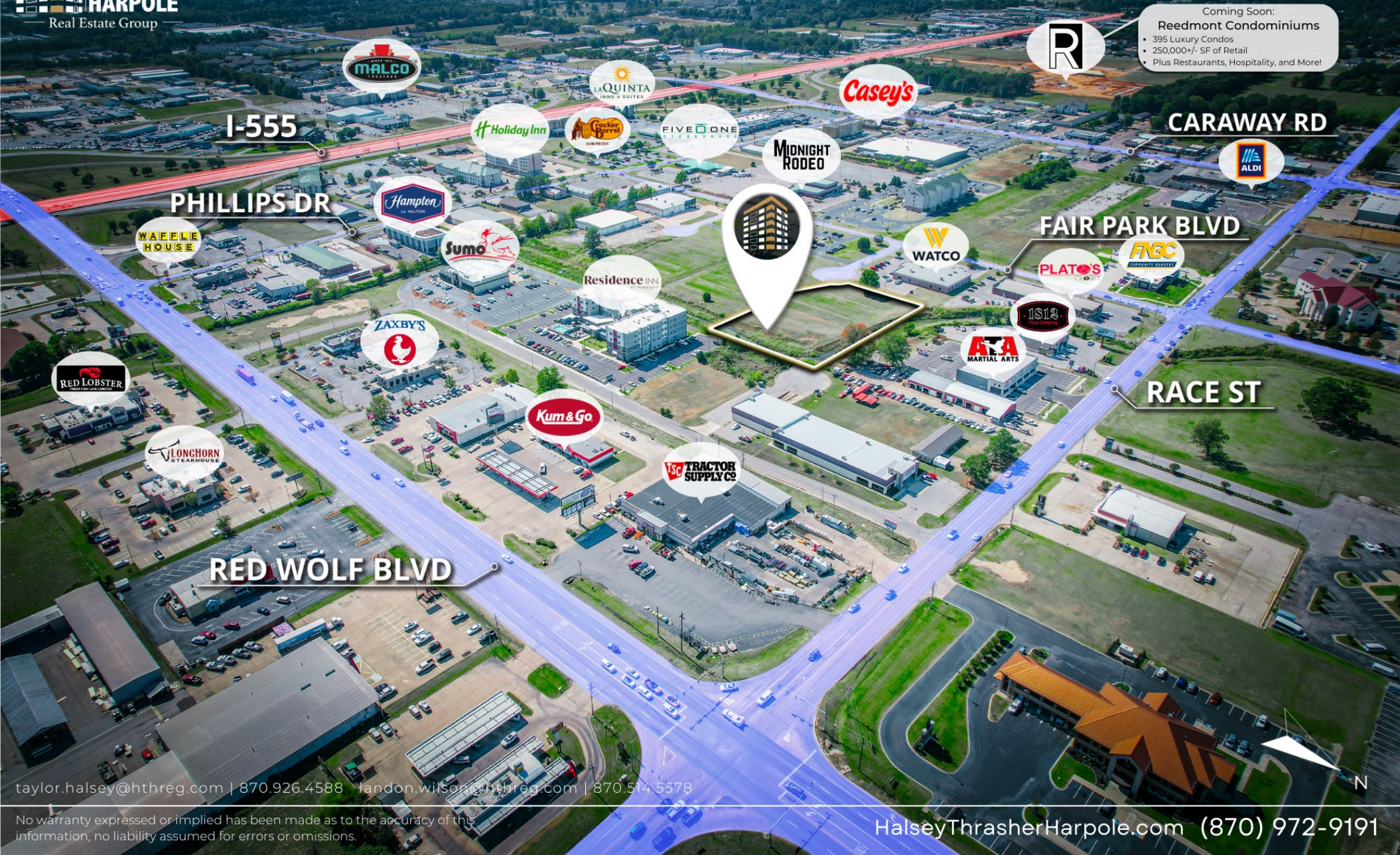
RACE ST

RED WOLF BLVD

PHILLIPS DR

FAIR PARK BLVD





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



I-555

CARAWAY RD

PHILLIPS DR

FAIR PARK BLVD

RACE ST

RED WOLF BLVD



# 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



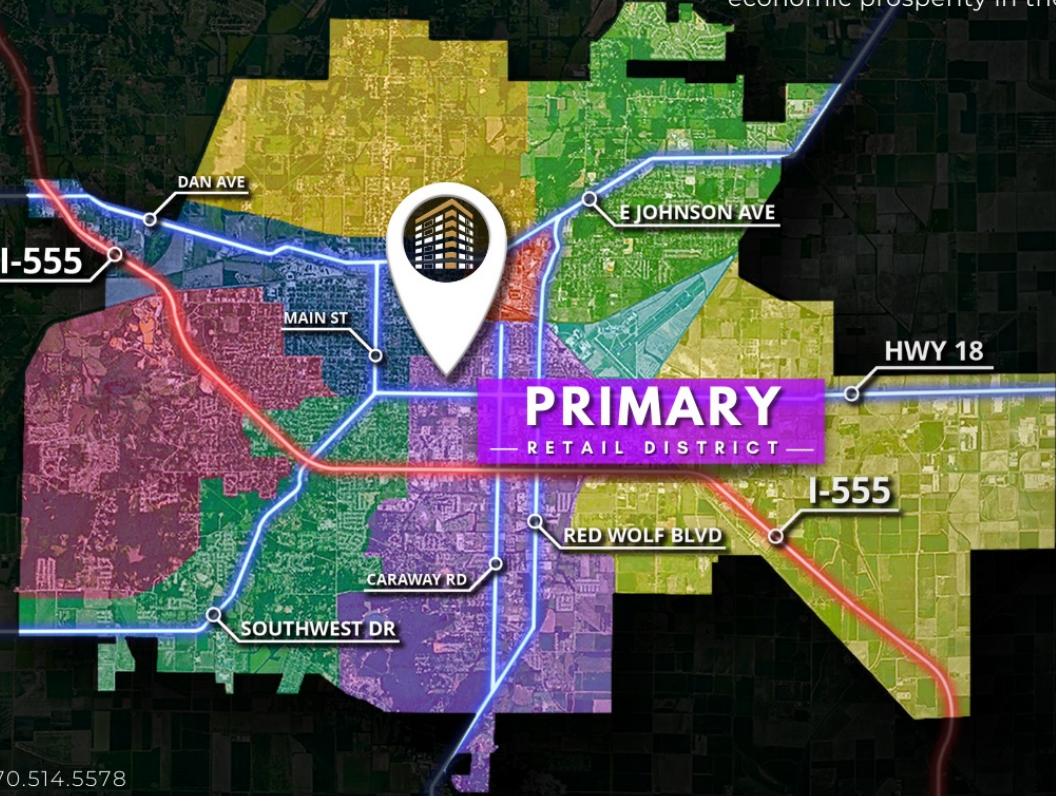
80ac mix-use complex opening 2024  
Luxury condos, shops, restaurants, health & wellness facilities, & more.




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.





**R** 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.



# JONESBORO

