



LINWOOD DR

For
SALE

COMMERCIAL LOT ON
GROWING THOROUGHFARE

EXCLUSIVELY LISTED BY:

Taylor Halsey Realtor®
870.926.4588 | taylor.halsey@hthreg.com
Landon Wilson Realtor®
870.514.5578 | landon.wilson@hthreg.com

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in one or more subject property.

HalseyThrasherHarpole.com (870) 972-9191

OPPORTUNITY OVERVIEW

SIZE: 1.2+/- AC

ZONING: C-3

PRICE: \$525,000.00

PROPERTY HIGHLIGHTS

- 225+/- ft. of Highway Frontage
- High Visibility Location
- High traffic area | 21,000 CPD
- Just 5 Minutes to Paragould's Business District



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EXECUTIVE SUMMARY

This property is well positioned along Linwood Drive that becomes Hwy 49. With a growing commercial population, now is the time to take action and purchase this prime location.

Investors can explore the property's potential for value appreciation. The property can also be an attractive option for those interested in generating rental income. Many opportunities exist to develop the property further and increase its overall value.

The local real estate market has shown steady growth over the past few years, with increasing demand for well-located and well-maintained properties. The property's proximity to schools, parks, and transportation hubs makes it particularly appealing to a broad range of potential buyers and renters.

Whether used as an owner/user, an investment property, or a rental income generator, this property offers multiple avenues for potential returns.

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ZONING DESCRIPTION

C-3: Highway Business District

Permits and encourages the grouping, in defined areas along highways, of certain retail activities, and services intended primarily to serve (and dependent upon) the motoring public.

In addition, the district is intended to accommodate miscellaneous commercial enterprises serving the consumer public, industry, and agriculture.



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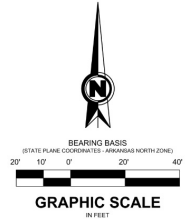


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SURVEYOR'S NOTES

- THIS ALTANSIPS LAND TITLE SURVEY WAS PREPARED FOR HALSEY LAND COMPANY, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE, BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNERS TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL EXCESS FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATED MAP FOR GREENE COUNTY, ARKANSAS AND INCORPORATED AREAS. COMMUNITY PANEL 0505050349 (PANEL 345 OF 525) EFFECTIVE DATE - JUNE 16, 2009. REVISION DATE - MAY 15, 2013.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK NO. 1, IS A FOUND ADOT DISC SET IN CONCRETE CURBED INLET PUT LOCATED APPROXIMATELY 77.5' SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 370.38 (NAVD83).
- BENCHMARK NO. 2, IS A COTTON PICKER SPINDLE SET IN THE ASPHALT DRIVE LOCATED APPROXIMATELY 125.4' NORTHEAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 376.42 (NAVD83).
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - GENERAL WARRANTY DEED DATED MARCH 13, 2013, RECORDED AS DOCUMENT NO. 201301063 IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
 - WARRANTY DEED DATED JULY 20, 2012(2013), RECORDED AS DOCUMENT NO. 20121005920 IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
 - ALTA SURVEY PREPARED BY ERIC W. COLEMAN, PSM2143, DATED APRIL 30, 2007, JOB NO. 2998.
 - PLAT OF SURVEY PREPARED BY CLINT RICHARDSON, PSM4467, DATED OCTOBER 31, 2015, RECORDED AS DOCUMENT NO. 2015114331 IN THE STATE SURVEYORS OFFICE IN LITTLE ROCK, ARKANSAS.
 - RIGHT-OF-WAY PLANS FOR ARKANSAS STATE HIGHWAY #49, ADOT JOB NO. R00071.

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINES
- - - EASEMENT LINES
- - - ZONING SETBACK LINES
- FOUND IRON PIPE
- FOUND REBAR
- FOUND SQUARE TUBE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER METER
- WATER VALVE
- FIRE HYDRANT
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GROUND CONTOUR
- BENCHMARK

DESCRIPTION - TRACT 2

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS; THENCE NORTH 87°38'50" EAST 66.30 FEET TO THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID; 66.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33°37'00" EAST 148.89 FEET; THENCE SOUTH 59°00'00" EAST 179.00 FEET; THENCE NORTH 71°17'43" WEST 33.33 FEET; THENCE SOUTH 87°00'00" WEST 20.74 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 14,882 SQ. FT. OR 0.34 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY RECORD.

DESCRIPTION - TRACT 1

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS; THENCE NORTH 87°38'50" EAST 327.20 FEET; THENCE SOUTH 88°34'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID; 667.82 FEET; THENCE SOUTH 01°00'00" WEST DEPARTING SAID NORTH LINE, 148.85 FEET; THENCE NORTH 87°38'50" EAST 194.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°19'00" EAST 46.80 FEET; THENCE NORTH 89°04'42" EAST 52.49 FEET; THENCE SOUTH 59°00'00" EAST 103.25 FEET; THENCE SOUTH 71°17'43" WEST 33.33 FEET; THENCE SOUTH 87°00'00" WEST 122.81 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 4,919 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO HALSEY LAND COMPANY, AN ARKANSAS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSIPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 6(b), 7(a), 7(b), 10-11, 13, 14, 17 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 10/25/2021.

AND FURTHER THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF ALTANSIPS LAND TITLE SURVEY: 10/25/2021

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PARAGOULD

