


# FOR SALE

 Hwy 49 & Greene Rd 721 | Paragould, AR 72450



## HALSEY

REAL ESTATE

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

**Taylor Wilson** Realtor®  
taylor@halseyre.com

**Landon Wilson** Realtor®  
landon@halseyre.com

**870 972 9191**  
**HalseyRealEstate.com**





 Hwy 49 & Greene Rd 721 | Paragould, AR 72450

## OPPORTUNITY **OVERVIEW**

**\$1,525,000.00**  
PRICE

**±1.20 AC**  
LOT SIZE

**HC**  
ZONING

## PROPERTY **HIGHLIGHTS**

- ✦ Prime commercial frontage along Hwy 49.
- ✦ Located across Greene County Tech High School.
- ✦ Visibility from US-412 bypass.
- ✦ High-traffic area with strong growth potential.
- ✦ Ideal for retail, medical, hospitality, or QSR development.
- ✦ Owner is willing to subdivide the tract.

## ZONING **DESCRIPTION**

**HC | Highway Corridor Commercial District**

Designed to provide for the retail and personal service needs at a community level as well as those traveling to and through Paragould.



# HALSEY

REAL ESTATE

**Taylor Wilson** Realtor®  
taylor@halseyre.com

**Landon Wilson** Realtor®  
landon@halseyre.com

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

**870 972 9191**  
**HalseyRealEstate.com**





 Hwy 49 & Greene Rd 721 | Paragould, AR 72450

N



# HALSEY

REAL ESTATE

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

Taylor Wilson Realtor®  
taylor@halseyre.com

Landon Wilson Realtor®  
landon@halseyre.com

870 972 9191  
HalseyRealEstate.com





Hwy 49 & Greene Rd 721 | Paragould, AR 72450

HWY 412



GREENERD 721



N



# HALSEY

REAL ESTATE

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

Taylor Wilson Realtor®  
taylor@halseyre.com

Landon Wilson Realtor®  
landon@halseyre.com

870 972 9191  
HalseyRealEstate.com





 Hwy 49 & Greene Rd 721 | Paragould, AR 72450

N



# HALSEY

REAL ESTATE

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

**Taylor Wilson** Realtor®  
taylor@halseyre.com

**Landon Wilson** Realtor®  
landon@halseyre.com

870 972 9191  
HalseyRealEstate.com







# Hwy 49 & Greene Rd 721 | Paragould, AR 72450

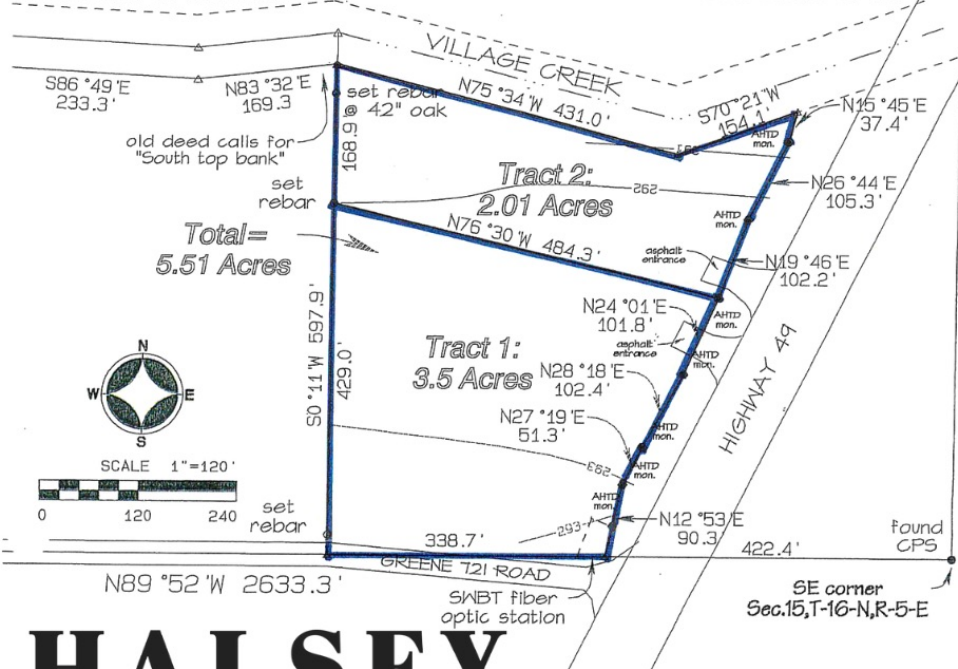
LOT-SPLIT SURVEY OF:  
The following described lands in Greene County, Arkansas, to-wit:  
Tract:  
That part of the Southeast Quarter of Section 15, Township 16 North, Range 5 East, being more particularly described as follows: Beginning at the Southeast corner of said SE1/4, run thence N89°52'W 422.4 feet to the true point of beginning, run thence N12°53'E 90.3 feet, run thence N27°19'E 51.3 feet, run thence N28°18'E 102.4 feet, run thence N24°01'E 101.8 feet, run thence N19°46'E 102.2 feet, run thence N26°44'E 105.3 feet, run thence N15°45'E 37.4 feet to the South top bank of Village Creek, run thence S70°21'W 154.1 feet along said South top bank, run thence N75°34'W along said South top bank 431.0 feet, run thence S0°11'W 597.9 feet, run thence S89°52'E 338.7 feet to the true point of beginning, containing 5.51 acres, more or less, SUBJECT TO a SWBT fiber optic station off the Southeast corner thereof, the right-of-way of Greene 721 Road off the South side thereof, and all utility easements.

INTD:  
Tract 1:  
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°52'W 422.4 feet to the true point of beginning, run thence N12°53'E 90.3 feet, run thence N27°19'E 51.3 feet, run thence N28°18'E 102.4 feet, run thence N24°01'E 101.8 feet, run thence N76°30'W 484.3 feet, run thence S0°11'W 429.0 feet, run thence S89°52'E 338.7 feet to the true point of beginning, containing 3.50 acres, more or less, SUBJECT TO a SWBT fiber optic station off the Southeast corner thereof, the right-of-way of Greene 721 Road off the South side thereof, and all utility easements.

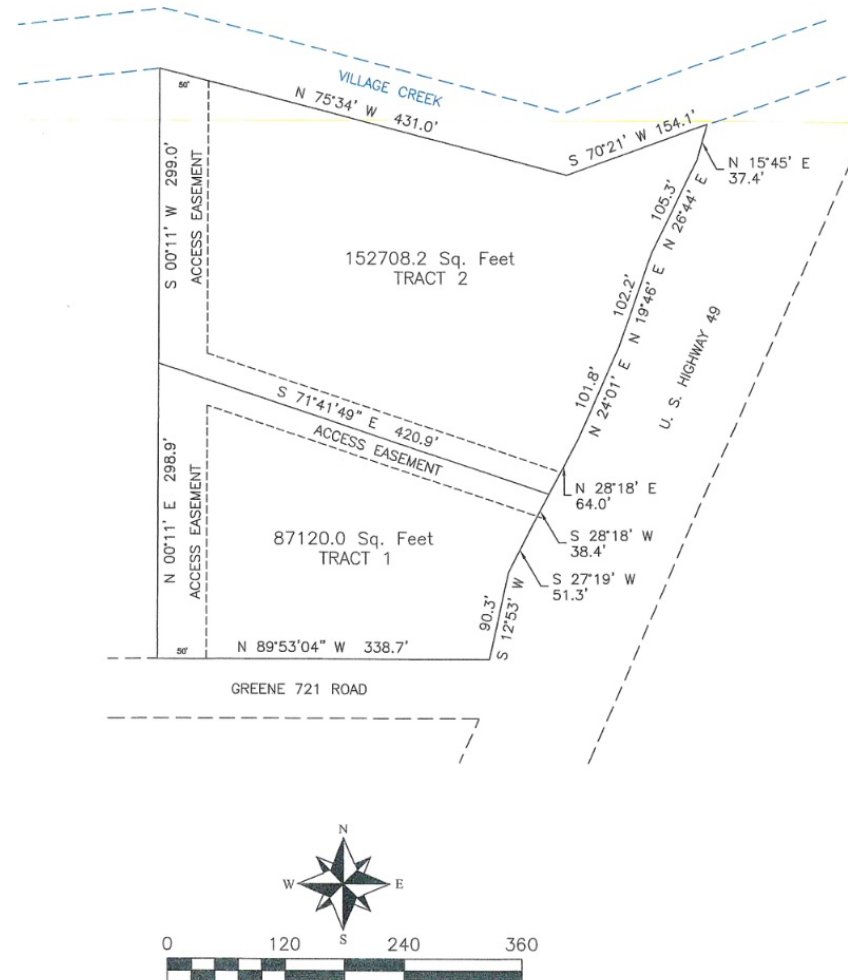
Tract 2:  
That part of the Southeast Quarter of Section 15, Township 16 North, Range 5 East, being more particularly described as follows: Beginning at the Southeast corner of said SE1/4, run thence N89°52'W 422.4 feet, run thence N12°53'E 90.3 feet, run thence N27°19'E 51.3 feet, run thence N28°18'E 102.4 feet, run thence N24°01'E 101.8 feet to the true point of beginning, run thence N19°46'E 102.2 feet, run thence N26°44'E 105.3 feet, run thence N15°45'E 37.4 feet to the South top bank of Village Creek, run thence S70°21'W 154.1 feet along said South top bank, run thence N75°34'W along said South top bank 431.0 feet, run thence S0°11'W 168.9 feet, run thence S76°30'E 484.3 feet to the true point of beginning, containing 2.01 acres, more or less, SUBJECT TO all utility easements.

Notes: 1.) Bearings are based record.

Dated: September 25, 2007



## CONCEPTUAL DRAWING OF TWO TRACTS IN THE SE SE, 15-16N-5E



SURVEY

# HALSEY

REAL ESTATE


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

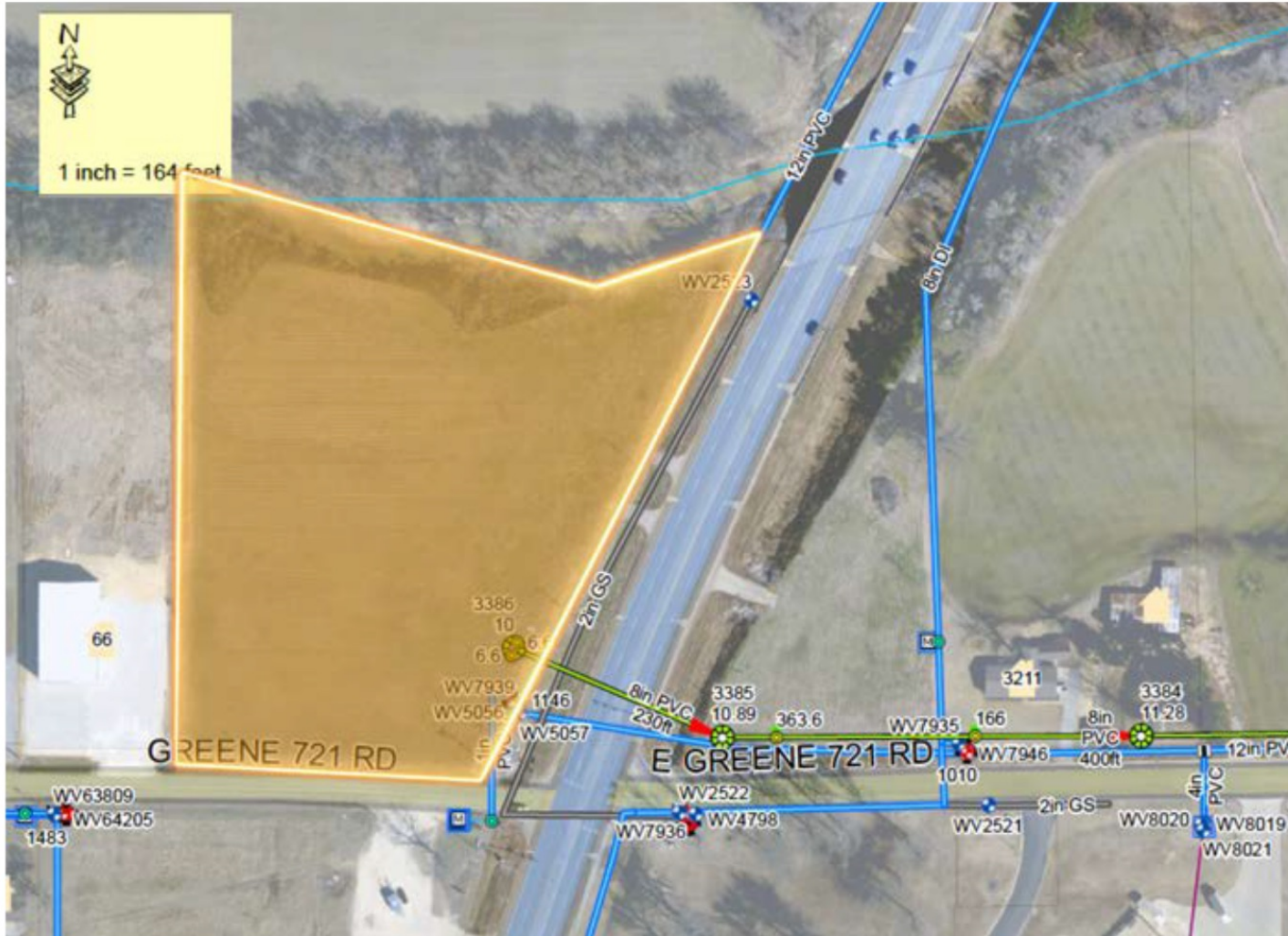
Taylor Wilson Realtor®  
taylor@halseyre.com

Landon Wilson Realtor®  
landon@halseyre.com

870 972 9191  
HalseyRealEstate.com



 Hwy 49 & Greene Rd 721 | Paragould, AR 72450



UTILITIES

**HALSEY**

REAL ESTATE

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


**Taylor Wilson** Realtor®  
taylor@halseyre.com

**Landon Wilson** Realtor®  
landon@halseyre.com

**870 972 9191**  
**HalseyRealEstate.com**





 Hwy 49 & Greene Rd 721 | Paragould, AR 72450

# DEMOGRAPHICS

## KEY FACTS

Based on a 7 mile ring of the subject property.

  
MANUFACTURING  
HEALTH CARE & SOCIAL ASSISTANCE  
RETAIL TRADE

Top Employment Industries  
for Paragould, AR

  
2.5

Avg. Size  
Household



19.1 min.

Avg. Commute Time  
for Paragould, AR



39,288  
Total Population



\$204,773  
Median Home Value



1,177  
Businesses



38,752  
Daytime Population



37.8  
Median Age



\$28,534  
Per Capita Income



\$58,962  
Median Household  
Income



0.75%  
2024-2029  
Pop Growth  
Rate

This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

# HALSEY

REAL ESTATE

Taylor Wilson Realtor®  
taylor@halseyre.com

Landon Wilson Realtor®  
landon@halseyre.com

870 972 9191  
HalseyRealEstate.com





# INVESTMENT CONTACTS

📍 Hwy 49 & Greene Rd 721 | Paragould, AR 72450

**Taylor Wilson** Realtor®

License No. AR SA00086756

870 926 4588 | [taylor@halseyre.com](mailto:taylor@halseyre.com)

**Landon Wilson** Realtor®

License No. AR SA00094849

870 514 5578 | [landon@halseyre.com](mailto:landon@halseyre.com)



# HALSEY

REAL ESTATE

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

870 972 9191  
[HalseyRealEstate.com](http://HalseyRealEstate.com)

