

# FOR SALE

📍 S Caraway Rd | Jonesboro, AR 72401

CARAWAY RD



## 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.

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## OPPORTUNITY **OVERVIEW**

**\$975,000.00**  
PRICE

**±2.38 AC**  
LOT SIZE

**C-3**  
ZONING

## PROPERTY **HIGHLIGHTS**

- ✦ Positioned in Jonesboro's busy hospitality & retail corridor.
- ✦ Offers exceptional visibility along one of the city's highest-traffic commercial roads.
- ✦ Surrounded by major hotels, restaurants, & national retailers.
- ✦ Provides quick access to I-555 and key city routes.
- ✦ Located in an area with strong consumer demand and steady activity.
- ✦ Ideal site for commercial, hospitality, or mixed-use development projects.

## ZONING **DESCRIPTION**

### C-3 General Commercial District

This district is intended to accommodate commercial and retail businesses that serve the traveling public, particularly along high-traffic arterial streets. It allows for some outdoor display and storage of goods when appropriate and encourages the development of clustered commercial centers over less desirable strip-style layouts.

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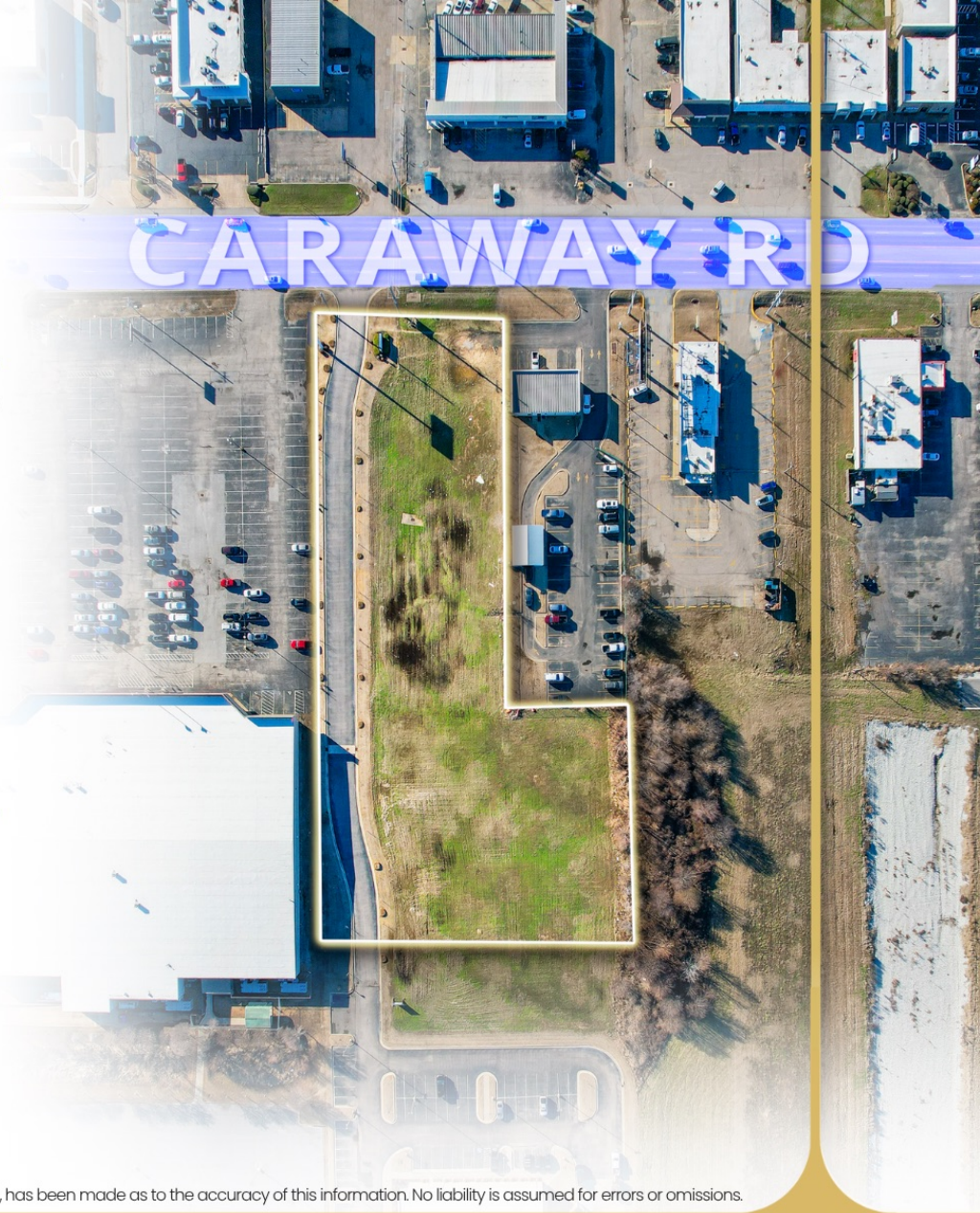
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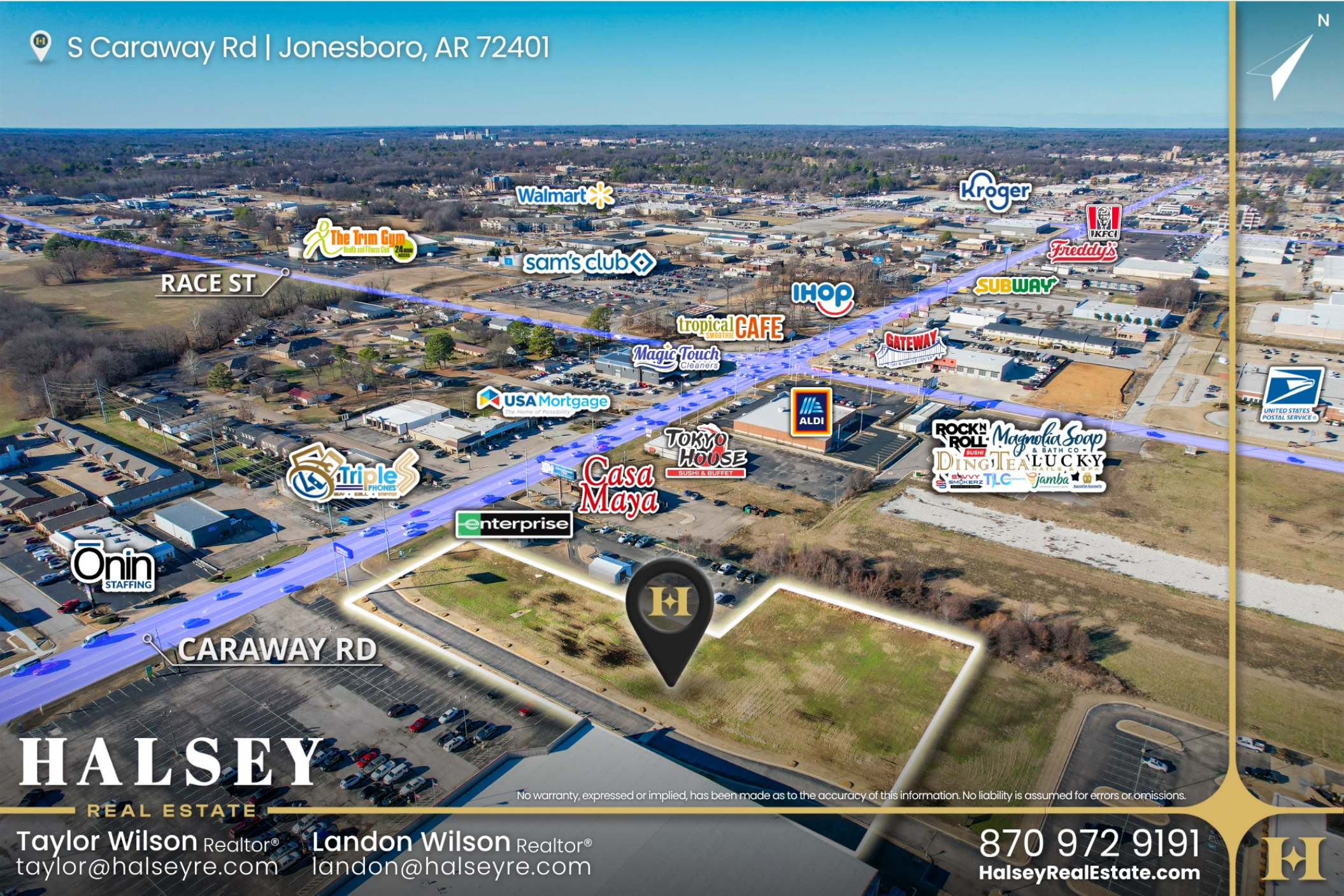
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RACE ST

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I-555



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## LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINES
- - - EASEMENT LINES
- - - SETBACK LINES
- FOUND REBAR
- SET 1-1/4" IRON PIPE W/ PG #1637 CAP
- - - EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- - - EXISTING OVERHEAD ELECTRICAL LINE
- - - EXISTING WATER LINE
- POWER POLE
- △ TELEPHONE PEDESTAL
- LIGHT POLE
- ELECTRIC TRANSFORMER
- - - EXISTING ELECTRIC SERVICE
- - - EXISTING UNDERGROUND ELECTRICAL LINE
- - - EXISTING UNDERGROUND TELEPHONE LINE
- - - EXISTING FENCE LINE
- - - EXISTING GROUND CONTOUR
- BM BENCH MARK
- △ TRAFFIC SIGN

## DESCRIPTION

LOTS 2 AND 3 OF NORTHEAST ARKANSAS HOSPITALITY RE-PLAT OF LOWES ADDITION AND MINOR PLAT SURVEY FOR RUBEN GRIFFIN TO JONESBORO, ARKANSAS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK C, PAGE 187, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 133,623 SQ. FT. OR 2.38 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

## SURVEYOR'S NOTES

1. THIS ALTA'S LAND TITLE SURVEY WAS PREPARED FOR NE ARKANSAS HOSPITALITY, LLC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
2. 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 OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
3. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATA (NAVD 83).
4. BENCHMARK IS A SCORDED "X" IN THE SOUTHWEST CORNER OF AN EXISTING GRATE LOCATED APPROXIMATELY 79.3' SOUTH AND 131.3' WEST OF THE NORTHEAST CORNER OF LOT 3. ELEVATION: 262.45.
5. SUBJECT PROPERTY LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 13620X0103 C, MAP EFFECTIVE DATE: SEPTEMBER 27, 1981. REVISED DATE: SEPTEMBER 10, 1999 AND REVISED DATE: JUNE 26, 2007.
6. SUBJECT PROPERTY IS CURRENTLY ZONED C-3. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-3.
7. BUILDING SETBACKS FOR C-3 ARE:  
FRONT: 25' SIDE: 15' REAR: 25'
8. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:  
A. NORTHEAST ARKANSAS HOSPITALITY RE-PLAT OF LOWES ADDITION AND MINOR PLAT SURVEY FOR RUBEN GRIFFIN TO THE CITY OF JONESBORO, AS RECORDED IN PLAT BOOK C, PAGE 187, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

## SURVEYOR'S CERTIFICATION

TO NE ARKANSAS HOSPITALITY, LLC.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TIES TO: 5, 6, 8, 11, 15, 16, AND 17 OF TABLE "A" THEREOF.  
THE FIELD WORK WAS COMPLETED ON 10/12/2022.

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 OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD REQUIREMENTS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF PLAT OR MAP: 10/12/2022

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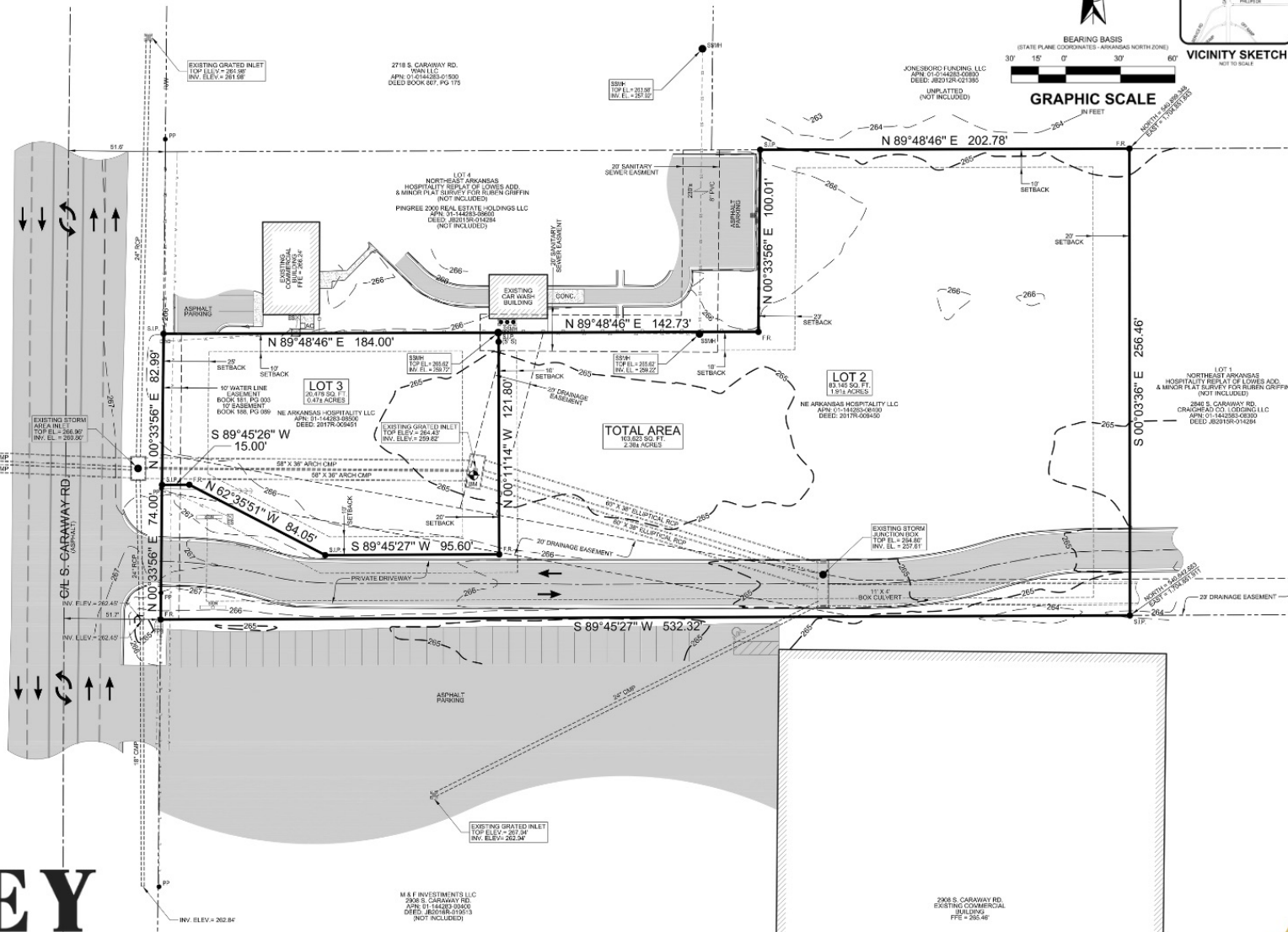
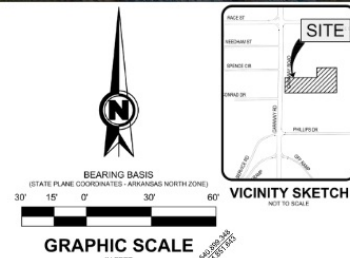
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S Caraway Rd | Jonesboro, AR 72401 – What's Nearby?

# REEDMONT CONDOMINIUMS

377 UNITS | STUDIO – 1BR – 2BR | LUXURY FINISHES

To include shopping, conference spaces, restaurants, entertainment space, health & wellness, and more.



WHAT'S NEARBY?

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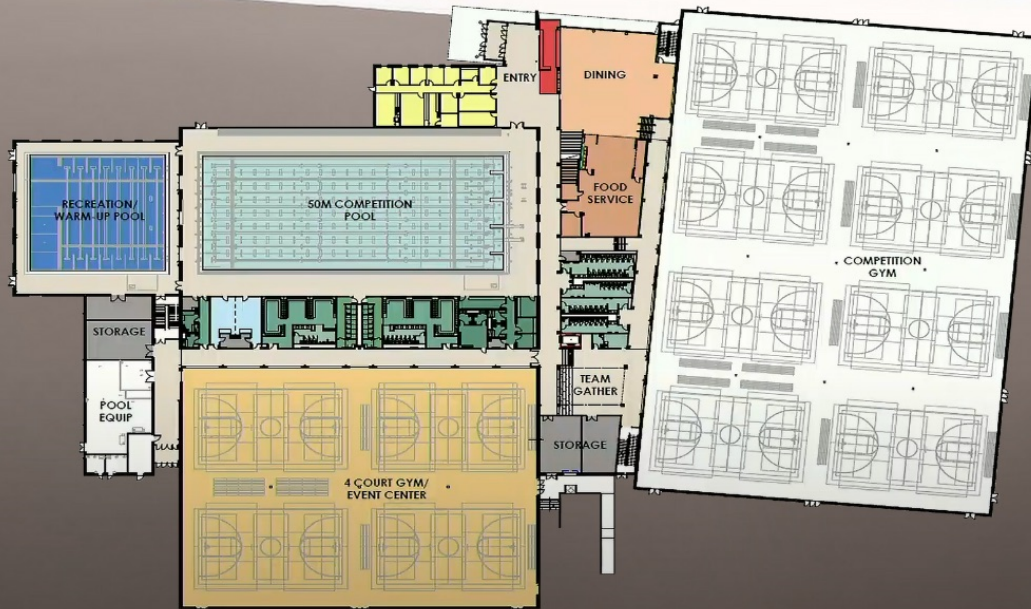
S Caraway Rd | Jonesboro, AR 72401 – What's Nearby?

# RIDGE ATHLETICS CENTER

## 200,000+ SQFT



- 50m Indoor Competition Pool w/ Grandstand for 1200 Spectators
- 25m Indoor Practice Pool
- Event Center
- Up to:
  - 12 Basketball Courts
  - 24 Volleyball Courts
  - 36 Pickleball Courts



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WHAT'S NEARBY?

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**HEALTH CARE & SOCIAL ASSISTANCE  
RETAIL TRADE  
MANUFACTURING**  
Top Employment Industries  
for Jonesboro, AR

  
**2.4**  
Avg. Size  
Household

  
**20.5 min.**  
Avg. Commute Time  
for Jonesboro, AR

## KEY FACTS

Based on a 7 mile ring of the subject property.

  
**89,224**  
Total Population

  
**\$236,619**  
Median Home Value

  
**3,777**  
Businesses

  
**102,339**  
Daytime Population

  
**33.7**  
Median Age

  
**\$32,037**  
Per Capita Income

  
**\$60,551**  
Median Household  
Income

  
**0.92%**  
2024-2029  
Pop Growth  
Rate

# DEMOGRAPHICS

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This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025) 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.

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# INVESTMENT CONTACTS



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