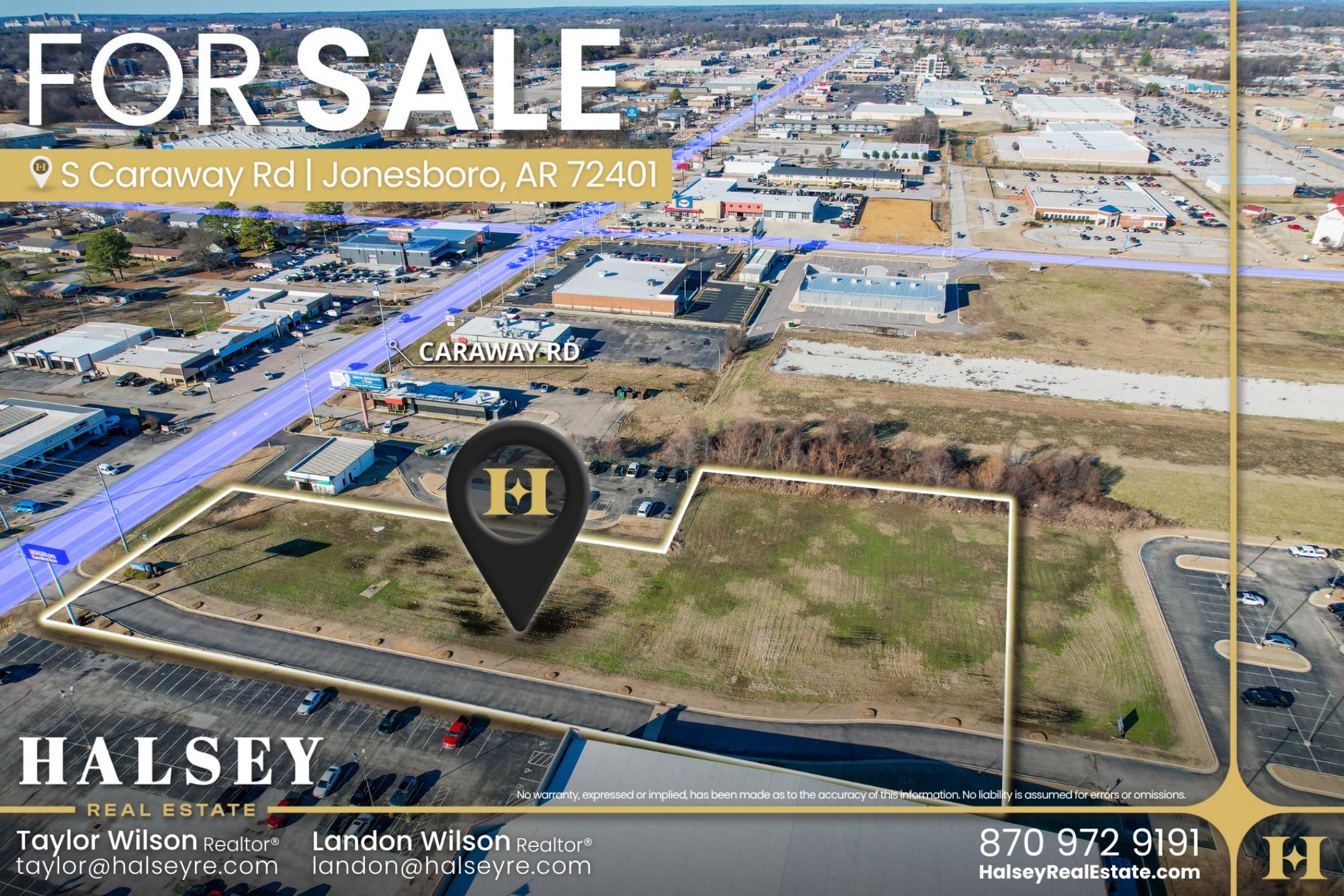


FOR SALE

 S Caraway Rd | Jonesboro, AR 72401



HALSEY

REAL ESTATE

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 S Caraway Rd | Jonesboro, AR 72401

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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PRIMARY RETAIL DISTRICT

The Primary Retail District of Jonesboro serves as an economic hub, home to a diverse mix of industries including finance, law, healthcare, and retail. Centrally located and intersected by major routes like I-555, it features modern office buildings and busy storefronts that house everything from local startups to major corporations. In addition to its commercial appeal, this district plays a key role in providing essential services and job opportunities, reflecting Jonesboro's commitment to fostering business growth and regional prosperity.

RESTAURANTS & RETAIL



KEY PLAYERS

-  • Connected by several major roadways.
- Over 1,500 employees & 14,000 students.

-  • 80 acre mixed-use development
- Luxury condos, restaurants, retail, and more.

-  • 692 acre park in Crowley's Ridge
- Offers camping, fishing, trails, sports, playgrounds, & more.

-  • 200,000 sqft sports complex
- Will offer athletic courts, pools, seating & outside water features.

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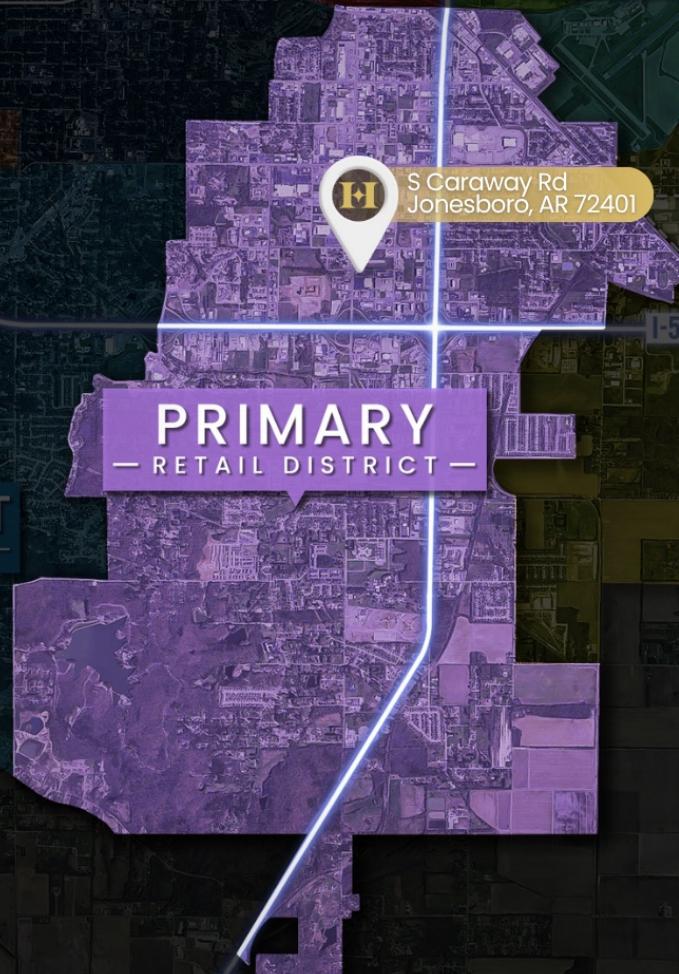
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DOWNTOWN
— BUSINESS DISTRICT —

STATE

JONESBORO
— MUNICIPAL AIRPORT —



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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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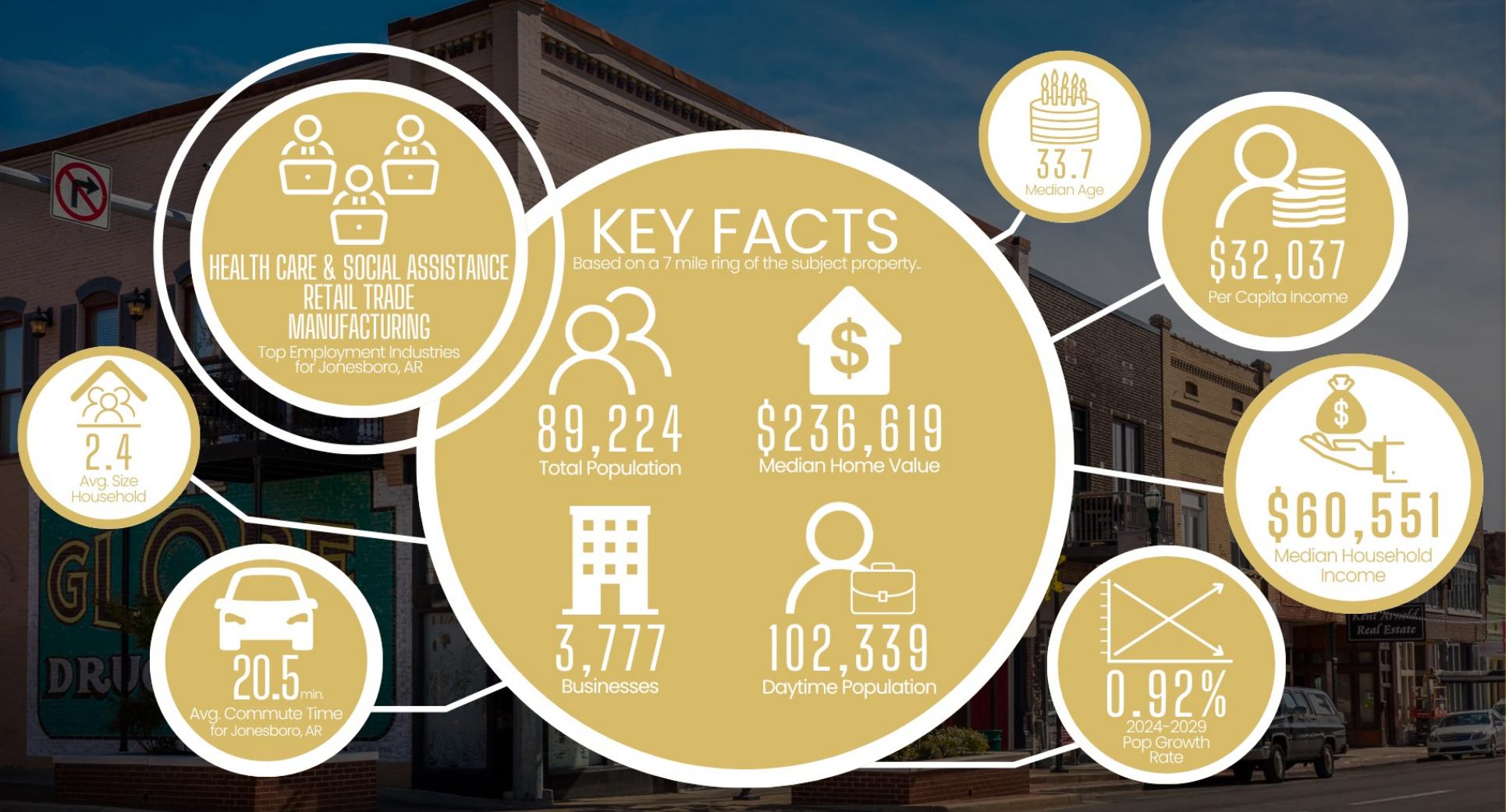
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WHAT'S NEARBY?



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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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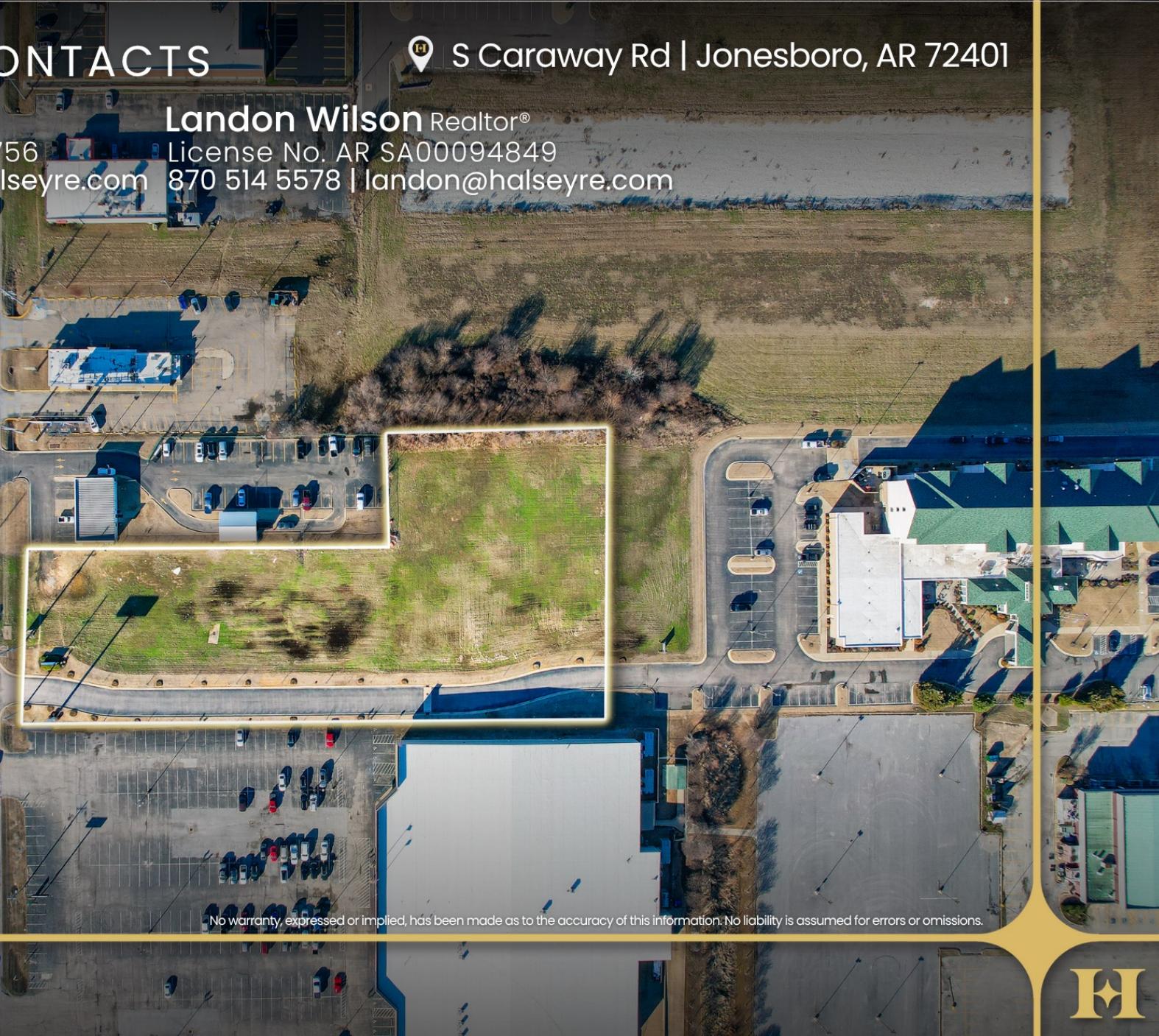
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