

# FOR SALE

📍 17.76± AC C W Post Rd | Jonesboro, AR 72401



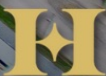
## HALSEY

REAL ESTATE

Taylor Wilson Realtor®  
taylor@halseyre.com

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## OPPORTUNITY **OVERVIEW**

**\$2,975,000.00**  
PRICE

**±17.76 AC**  
LOT SIZE

**C-3**  
ZONING

## PROPERTY **HIGHLIGHTS**

- ✦ Prime development site in a rapidly growing industrial trade region.
- ✦ Borders Jonesboro's Industrial Park, providing excellent connectivity.
- ✦ Excellent visibility and easy access from C W Post Rd near major highways.
- ✦ High traffic exposure to over 13,000 vehicles daily on nearby I-555.
- ✦ Positioned behind the new TA Express and surrounded by thriving businesses.
- ✦ Ideal location for industrial or commercial 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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**17.76± ACRES**



C W POST RD

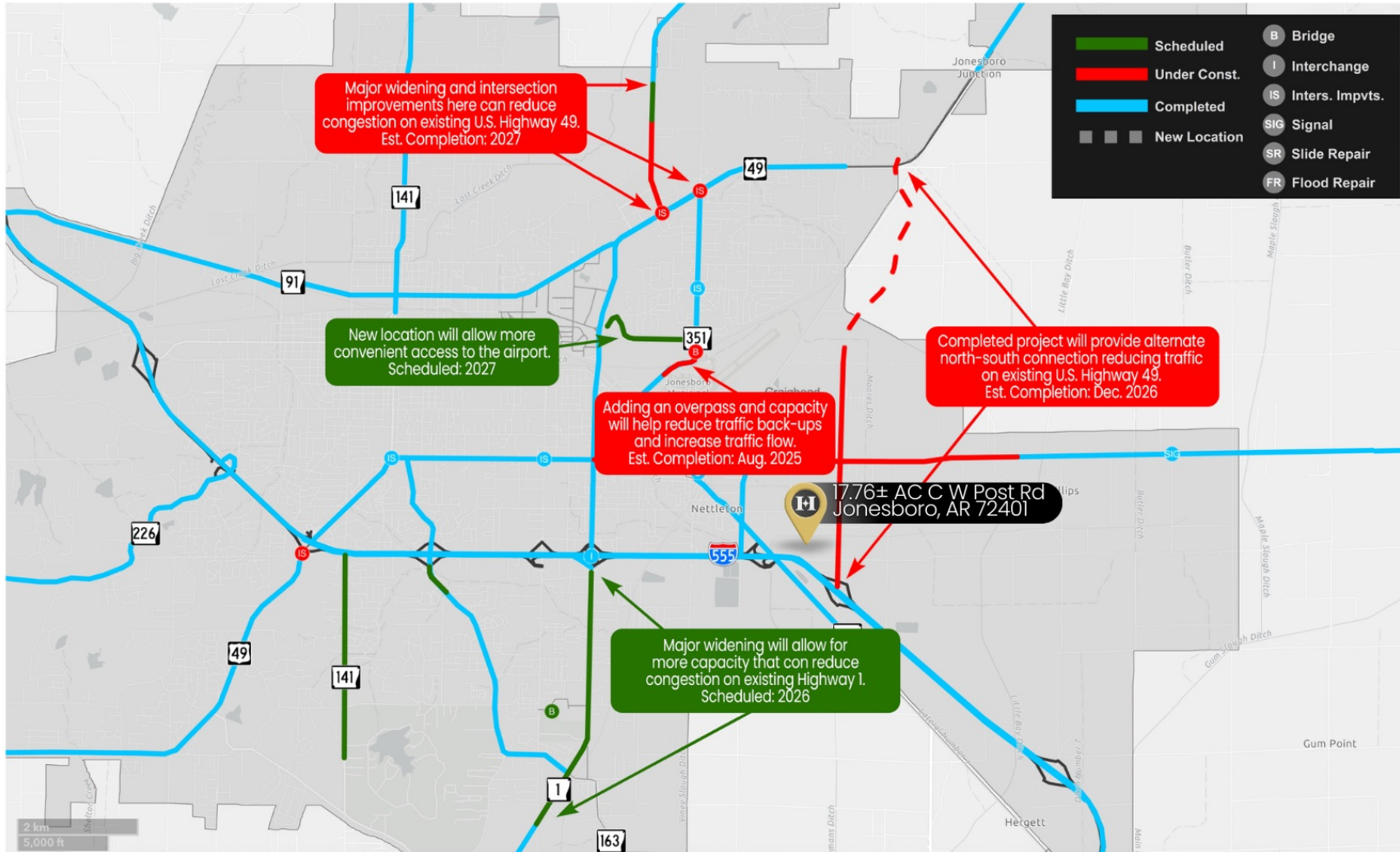
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MOVING TRAFFIC

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Arkansas GIS Office, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, ESFWS | Arkansas GIS Office  
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N

ABB

AMERITT  
ABC  
Supply Co. Inc.

FASTENAL  
VSC  
EDE

BLACK

ANCHOR  
PACKAGING

Jonesboro  
Bolt & Supply

SVR

SCC  
Southern  
Cast Products

Gilbert

PRECISION  
DIGITAL PRINTING

AUTOMATION  
SOLUTIONS

J/W  
CENTRO, ARKANSAS

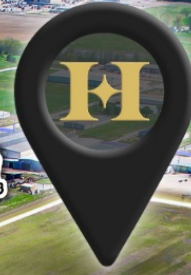
Post  
CONSUMER  
BRANDS

TAI  
EXPRESS  
KFC

ASUN  
ARKANSAS STATE UNIVERSITY - NEWPORT  
NEWPORT • JONESBORO • MARKED TREE

ASUN  
ARKANSAS STATE UNIVERSITY - NEWPORT  
NEWPORT • JONESBORO • MARKED TREE

Kenney  
FOR OVER 100 YEARS



C W POST RD

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JONESBORO  
MUNICIPAL AIRPORT



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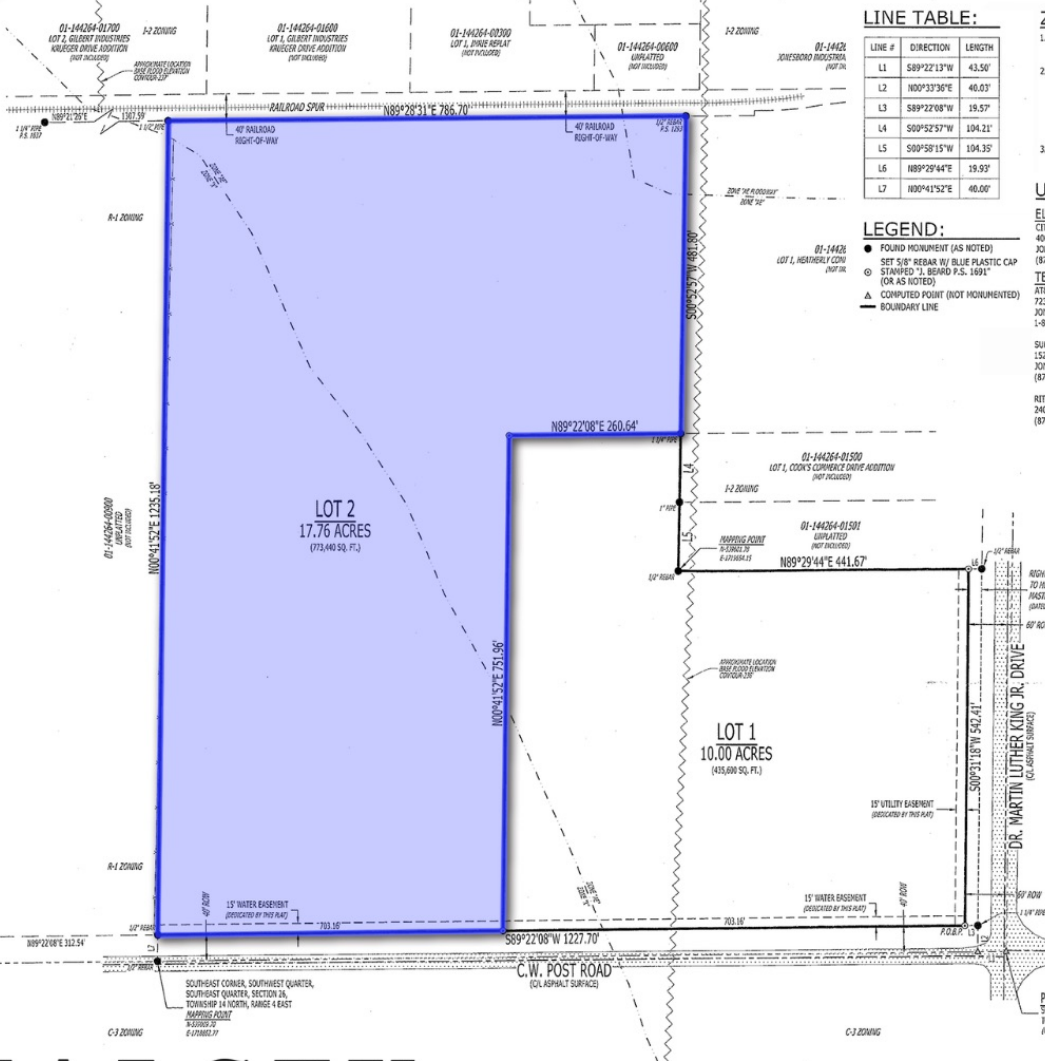
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## ZONING NOTES:

- SUBJECT PROPERTY IS ZONED I-1 LUO, LIMITED INDUSTRIAL DISTRICT, LIMITED USE OVERLAY.
- I-1 ZONING, BUILDING SETBACKS AND RESTRICTIONS:
  - STREET SETBACK - 25'
  - SIDE SETBACK - 10'
  - REAR SETBACK - 20'
  - MAXIMUM HEIGHT LIMITATION - 45'
  - MAXIMUM LOT COVERAGE - 60%
- FOR MORE INFORMATION ABOUT THE LIMITED USE OVERLAY RESTRICTIONS CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ 870-932-0406.

## UTILITY PROVIDERS:

### ELECTRIC, WATER & SEWER:

CITY WATER & LIGHT  
400 EAST HIGHLAND  
JONESBORO, AR 72401  
(870)-935-5581

### TELECOMMUNICATIONS:

AT&T ARKANSAS  
722 SOUTH CHURCH  
JONESBORO, AR 72401  
1-800-454-7928

### NATURAL GAS:

CENTERPOINT ENERGY  
3012 OLD FEEB HOUSE ROAD  
JONESBORO, AR 72404  
(870)-972-6882

## SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASES OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (8301).
- CRAIGHED COUNTY PARCEL NO.: 01-144264-01400.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - RECORD PLAT, JONESBORO INDUSTRIAL PARK FIRST ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK 158, PAGE 76, DATED JUNE 26, 1969.
  - RECORD PLAT, HEATHERLY COMMERCE DRIVE ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK 8, PAGE 86, DATED OCTOBER 30, 1993.
  - RECORD PLAT, COOK'S COMMERCE DRIVE ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK 8, PAGE 88, DATED JANUARY 14, 1993.
  - RECORD PLAT, GILBERT INDUSTRIES KRUEGER DRIVE ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK 8, PAGE 123, DATED NOVEMBER 10, 1994.
  - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, ADLS DOCUMENT NO. 201509170018, DATED MARCH 16, 2015.
  - BOUNDARY SURVEY, BY DALE ANDERSON, P.S. 1905, ADLS DOCUMENT NO. 201707212664, DATED MAY 26, 2017.
  - BOUNDARY SURVEY, BY JASON D. BEARD, P.S. 1691, ADLS DOCUMENT NO. 201807059582, DATED APRIL 24, 2018.
  - RECORD REPLAT, INRIE REPLAT, BY CLARENCE W. NICALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 312, DATED OCTOBER 31, 2018.
  - EXECUTOR'S DEED, THELMA MAURICE TRUST TO CALIARKA PETRO, LLC, CRAIGHED COUNTY DOCUMENT NO. 382015A-007833, DATED MAY 22, 2015.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONES "A" AND "AE FLOODWAY", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 85031C0151C, EFFECTIVE DATE SEPTEMBER 27, 1993. THE LOCATION OF THE FLOOD HAZARD ZONES AND BASE FLOOD ELEVATION CONTOURS SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON GEOREFERENCED MAPS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER AND THE ARKANSAS GIS OFFICE.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK HAS BEEN COMPLETED ON APRIL 28, 2021.

## CERTIFICATE OF MINOR PLAT:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC, PROFESSIONAL LAND SURVEYORS, HAVE MINOR PLATTED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHED COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHED COUNTY, ARKANSAS; THENCE SOUTH 89°22'13" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, 43.50 FEET; THENCE NORTH 00°33'36" EAST, LEAVING SAID SOUTH LINE, 40.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 19.57 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUING SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 122.77 FEET; THENCE NORTH 00°41'52" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 122.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE NORTH 00°28'31" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 104.21 FEET TO THE WEST LINE OF HEATHERLY COMMERCE DRIVE ADDITION; THENCE SOUTH 00°52'57" WEST, ALONG SAID WEST LINE, 48.80 FEET TO THE WEST LINE OF COOK'S COMMERCE DRIVE ADDITION; THENCE SOUTH 00°52'57" WEST, ALONG SAID WEST LINE, 104.21 FEET; THENCE SOUTH 00°58'15" WEST, LEAVING SAID WEST LINE, 104.35 FEET; THENCE NORTH 89°29'44" EAST, 44.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE; THENCE SOUTH 00°31'18" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 50.41 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 27.76 ACRES (1,209,440 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID PLAT SHALL HERE-AFTER BE DESIGNATED AND REFERRED TO AS:

**CALIARKA PETRO ADDITION**

TO THE CITY OF JONESBORO, CRAIGHED COUNTY, ARKANSAS.

WE BEING THE OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: *Taylor Wilson* SIGNATURE: *Taylor Wilson* DATE: 08/13/2021

## SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACTS WERE SURVEYED UNDER MY DIRECT SUPERVISION.

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MINOR PLAT  
CLIENT: CALIARKA PETRO, LLC.  
CALIARKA PETRO ADDITION  
TO THE CITY OF JONESBORO, CRAIGHED COUNTY, ARKANSAS

RIDGE SURVEYING  
& CONSULTING PLLC



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# INDUSTRIAL TRADE REGION

The Industrial Trade Region of Jonesboro, Arkansas, is a key economic hub known for its strategic location with access to Highway 18, I-555, and railways, making it ideal for manufacturing, logistics, and distribution. Supported by a skilled workforce, modern infrastructure, and a business-friendly environment, the area attracts companies looking to grow and thrive. Its connectivity, community support, and proximity to key markets make it a prime destination for industrial development.

# RESTAURANTS & RETAIL



# KEY PLAYERS

- 1/2 mile from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds seven of the Top 20 Manufacturing Employers of Arkansas.
- 1.5 miles from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds ten of the Top 20 Manufacturing Employers of Arkansas.
- World Leader in the design and manufacturing of material handling systems.
- The top manufacturing employer in Jonesboro.
- Participates in many educational STEM Programs.
- The second highest manufacturing employer in Jonesboro.
- Produces over 707 million snack bags annually.

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# MARKET MAP





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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.

84,353  
Total Population

\$228,293  
Median Home Value

3,627  
Businesses

98,472  
Daytime Population

33.4  
Median Age

\$30,647  
Per Capita Income

\$57,606  
Median Household  
Income

0.9%  
2024-2029  
Pop Growth  
Rate

# DEMOGRAPHICS

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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.

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# INVESTMENT CONTACT

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