

FOR SALE

 Dalton Farmer Dr | Jonesboro, AR 72404



HALSEY

REAL ESTATE

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Taylor Wilson Realtor®
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OPPORTUNITY OVERVIEW

\$3,770,000.00
PRICE

±6.29 AC
SIZE

I-1 Limited Industrial
ZONING

PROPERTY HIGHLIGHTS

- ✦ Prime commercial land off I-555 interchange.
- ✦ Immediate access to I-555 puts your business on a direct route through Jonesboro and beyond.
- ✦ Excellent visibility and accessibility.
- ✦ Adjacent to major employers and distribution centers.
- ✦ Strong regional connectivity.
- ✦ Flat, usable land suitable for development.
- ✦ Can be subdivided.

ZONING DESCRIPTION

I-1 Limited Industrial District

This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

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N



CONNECTS TO HWY 49

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Jerry Halsey, Jr CCIM, CRB, SIOR
President | CEO
jerry@halseyre.com

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DR MLK JR DR

I-555

DALTON FARMER DR

ENETTLETON AVE



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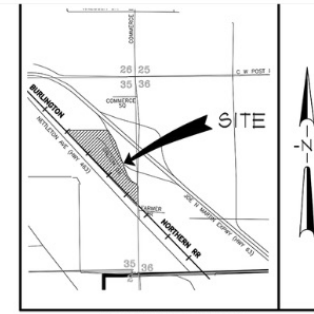
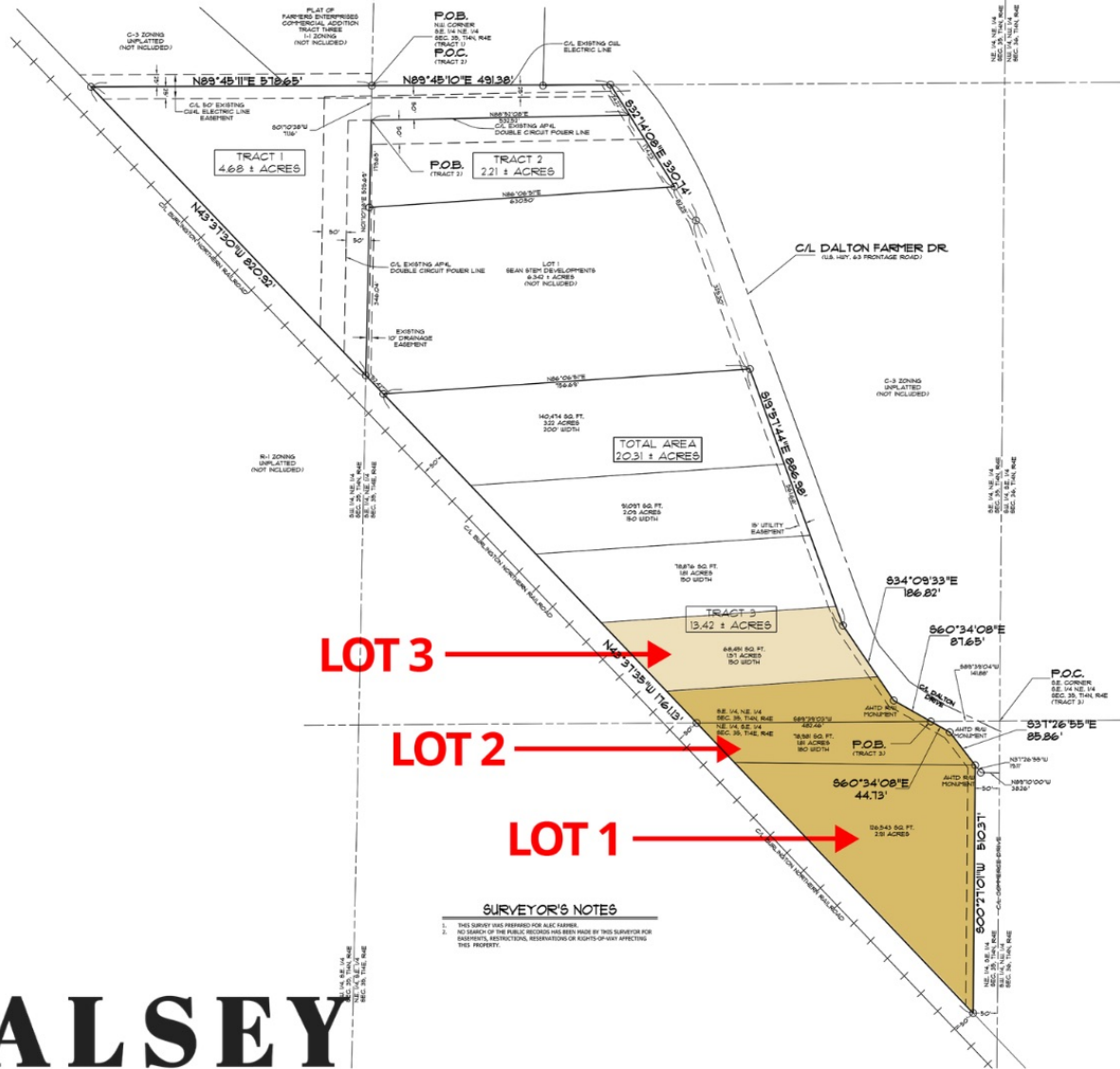
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SURVEY

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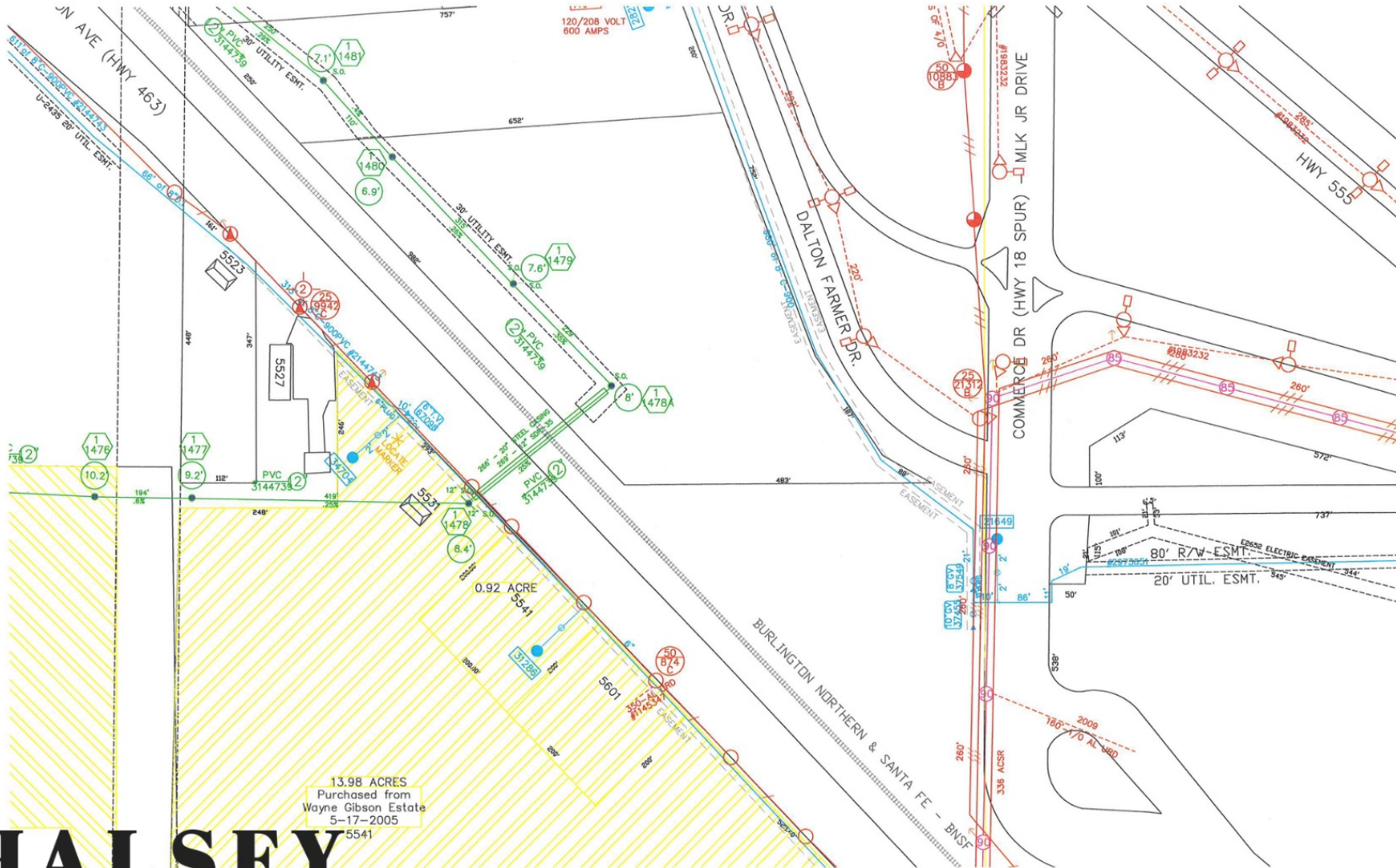
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13.98 ACRES
Purchased from
Wayne Gibson Estate
5-17-2005
5541

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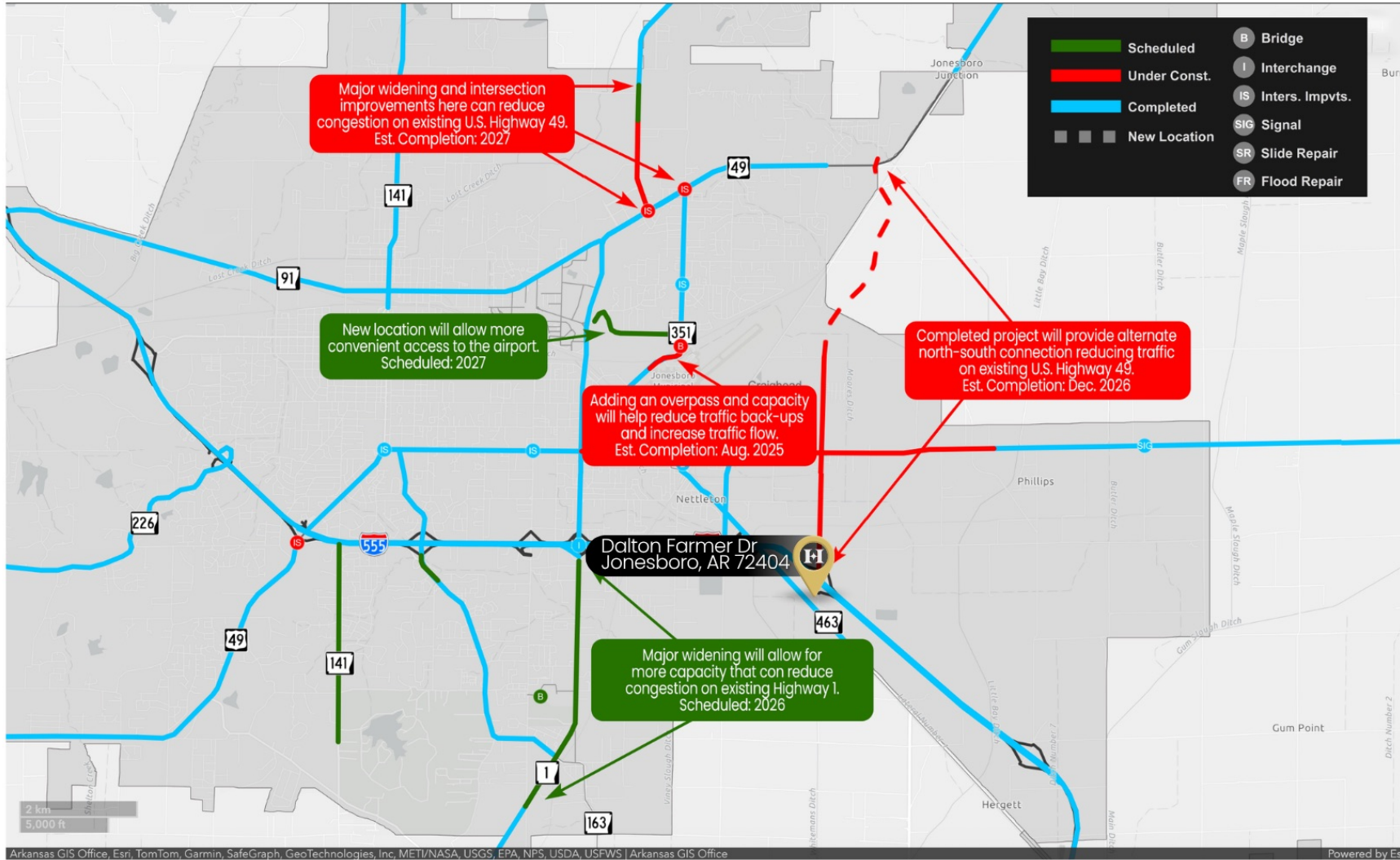
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UTILITIES



Dalton Farmer Dr | Jonesboro, AR 72404



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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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 modern 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

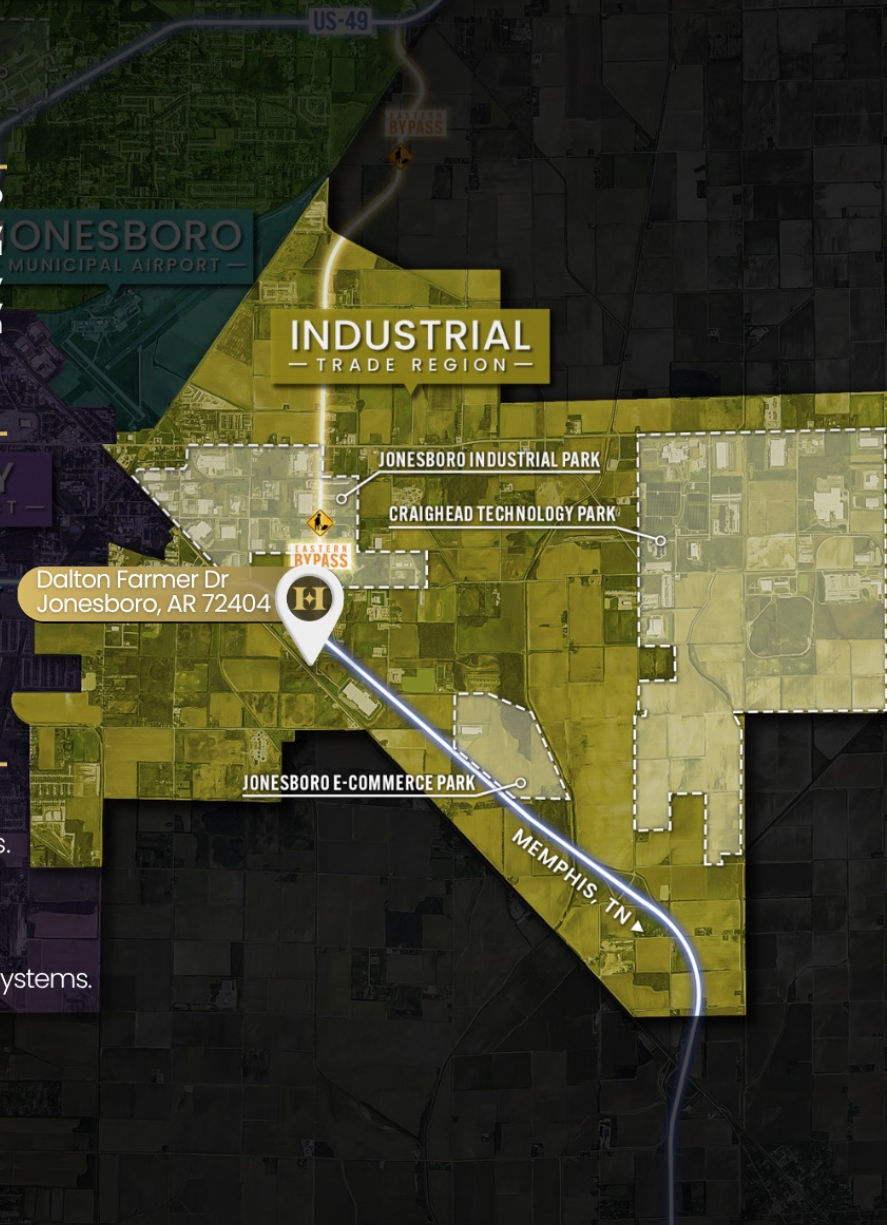
- 1/2 mile from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds seven of the Top 20 Manufacturing Employers of Arkansas.
- 1.5 miles from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in 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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DEMOGRAPHICS



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.


82,623
Total Population



\$228,175
Median Home Value


3,648
Businesses


97,539
Daytime Population


33.3
Median Age


\$30,538
Per Capita Income


\$57,046
Median Household
Income


0.88%
2024-2029
Pop Growth
Rate

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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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**±15.7
ACRES**

**±4.72
ACRES**

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