

FOR SALE

📍 207 E Nettleton Ave | Jonesboro, AR 72401

HALSEY

REAL ESTATE

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OPPORTUNITY **OVERVIEW**

\$139,900.00 **±0.48 AC** **R-2**
PRICE **LOT SIZE** **ZONING**

PROPERTY **HIGHLIGHTS**

- ✦ Excellent location with strong visibility.
- ✦ Features approximately 91 feet of road frontage.
- ✦ High-traffic area with exposure to ~10,000 CPD.
- ✦ Close to schools, restaurants, and retail amenities.
- ✦ Utilities available nearby – easy development access.
- ✦ Strategic opportunity in Jonesboro's growing West End corridor.

ZONING **DESCRIPTION**

R-2 Multi-Family Low Density District

The purpose of this zone is to accommodate higher density residential development and uses, with a wider variety of housing types. The principal use of land is for single-family, duplex, triplex, and four-plex residential structures, with all municipal services available.



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Midtown
APARTMENTS



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VICINITY SKETCH
NOT TO SCALE

SURVEYOR'S NOTES

1. THIS ALTANS'PS LAND TITLE SURVEY WAS PREPARED FOR HALSEY REAL ESTATE HOLDINGS, 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/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-2. R-2 ZONING IS DEFINED AS MULTI-FAMILY LOW DENSITY DISTRICT. THE PURPOSE OF THIS ZONE IS TO ACCOMMODATE HIGHER DENSITY RESIDENTIAL DEVELOPMENT AND USES, WITH A WIDER VARIETY OF HOUSING TYPES. THE PRINCIPAL USE OF LAND IS FOR SINGLE-FAMILY, DUPLEX, TRIPLEX, AND FOURPLEX RESIDENTIAL STRUCTURES, WITH ALL MUNICIPAL VICES AVAILABLE. THE SURROUNDING PROPERTY IS ZONED R-2. BUILDING SETBACKS REQUIREMENTS FOR R-2 ARE: FRONT= 25', SIDE= 7.5', REAR= 20'. MAXIMUM HEIGHT LIMITATION FOR R-2: 35.0'
4. MAXIMUM LOT COVERAGE FOR R-2: 40%.
5. SUBJECT PROPERTY IS WITHIN 'ZONE X', AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATED MAP FOR CRAIGHEAD COUNTY ARKANSAS AND INCORPORATED AREAS, COMMUNITY PANEL 09031C0131 C (PANEL 131 OF 200) EFFECTIVE DATE - SEPTEMBER 27, 1991. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
6. BENCHMARK NO. 1: IS AN 'X' CUT SET IN CONCRETE AT N.E. CORNER OF RETAINING WALL, LOCATED APPROXIMATELY 89' SOUTH AND 3.2' EAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 337.94 (NAVD83).
7. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - A. WARRANTY DEED DATED OCTOBER 29, 2021, RECORDED AS DOCUMENT NO. 2021R-026876 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - B. MANGRUM'S SUBDIVISION OF BLOCK 4 OF SENTER & COMPANY ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY RECORD PLAT RECORDED IN BOOK 40, PAGE 446, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - C. SAM HESTER REPLAT OF LOTS 1-18, BLOCK 2 & PART OF LOTS 8-12, BLOCK 2 OF MANGRUM'S SUBDIVISION & PART OF JUDY STREET, JONESBORO, ARKANSAS, AS SHOWN BY RECORD PLAT RECORDED IN PLAT BOOK 'C', PAGE 94, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

LEGEND	
	= BOUNDARY LINE
	= ADJACENT LOT LINES
	= ADJACENT LOT LINES
	= FOUND IRON PIPE
	= SET MAG NAIL
	= SET 1-1/4\"/>
	= EXISTING SANITARY SEWER LINE
	= EXISTING SANITARY SEWER MANHOLE
	= EXISTING WATER METER
	= WATER VALVE
	= FIRE HYDRANT
	= EXISTING OVERHEAD ELECTRICAL LINE
	= POWER POLE
	= TELEPHONE PEDESTAL
	= NATURAL GAS LINE
	= EXISTING STORM WATER MANHOLE
	= EXISTING FENCE LINE
	= EXISTING GROUND CONTOUR
	= BENCH MARK
	= EXISTING TREE
	= TRAFFIC SIGN

DESCRIPTION

THE EAST 66 FEET OF LOTS 13, 14 AND 15 IN BLOCK 1 OF MANGRUM'S SUBDIVISION OF BLOCK 4 OF SENTER & COMPANY ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY A PLAT IN DEED RECORD 40 AT PAGE 446, BEING 66 FEET FRONTING ON NETTLETON AVENUE AND EXTENDING SOUTH ALONG JUDY STREET 227.2 FEET, TOGETHER WITH THE NORTH 227.2 FEET OF THE WEST 25 FEET OF JUDY STREET, NOW ABANDONED, LYING IMMEDIATELY EAST OF THE ABOVE DESCRIBED LOTS 13, 14 AND 15.

CONTAINING IN ALL 20,698 SQ. FT. OR 0.48 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

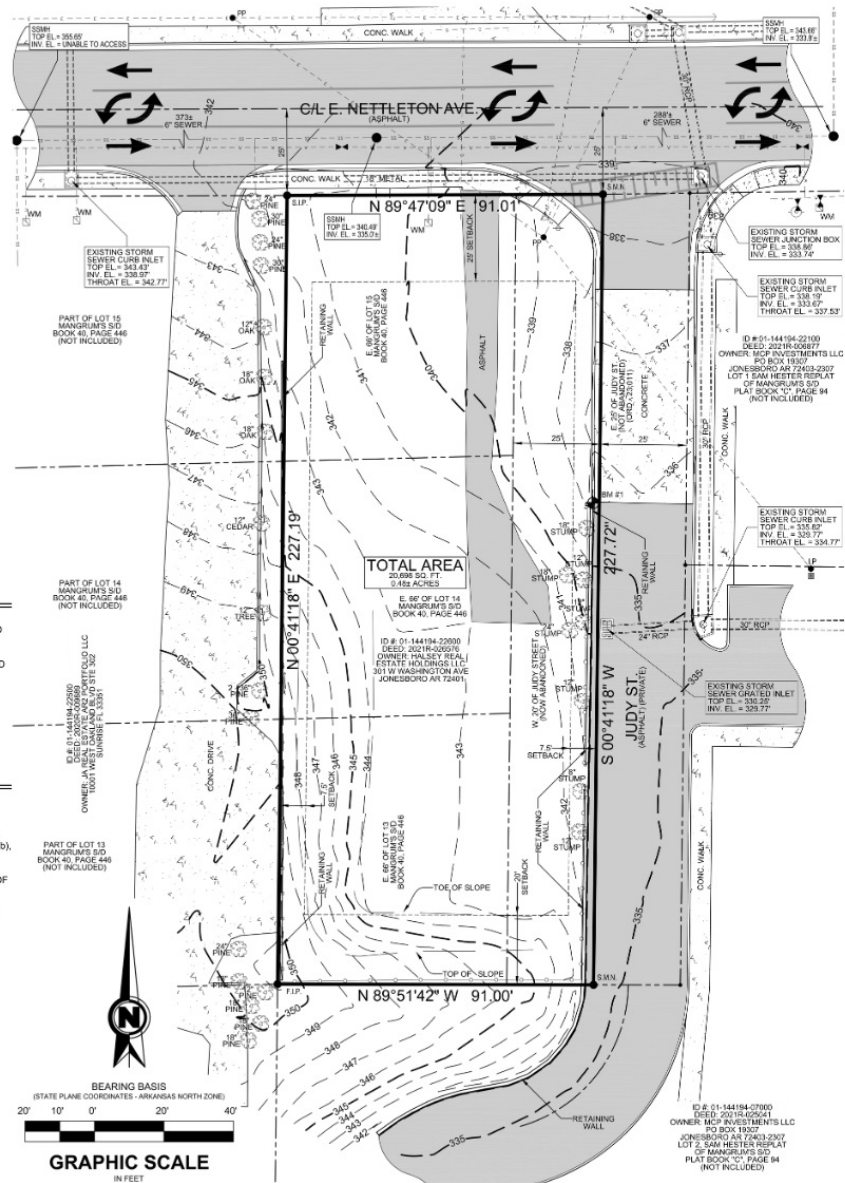
SURVEYOR'S CERTIFICATION

TO HALSEY REAL ESTATE HOLDINGS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANS'PS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.3-5, 6(a), 6(b), 7(a), 7(b-1), 7(c), 11 AND 13 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 01/14/2022.

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 'ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS' IN EFFECT ON THIS DATE.

DATE OF ALTANS'PS LAND TITLE SURVEY: 01/14/2022



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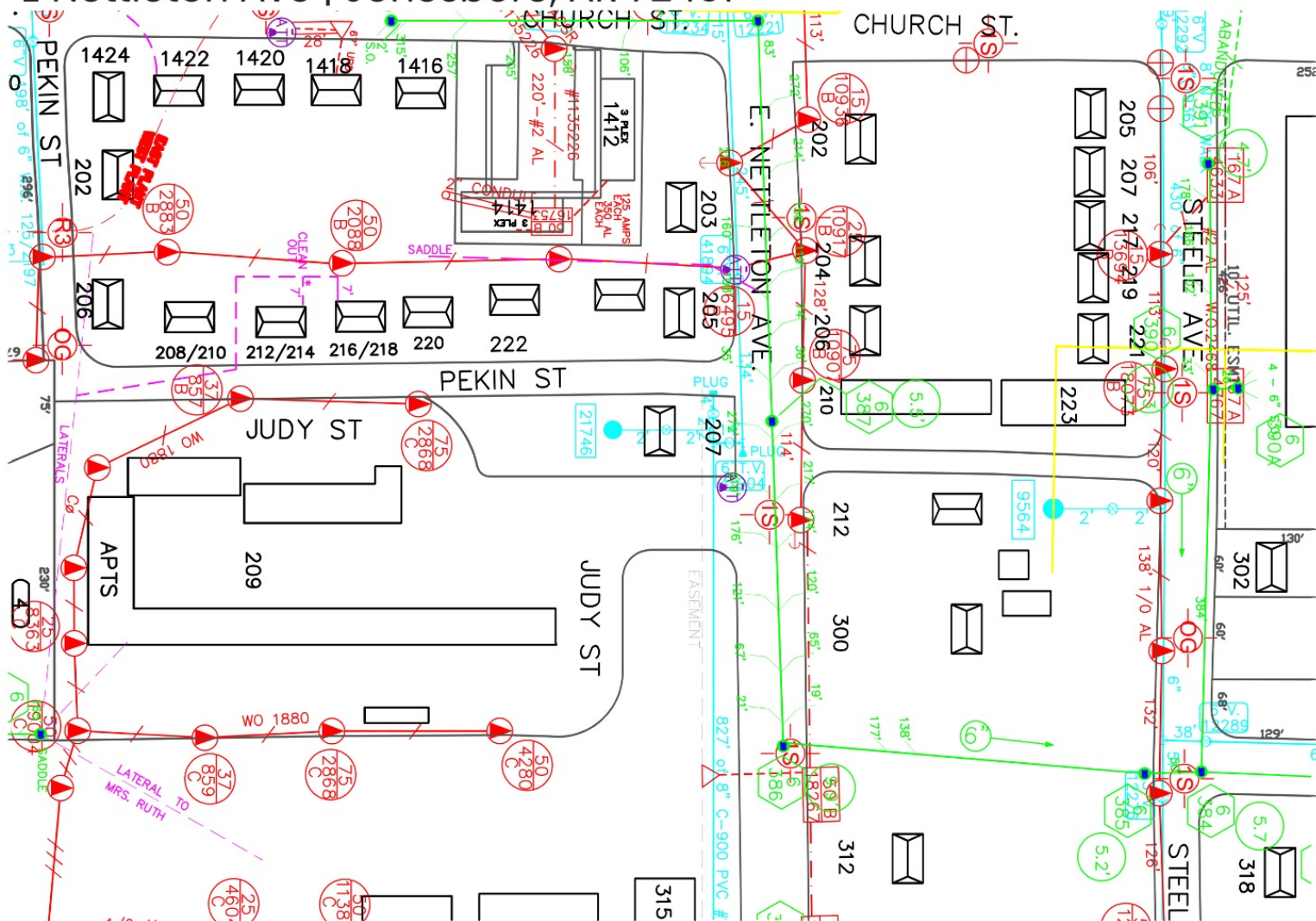
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DOWNTOWN BUSINESS DISTRICT

Downtown Jonesboro is a lively, walkable district at the city's core, blending history, culture, and community. Known for its local events, festivals, and unique charm, it serves as a central hub featuring medical facilities, professional services, art galleries, restaurants, and diverse retail. More than just a business area, Downtown reflects Jonesboro's cultural and economic spirit, offering a vibrant space that fosters connection and defines the city's identity.

RESTAURANTS & RETAIL

Skinny J's



SHADRACH'S COFFEE
ROASTING COMPANY



KEY PLAYERS



- Completed a \$137,500,000, 245,000 sqft expansion in 2020.
- Has over 4,000 employees.



- City hall and city governments reside in Downtown.



- The Craighead County Courthouse recently completed a \$14 mil. expansion and held its ribbon cutting in March 2025.



- Patrol and Special Operations Divisions are located in Downtown Jonesboro.

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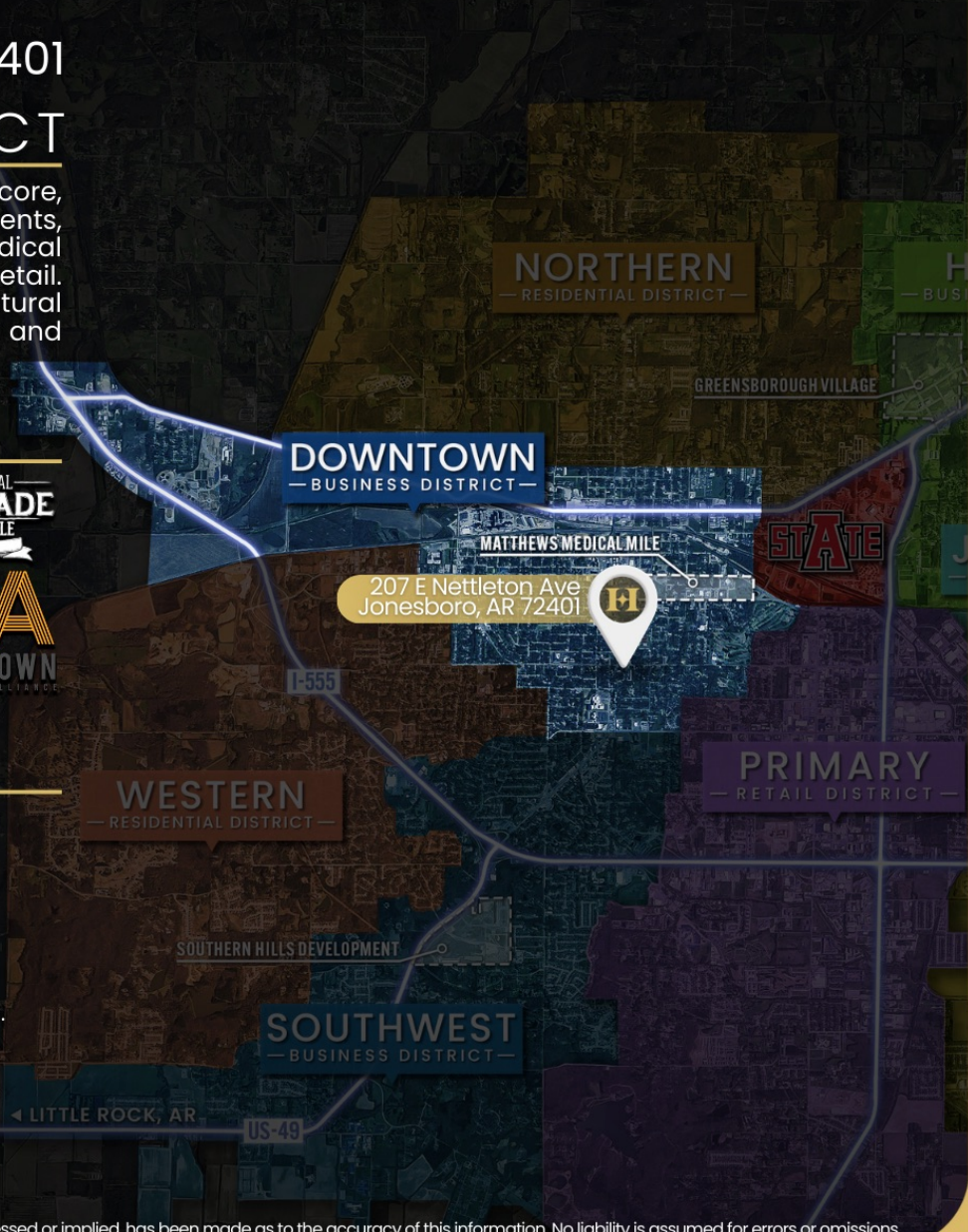
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MARKET MAP



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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.


91,589
Total Population


\$235,886
Median Home Value


3,757
Businesses


102,279
Daytime Population


33.9
Median Age


\$32,277
Per Capita Income


\$61,016
Median Household
Income


0.94%
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.
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