

FOR SALE

📍 Paula Dr & Parker Rd | Jonesboro, AR 72401



HALSEY

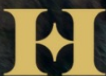
REAL ESTATE

Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in the subject property. 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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I-555

PARKER RD

PAULA DR

OPPORTUNITY OVERVIEW

\$4,750,000.00 **±18.44 ac** **C-3**
PRICE LOT SIZE ZONING

PROPERTY HIGHLIGHTS

- ✦ Strategic parcel in the Parker Hollow development, offering excellent visibility and access from I-555.
- ✦ Surrounded by established neighborhoods and expanding commercial development.
- ✦ Part of a corridor featuring medical, retail, and professional projects.
- ✦ Adjacent to the future 78,000 SF Reliance Health Care facility, scheduled to open in 2026.
- ✦ Zoned to allow for a wide range of commercial uses tailored to site-specific development goals.
- ✦ Detention completed & all utilities to site.

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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COMING SOON

 Reliance

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DESCRIPTION - TRACT 1

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

LEGEND

- [illegible]

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SOUTHWEST BUSINESS DISTRICT

The Southwest Business District is a vibrant center of commerce and industry, home to diverse retail, dining, offices, and manufacturing with easy access to I-555 and US-67. Its strategic location fuels job creation, economic growth, and community vitality, reflecting Jonesboro's commitment to innovation and development. With ongoing expansion and new investments, the district continues to attract entrepreneurs and businesses seeking opportunity in a thriving, connected environment.

RESTAURANTS & RETAIL



KEY PLAYERS

- VALLEY VIEW PUBLIC SCHOOLS**
 - Top 5 Best School Districts in AR
 - Just under 3,000 students and around 325 employees
- SOUTHERN HILLS DEVELOPMENT**
 - 175-acre mixed use development
 - Under construction to hold retail, housing, offices, & more.
- THE SHOPS at parker**
 - 45,000sf Re-Development
 - Modern architecture, digital signage, & landscaping
- Valley View Commons**
 - 33,000+ SF Shopping Center
 - Restaurants, health services, government offices, & more.

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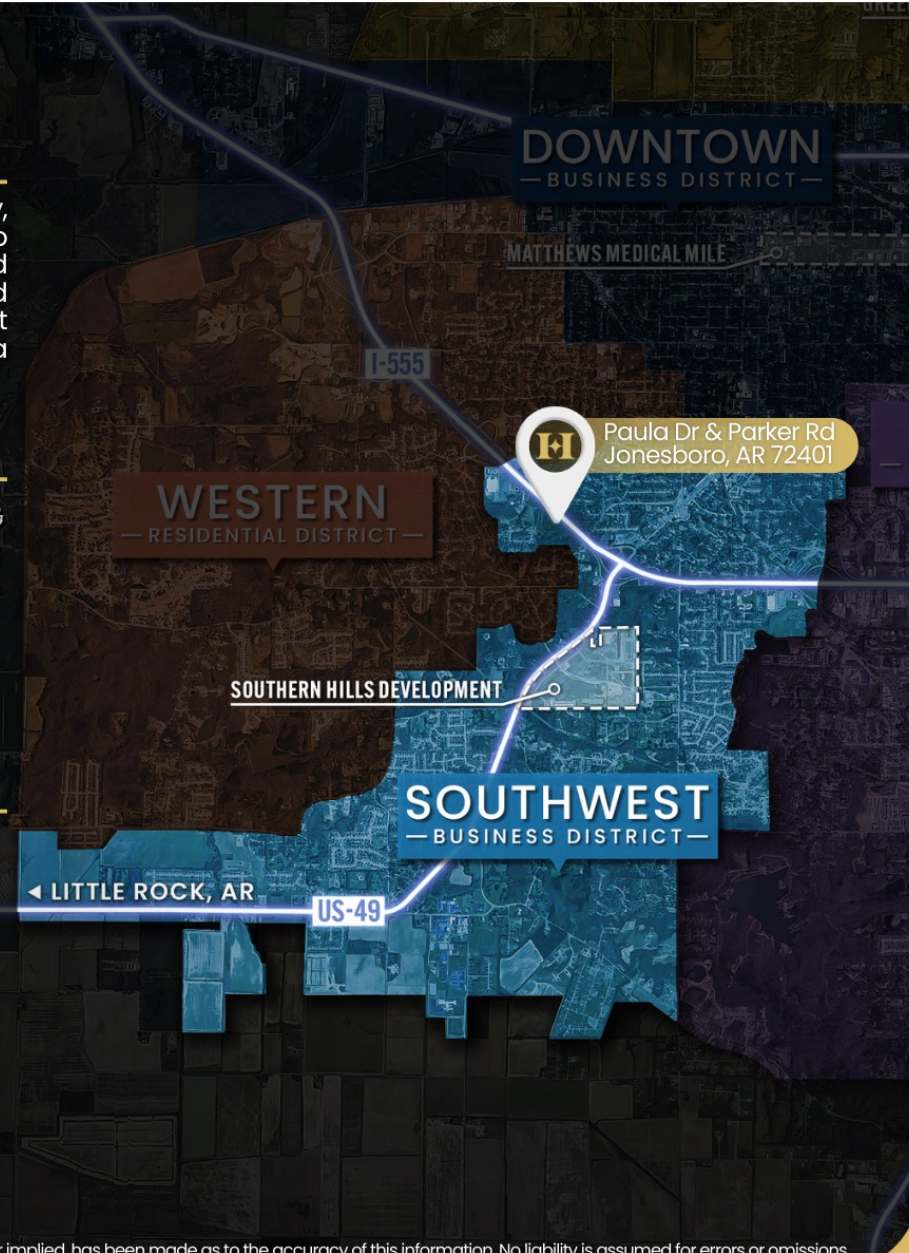
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MARKET MAP



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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.


86,882
Total Population


\$233,599
Median Home Value


3,683
Businesses


99,340
Daytime Population


33.7
Median Age


\$31,726
Per Capita Income


\$59,901
Median Household
Income


0.88%
2024-2029
Pop Growth
Rate

DEMOGRAPHICS

HALSEY

REAL ESTATE

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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