

# SALE OR LEASE

📍 2920 Longview Dr | 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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## OPPORTUNITY **OVERVIEW**

|                |             |               |          |
|----------------|-------------|---------------|----------|
| \$1,895,000.00 | \$24/SF NNN | ±7,631 SF     | ±0.33 AC |
| SALE PRICE     | LEASE RATE  | BUILDING SIZE | LOT SIZE |

## PROPERTY **HIGHLIGHTS**

- ✦ High-tech security and lighting system throughout.
- ✦ Features 15+ private offices, including a full C-Suite.
- ✦ Large centralized conference room.
- ✦ Professional open lobby and reception area.
- ✦ 32 parking spaces supporting staff and visitors
- ✦ Prime Jonesboro location with easy access and strong surrounding activity.
- ✦ Well-suited for a wide range of professional or administrative users.



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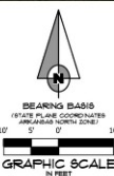
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## DESCRIPTION

LOT 21 OF WINDOVER PLAZA SECOND ADDITION, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 187 AT PAGE 149 OF THE RECORDS OF CLAY COUNTY, ARKANSAS IN JONESBORO, ARKANSAS CONTAINING ALL 30.000 SQ. FT. OR 0.69 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

## ENGINEER'S NOTES

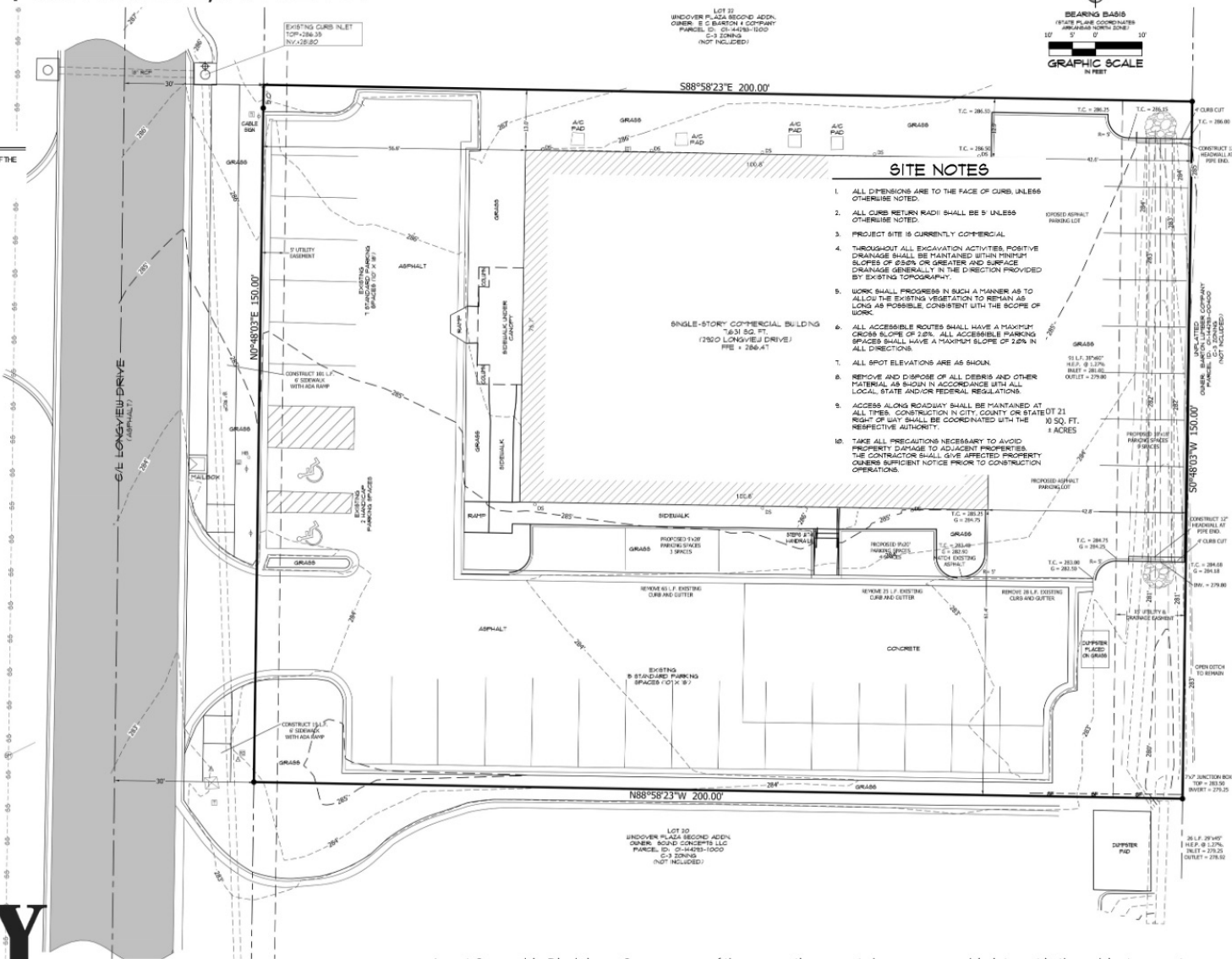
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 83 DATUM.
- REFER TO SHEET 0002 FOR BENCHMARK INFORMATION.
- NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
- PIPE SHALL BE R.C.P. FOR ALL ROAD CROSSINGS, ULTRA-HIGH STRENGTH FIBER REINFORCED POLYMER (UFRP) FOR ALL OTHER APPLICATIONS WITH ENGINEER'S APPROVAL.
- THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
- WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
- ALL SPOT ELEVATIONS ARE AS NOTED.
- DUST SHALL BE KEPT AT TOLERABLE LIMITS.
- ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- ALL SIDEWALKS HAVE A SLOPE OF LESS THAN 5.0%. ALL SIDEWALKS HAVE A CROSS SLOPE OF 2.0% OR LESS.

## EROSION CONTROL MEASURES

- THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT EXISTING OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
- SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
- GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OR SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURE IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLE TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY WATER THE ACCESS STREETS.
- THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
- DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
- ALL WORK ON THIS SITE PERTAINING TO EXCAVATION AND DRAINAGE SHALL BE IN ACCORDANCE WITH THIS PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF JONESBORO STORY LATER MANAGEMENT REGULATIONS.
- ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND ADEQ DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS IF DETERMINED NECESSARY.

## SITE NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI SHALL BE 5' UNLESS OTHERWISE NOTED.
- PROJECT SITE IS CURRENTLY COMMERCIAL.
- THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
- WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
- ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- ALL SPOT ELEVATIONS ARE AS SHOWN.
- REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
- ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE LOT 21 RIGHT OF WAY SHALL BE COORDINATED WITH THE 10 SQ. FT. RESPECTIVE AUTHORITY.
- TAKE ALL PRECAUTIONS NECESSARY TO AVOID FREQUENT DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.



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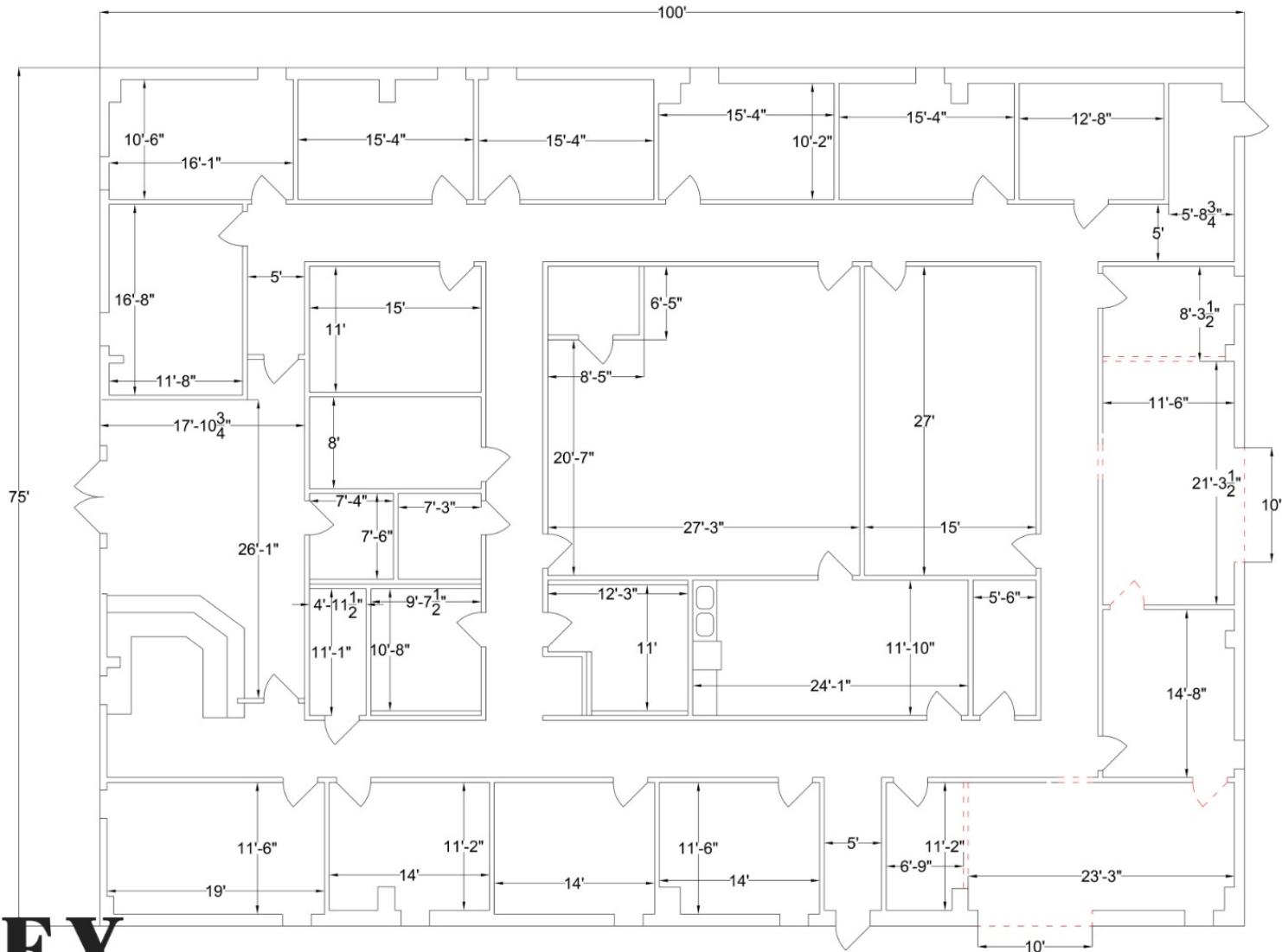
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FRONT ENTRANCE



FLOOR PLAN

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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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MARKET MAP

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2920 Longview Dr | 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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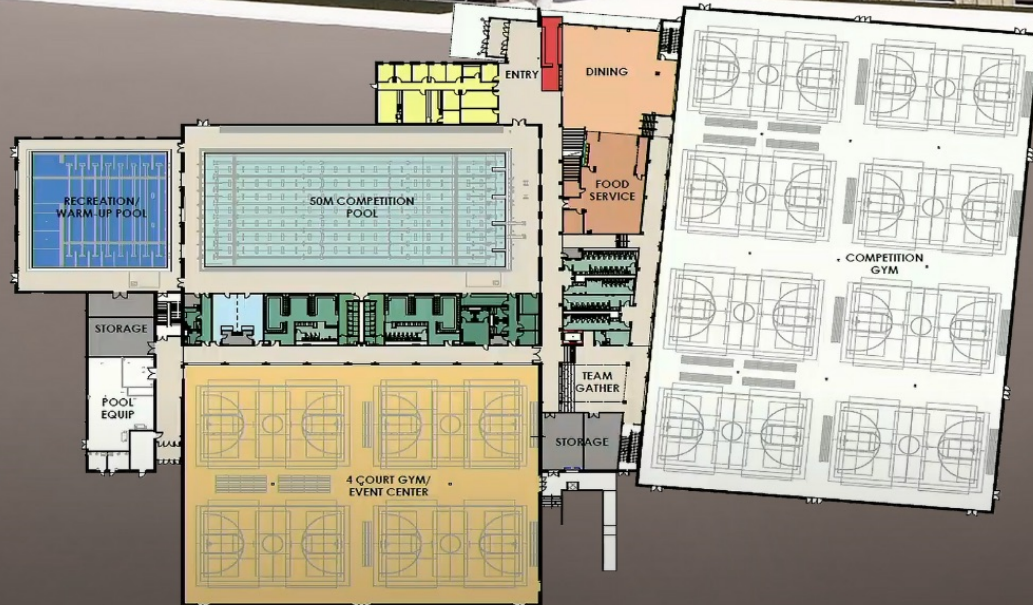
2920 Longview Dr | Jonesboro, AR 72401 - What's Nearby?

# 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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WHAT'S NEARBY?

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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.

  
**89,640**  
Total Population

  
**\$236,511**  
Median Home Value

  
**3,771**  
Businesses

  
**102,300**  
Daytime Population

  
**33.8**  
Median Age

  
**\$32,043**  
Per Capita Income

  
**\$60,581**  
Median Household  
Income

  
**0.92%**  
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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# INVESTMENT CONTACTS

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