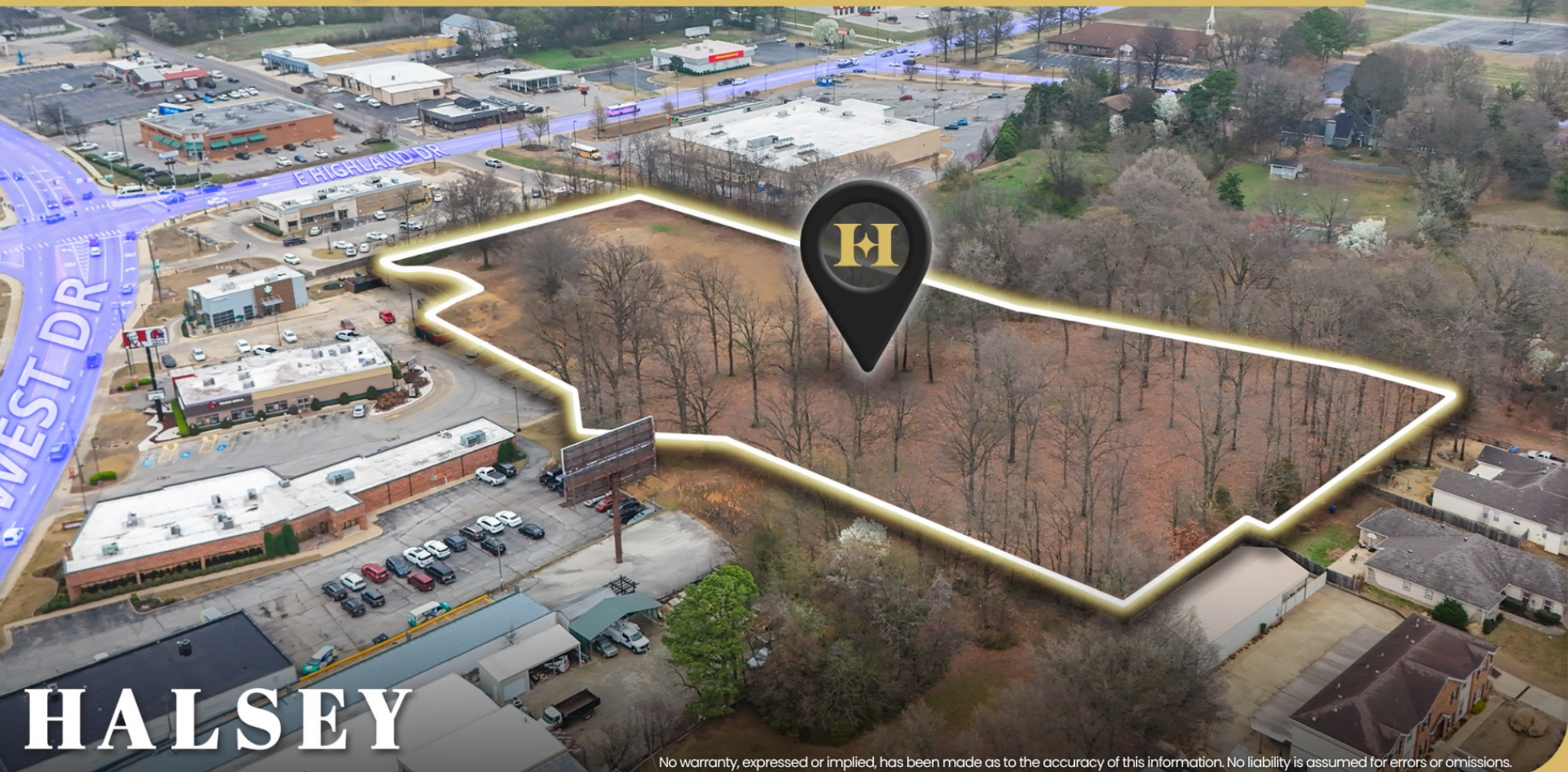


# FOR SALE

📍 ±3.75 Off E Highland Dr & Southwest Dr | Jonesboro, AR 72401



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## OPPORTUNITY OVERVIEW

**\$975,000.00**    ±3.75 AC    C-3 & R-2  
PRICE                      LOT SIZE                      ZONING

## PROPERTY HIGHLIGHTS

- ✦ Prime development site positioned within one of Jonesboro's most active commercial corridors.
- ✦ Located along a primary east-west route connecting major shopping areas, neighborhoods, and services.
- ✦ Surrounded by Starbucks, McDonald's, Taco Bell, Harps, Walgreens, CVS, & Jonesboro High School.
- ✦ Surrounded by neighborhoods creating a strong customer base & long-term development demand.
- ✦ Zoning provides flexibility for a variety of potential uses.
- ✦ Offers excellent redevelopment potential in a highly established retail and service area.
- ✦ Quick access to Red Wolf Blvd, Arkansas State University, and other major Jonesboro destinations.

## ZONING DESCRIPTION

### C-3 General Commercial District

For commercial & retail uses which are convenient & serve the needs of the traveling public. For limited amounts of merchandise, equipment & material being offered for retail sale that are more suitable for storage & display outside the confines of an enclosed structure. Locations for this district are along heavily traveled arterial street. Groupings of facilities shall be encouraged, as opposed to strip commercial.

### R-2 Single-Family Residential District

Minimum 21,780 sq. ft. lot required.

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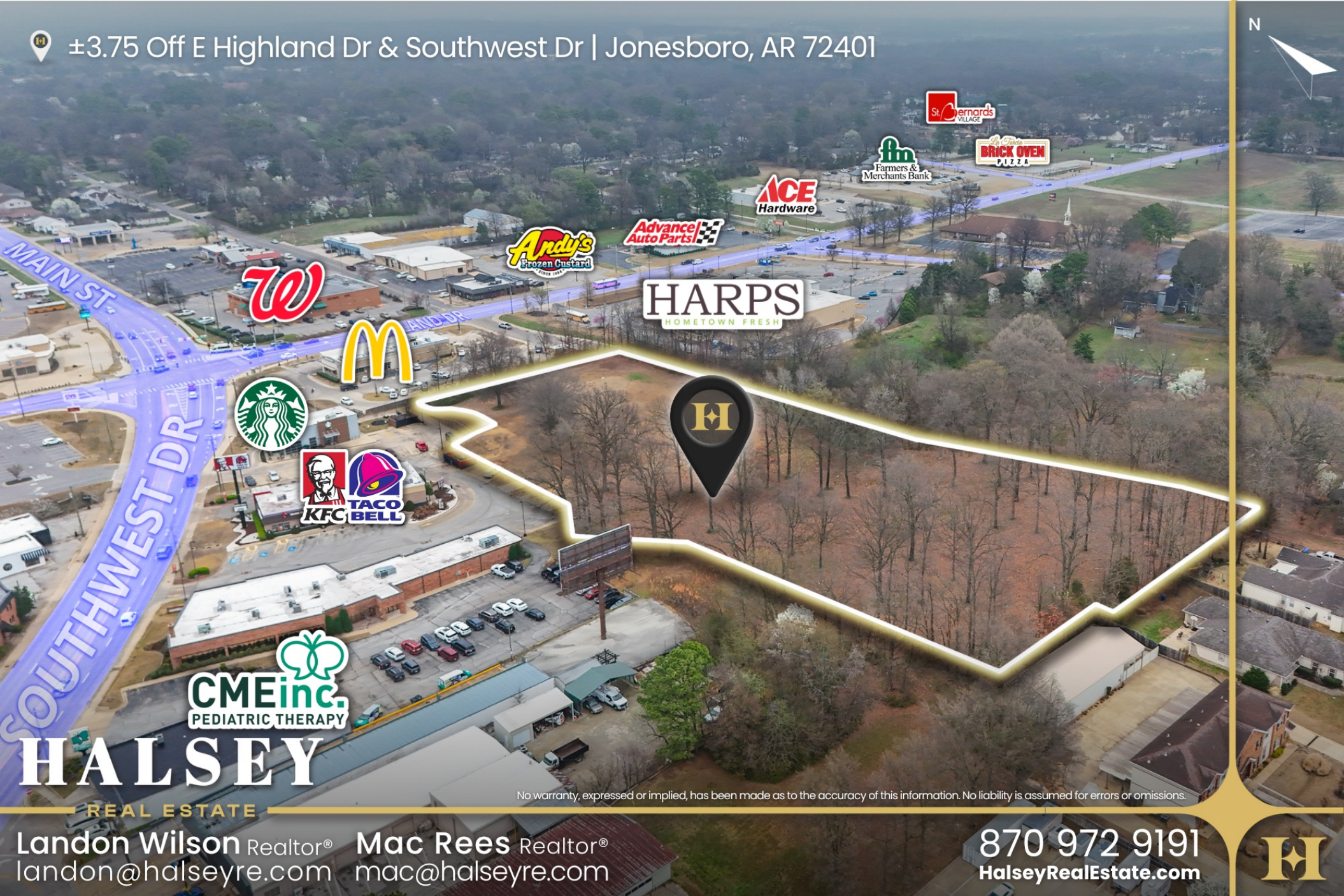
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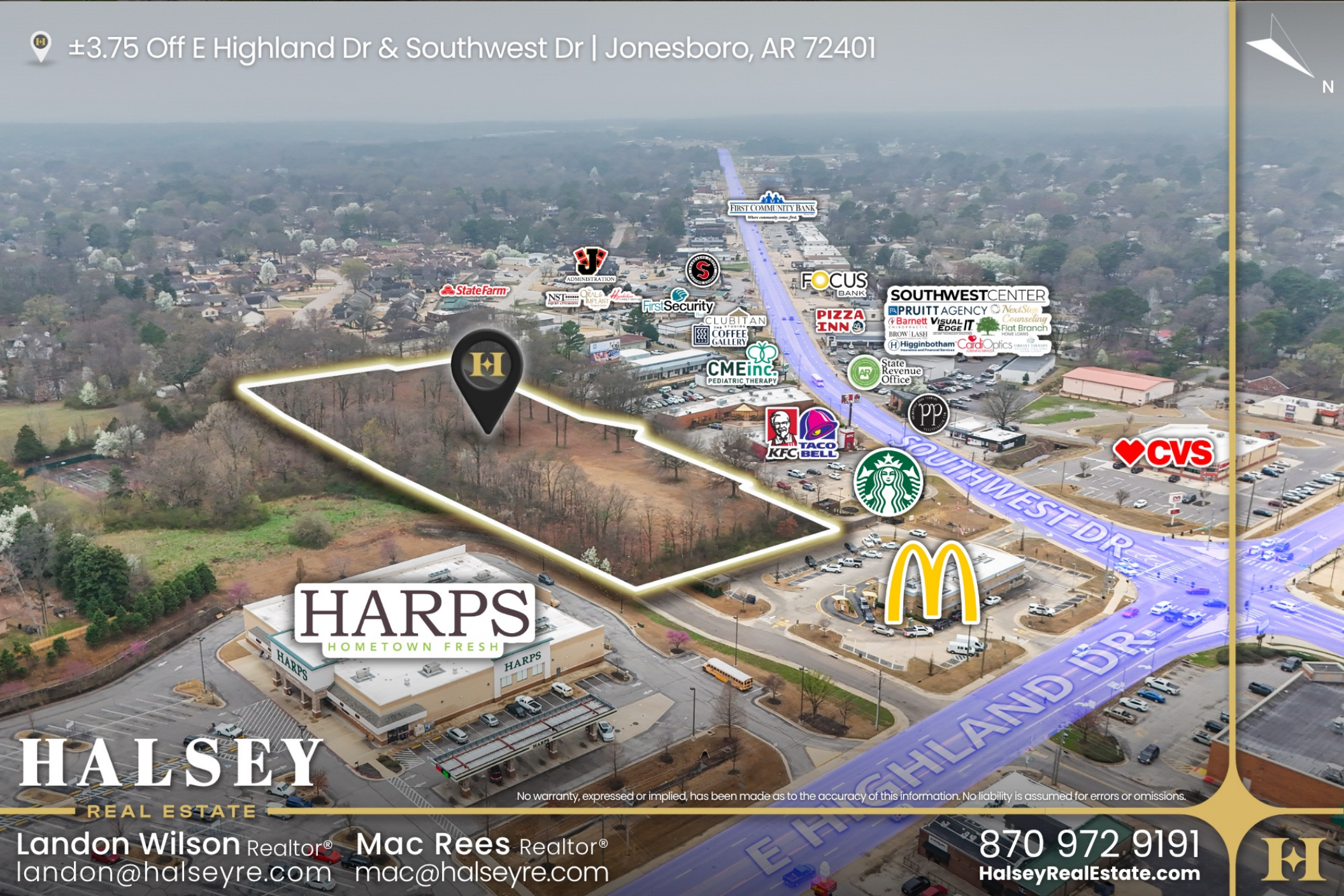
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**HARPS**  
HOMETOWN FRESH



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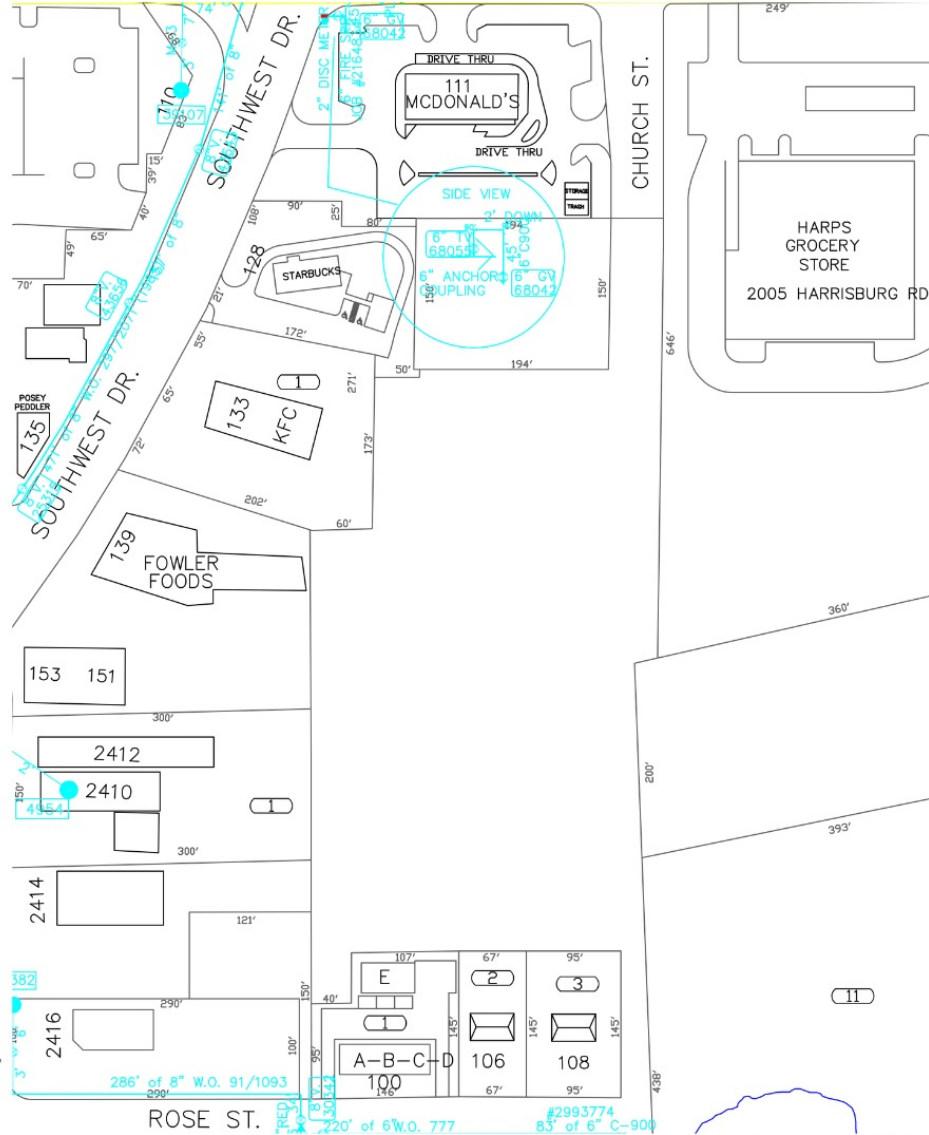
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WATER

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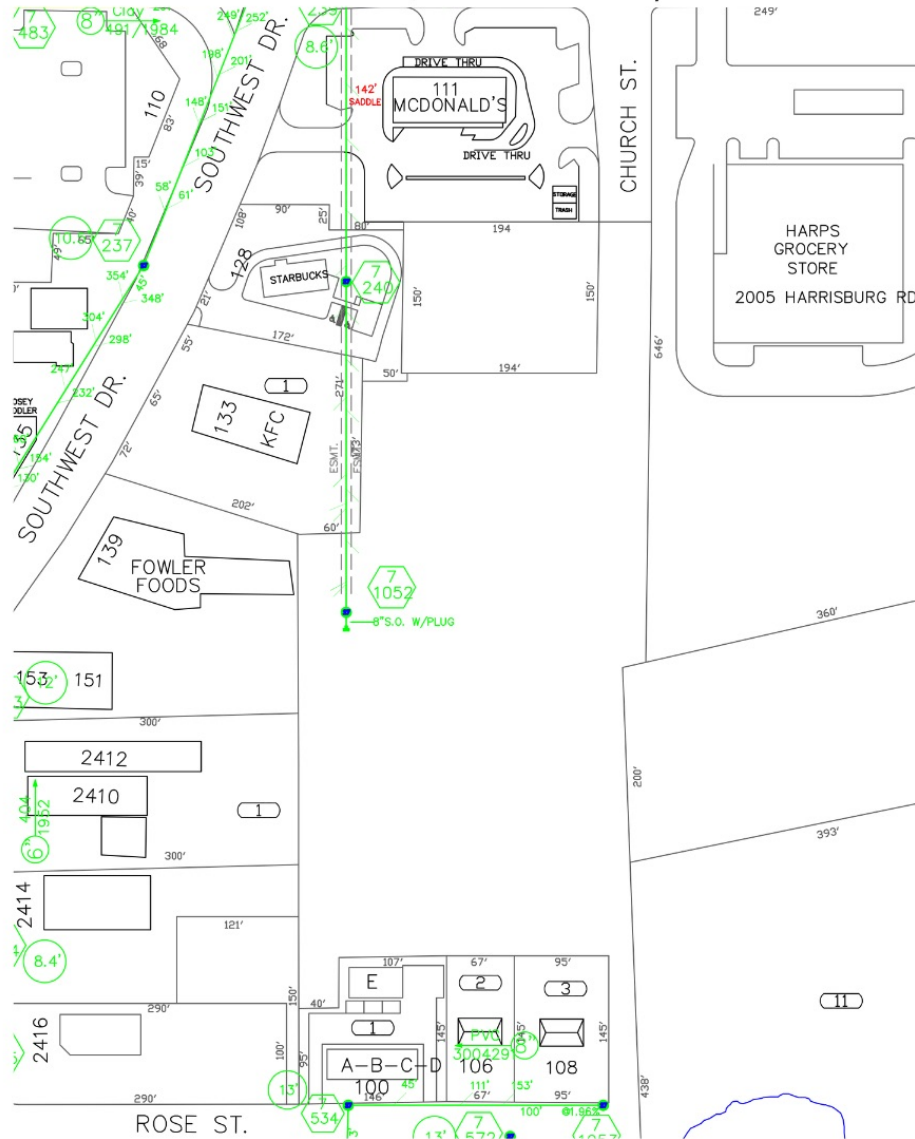
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# SEWER

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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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DOWNTOWN — BUSINESS DISTRICT —

MATTHEWS MEDICAL MILE

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WESTERN — RESIDENTIAL DISTRICT —

SOUTHERN HILLS DEVELOPMENT

SOUTHWEST — BUSINESS DISTRICT —

LITTLE ROCK, AR US-49

MARKET MAP

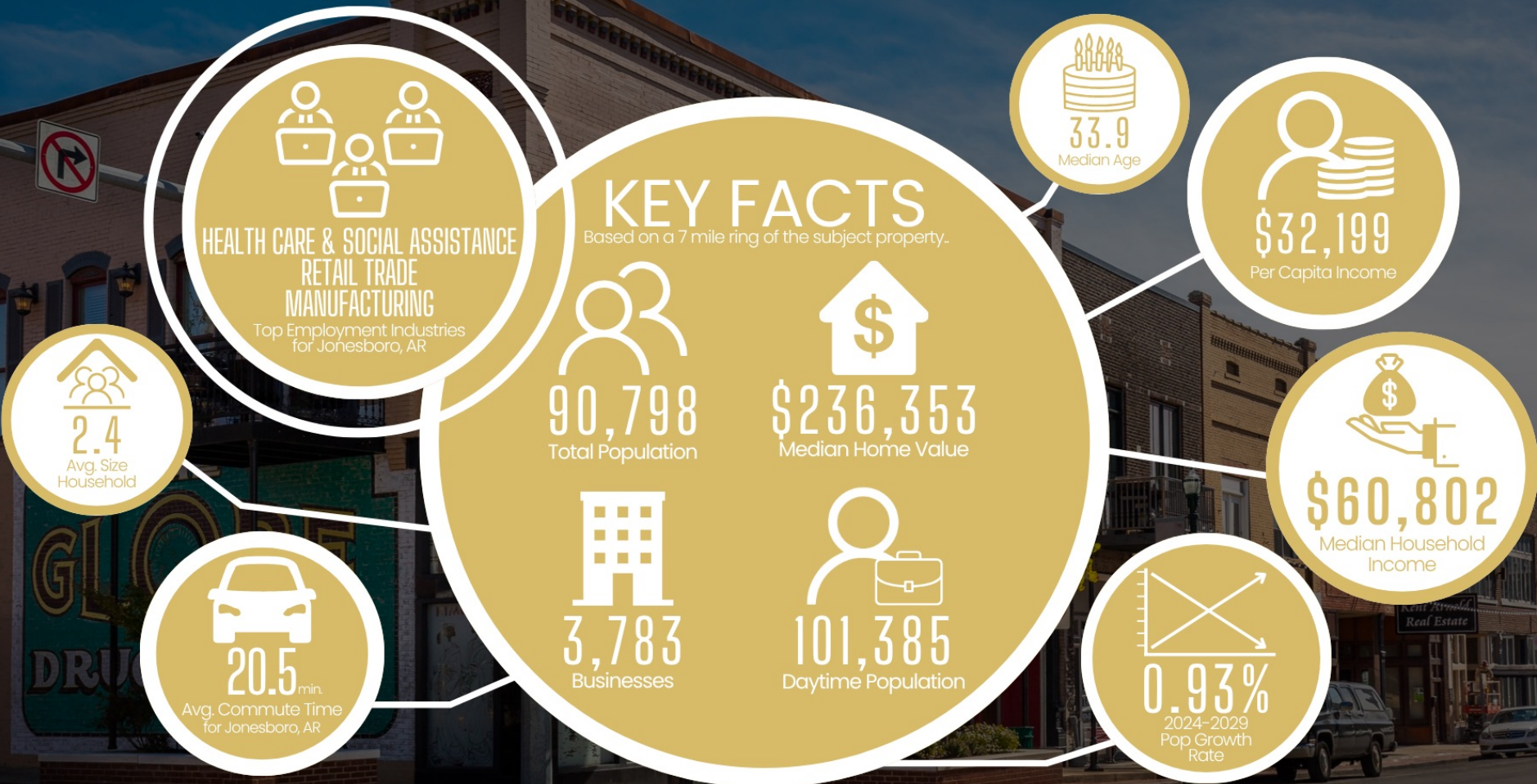
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DEMOGRAPHICS



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# INVESTMENT CONTACTS



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