

# FOR SALE

📍 2206 Linwood Dr | Paragould, AR 72450



## 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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**870 972 9191**  
**HalseyRealEstate.com**





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## OPPORTUNITY **OVERVIEW**

**\$525,000.00**  
PRICE

**±1.20 AC**  
LOT SIZE

**HC**  
ZONING

## PROPERTY **HIGHLIGHTS**

- ✦ Prime commercial site with frontage along Linwood Dr/Hwy 49.
- ✦ Excellent visibility with traffic counts of approximately 22,000 cars per day.
- ✦ Positioned just minutes from Paragould's business district.
- ✦ Ideal for a wide range of commercial development opportunities.
- ✦ Strong investment potential in a high-growth trade area.

## ZONING **DESCRIPTION**

**HC | Highway Corridor Commercial District**

The district is designed to provide for the retail and personal service needs at a community level scale as well as those traveling to and through Paragould.

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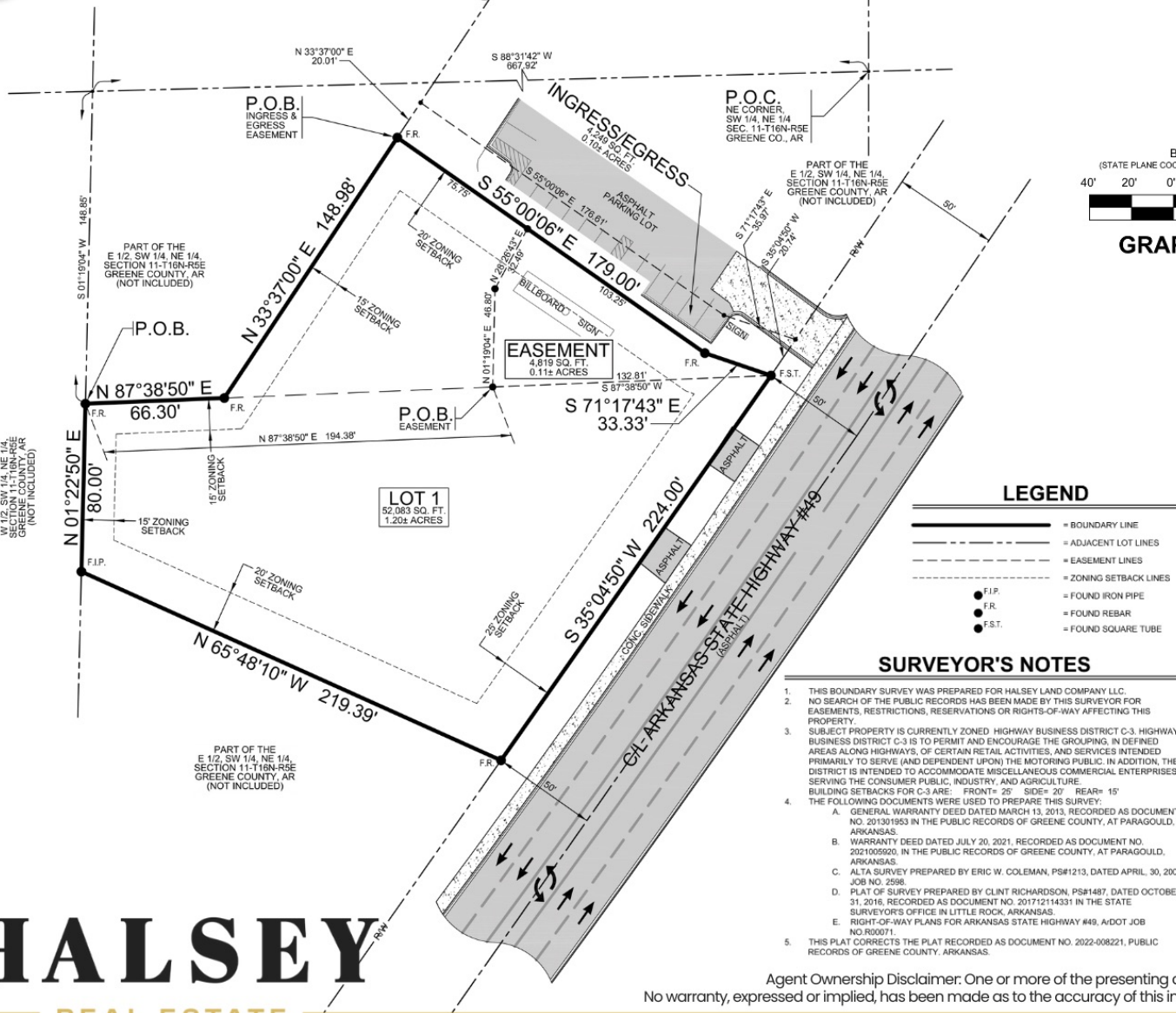
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2206 Linwood Dr | Paragould, AR 72450



GRAPHIC SCALE  
IN FEET



VICINITY SKETCH  
NOT TO SCALE

### DESCRIPTION

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS; THENCE SOUTH 88°31'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORSAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST, DEPARTING SAID NORTH LINE, 148.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°38'50" EAST 66.30 FEET; THENCE NORTH 33°37'00" EAST 148.98 FEET; THENCE SOUTH 55°00'06" EAST 179.00 FEET; THENCE SOUTH 71°17'43" EAST 33.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #49; THENCE SOUTH 30°04'50" WEST ALONG SAID RIGHT OF WAY LINE, 224.00 FEET; THENCE NORTH 65°48'10" WEST DEPARTING SAID RIGHT OF WAY LINE 219.39 FEET; THENCE NORTH 01°22'50" EAST 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 52.083 SQ. FT. OR 1.20 ACRES, MORE OR LESS.

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

SUBJECT TO THE FOLLOWING EASEMENT:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS; THENCE SOUTH 88°31'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORSAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST, DEPARTING SAID NORTH LINE, 148.85 FEET; THENCE NORTH 87°38'50" EAST 148.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33°37'00" EAST 148.98 FEET; THENCE SOUTH 55°00'06" EAST 179.00 FEET; THENCE SOUTH 71°17'43" EAST 33.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #49; THENCE SOUTH 30°04'50" WEST ALONG SAID RIGHT OF WAY LINE, 224.00 FEET; THENCE NORTH 65°48'10" WEST DEPARTING SAID RIGHT OF WAY LINE 219.39 FEET; THENCE NORTH 01°22'50" EAST 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 4.819 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS; THENCE SOUTH 88°31'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORSAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST, DEPARTING SAID NORTH LINE, 148.85 FEET; THENCE NORTH 87°38'50" EAST 148.98 FEET; THENCE SOUTH 55°00'06" EAST 179.00 FEET; THENCE SOUTH 71°17'43" EAST 33.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #49; THENCE SOUTH 30°04'50" WEST ALONG SAID RIGHT OF WAY LINE, 224.00 FEET; THENCE NORTH 65°48'10" WEST DEPARTING SAID RIGHT OF WAY LINE 219.39 FEET; THENCE NORTH 01°22'50" EAST 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 4.249 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

### LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINES
- EASEMENT LINES
- ZONING SETBACK LINES
- FOUND IRON PIPE
- FOUND REBAR
- FOUND SQUARE TUBE

### SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR HALSEY LAND COMPANY LLC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED: HIGHWAY BUSINESS DISTRICT C-3. HIGHWAY BUSINESS DISTRICT C-3 IS TO PERMIT AND ENCOURAGE THE GROUPING, IN DEFINED AREAS ALONG HIGHWAYS, OF CERTAIN RETAIL ACTIVITIES, AND SERVICES INTENDED PRIMARILY TO SERVE (AND DEPENDENT UPON) THE MOTORING PUBLIC. IN ADDITION, THE DISTRICT IS INTENDED TO ACCOMMODATE MISCELLANEOUS COMMERCIAL ENTERPRISES SERVING THE CONSUMER PUBLIC, INDUSTRY, AND AGRICULTURE.
- BUILDING SETBACKS FOR C-3 ARE: FRONT= 25' SIDE= 20' REAR= 15'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - GENERAL WARRANTY DEED DATED MARCH 13, 2013, RECORDED AS DOCUMENT NO. 201301953 IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
  - WARRANTY DEED DATED JULY 20, 2021, RECORDED AS DOCUMENT NO. 202105050, IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
  - ALTA SURVEY PREPARED BY ERIC W. COLEMAN, PS#1213, DATED APRIL 30, 2007, JOB NO. 2596.
  - PLAT OF SURVEY PREPARED BY CLINT RICHARDSON, PS#1487, DATED OCTOBER 31, 2016, RECORDED AS DOCUMENT NO. 20171214331 IN THE STATE SURVEYOR'S OFFICE IN LITTLE ROCK, ARKANSAS.
  - RIGHT-OF-WAY PLANS FOR ARKANSAS STATE HIGHWAY #49, ADDOT JOB NO. R000071.
- THIS PLAT CORRECTS THE PLAT RECORDED AS DOCUMENT NO. 2022-008221, PUBLIC RECORDS OF GREENE COUNTY, ARKANSAS.

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## LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINES
- EASEMENT LINES
- ZONING SETBACK LINES
- FOUND IRON PIPE
- FOUND REBAR
- FOUND SQUARE TUBE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER METER
- WATER VALVE
- FIRE HYDRANT
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND CABLE TV LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GROUND CONTOUR
- BENCH MARK

## DESCRIPTION - TRACT 1

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, THENCE SOUTH 89°14'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST, DEPARTING SAID NORTH LINE, 148.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°38'50" EAST 327.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #45; THENCE SOUTH 50°00'00" WEST ALONG SAID RIGHT OF WAY LINE, 244.00 FEET; THENCE NORTH 87°48'10" WEST DEPARTING SAID RIGHT OF WAY LINE 219.39 FEET; THENCE NORTH 01°22'50" EAST 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 37.186 SQUARE FEET OR 0.85 ACRES, MORE OR LESS.

## DESCRIPTION - TRACT 2

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, THENCE SOUTH 89°14'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST DEPARTING SAID NORTH LINE, 148.85 FEET; THENCE NORTH 87°38'50" EAST 66.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 37°57'00" EAST 148.85 FEET; THENCE SOUTH 50°00'00" EAST 179.00 FEET; THENCE SOUTH 87°38'50" WEST 260.80 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 14.862 SQ. FT. OR 0.34 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

SUBJECT TO THE FOLLOWING EASEMENT:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, THENCE SOUTH 89°14'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST DEPARTING SAID NORTH LINE, 148.85 FEET; THENCE NORTH 87°38'50" EAST 194.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°22'50" EAST 48.00 FEET; THENCE NORTH 37°57'00" EAST 20.01 FEET; THENCE SOUTH 50°00'00" EAST 103.25 FEET; THENCE SOUTH 71°17'43" EAST 33.33 FEET; THENCE SOUTH 87°38'50" WEST 132.81 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 4.819 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

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## SURVEYOR'S NOTES

- THIS ALTNAPS LAND TITLE SURVEY WAS PREPARED FOR HALSEY LAND COMPANY, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- 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.
- SUBJECT PROPERTY IS WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATED MAP FOR GREENE COUNTY ARKANSAS AND INCORPORATED AREAS, COMMUNITY PANEL 0505050345F (PANEL 345 OF 355) EFFECTIVE DATE - JUNE 18, 2009, REVISION DATE - MAY 16, 2013.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM. BENCHMARK NO. 1, IS A FOUND ADOT DISC SET IN CONCRETE CURBED INLET TOP, LOCATED APPROXIMATELY 715' SOUTHWEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 376.38 (NAVD83). BENCHMARK NO. 2, IS A COTTON POKER SPRINKLE SET IN THE ASPHALT DRIVE, LOCATED APPROXIMATELY 712' NORTHEAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 376.42 (NAVD83).
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - GENERAL WARRANTY DEED DATED MARCH 13, 2013, RECORDED AS DOCUMENT NO. 201301853 IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
  - WARRANTY DEED DATED JULY 20, 2021/2013, RECORDED AS DOCUMENT NO. 202106900 IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
  - ALTA SURVEY PREPARED BY ERIC W. COLEMAN, PS&L13, DATED APRIL 30, 2007, JOB NO. 2596.
  - PLAT OF SURVEY PREPARED BY CLINT RICHARDSON, PS&L487, DATED OCTOBER 31, 2016, RECORDED AS DOCUMENT NO. 201712114331 IN THE STATE SURVEYORS' OFFICE IN LITTLE ROCK, ARKANSAS.
  - RIGHT-OF-WAY PLANS FOR ARKANSAS STATE HIGHWAY #45, ADOT JOB NO. R00071.

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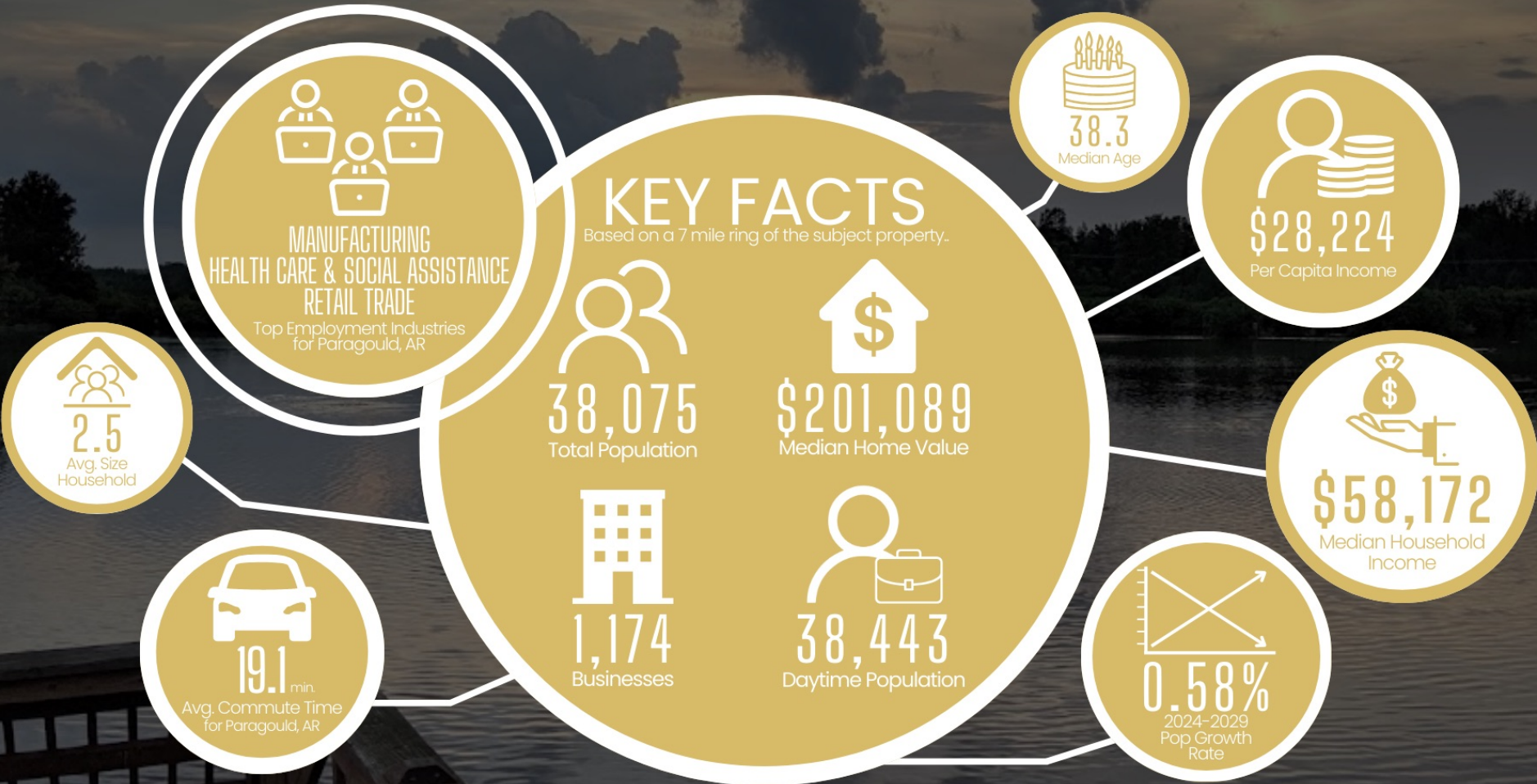
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# DEMOGRAPHICS



**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.  
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# INVESTMENT CONTACTS

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LINWOOD DR | HWY 49

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