

FOR SALE

📍 4818 E Highland Dr | Jonesboro, AR 72401



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REAL ESTATE


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870 972 9191
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OPPORTUNITY **OVERVIEW**

\$625,000.00 **±1.29 AC** **±1,250 SF**
PRICE LOT SIZE BUILDING SIZE

PROPERTY **HIGHLIGHTS**

- ✦ Prime retail property with ~275 feet of frontage on E Highland Drive.
- ✦ 1,250 SF building on a 1.3-acre lot with four covered drive-thru lanes.
- ✦ Zoned C-3 General Commercial
- ✦ High-visibility corridor with traffic counts around 16,000 CPD.
- ✦ Strong redevelopment potential in Jonesboro's Industrial Trade Region.



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E HIGHLAND DR | 16,000 CPD



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E HIGHLAND DR

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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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CAPE ELECTRICAL SUPPLY



E HIGHLAND DR

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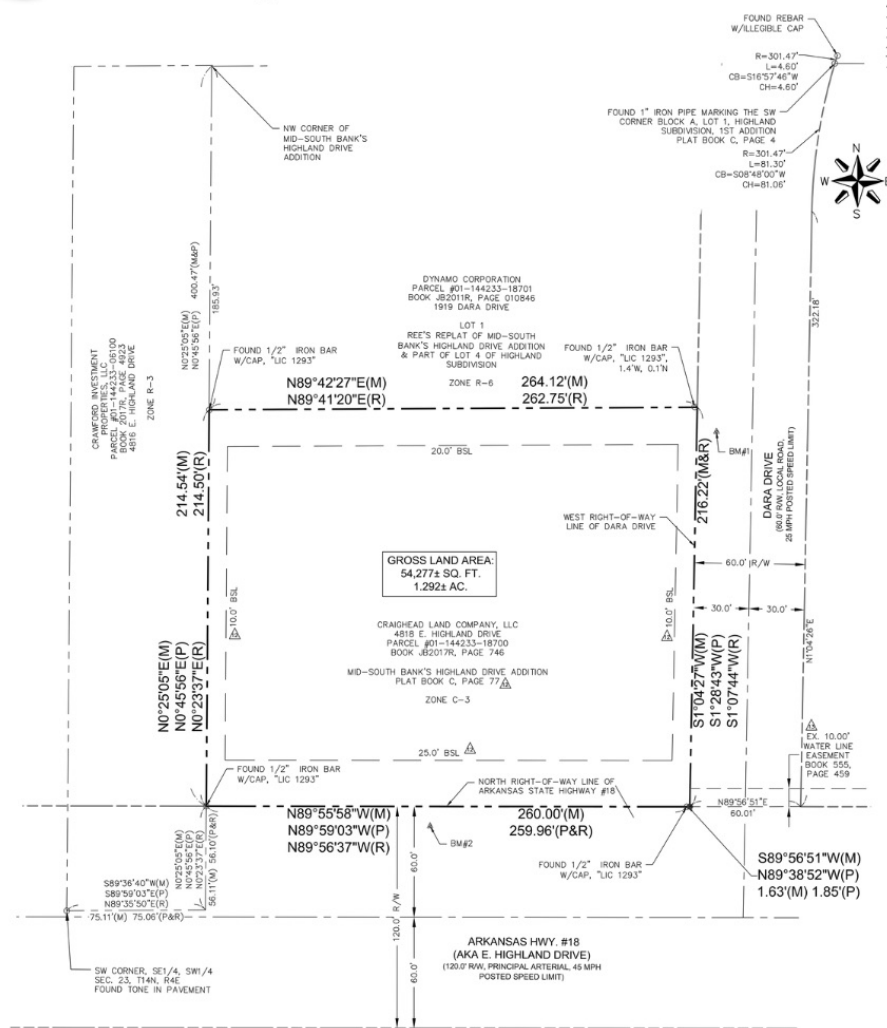
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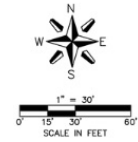


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GENERAL NOTES:

1. THERE HAS BEEN NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON THE SITE.
2. TO THE BEST OF MY KNOWLEDGE THERE ARE NO CHANGES IN SIDEWALK OR CHANGES TO STREET RIGHT OF WAYS OBSERVED ON THE SITE.
3. BEARINGS BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM 1983, EAST ZONE BY USE OF ARDOT CONTINUOUSLY OPERATING GNSS RTK NETWORK.
4. VERTICAL DATUM USED IS NAVD 88 BY USE OF ARDOT CONTINUOUSLY OPERATING GNSS RTK NETWORK.
5. THERE ARE 31 TOTAL PARKING SPACES ON SITE OF WHICH 2 ARE ADA ACCESSIBLE PARKING SPACES.



WACO TITLE COMPANY, AGENT FOR CHICAGO TITLE INSURANCE COMPANY
FILE NO: 2003900-106 SCHEDULE A DESCRIPTION

PART OF MID-SOUTH BANK'S HIGHLAND DRIVE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS DESCRIBED IN PLAT CABINET "C" PAGE 77, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE N89°50'37\"/>

SCHEDULE "B" PART 2 EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIMS, OR OTHER MATTER THAT APPEAR IN THE PUBLIC RECORDS OR IS OTHERWISE DISCLOSED DURING THE COMMENCEMENT OF THE MATTER AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET. (NOT A SURVEY ITEM)
2. GENERAL AND SPECIAL TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. TAXES FOR THE YEAR 2018 AND PRIOR YEARS ARE PAID. (NOT A SURVEY ITEM)
3. ASSESSMENTS OF DRAINAGE DISTRICT 20 FOR THE YEAR 2021 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE, PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE. (NOT A SURVEY ITEM)
4. ENCROACHMENTS, VIOLATIONS, VARIATIONS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (APPLIES, THERE IS AN APPARENT ENCROACHMENT OF A SANITARY SEWER MANHOLE, SANITARY SEWER PIPE, FIBER OPTIC LINE, GAS LINE, POWER POLE, GUY WIRE AND OVERHEAD POWER LINE ALONG THE SOUTH LINE OF SUBJECT PROPERTY, PLOTTED ON SHEET 2 OF 2)
5. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS OR WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (CLAIM OF 10' UTILITY EASEMENT ALONG THE SOUTH LINE OF SUBJECT PROPERTY AS SHOWN ON UNRECORDED PLAT OF SURVEY AS PREPARED BY M2 SURVEYING, DATED JANUARY 10, 2017 AND SIGNED BY TERENCE D. MOORE, RLS 1293. SAID EASEMENT NOT DEPICTED HEREON.)
6. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
7. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES SOLELY AS TENANTS AND SOLELY WITH RESPECT TO SPACE OCCUPIED BY EACH SUCH TENANT, TOGETHER WITH NON-EXCLUSIVE RIGHTS IN COMMON WITH OTHER TENANTS IN AREAS USED BY ALL TENANTS. (NOT A SURVEY ITEM)
8. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
9. TAXES OR SPECIAL ASSESSMENTS, IF ANY, WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
10. LOSS ARISING FROM SECURITY INTEREST EVIDENCED BY FINANCING STATEMENTS AND LIENS FILED OF RECORD AS OF THE EFFECTIVE DATE HEREOF, UNDER THE ARKANSAS UNIFORM COMMERCIAL CODE IN THE STATE OF ARKANSAS. (NOT A SURVEY ITEM)
11. LOSS ARISING FROM AND/OR RESULTING FROM OIL, GAS AND/OR ALL OTHER MINERALS, CONVEYED, RETAINED, LEASED, ASSIGNED OR ANY OTHER ACTIVITY CONCERNING THE SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS OR EGRESS FOR SAID SUB-SURFACE PURPOSES. (NOT A SURVEY ITEM)
12. BUILDING SETBACK LINES AND EASEMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT CABINET "C" PAGE 77, IN THE RECORDS OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. (APPLIES, PLOTTED)
13. WATER LINE EASEMENT, IN FAVOR OF THE CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS, FILED FOR RECORD IN DEED RECORD 555 PAGE 459, IN THE RECORDS OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. (DOES NOT APPLY TO SUBJECT PROPERTY, PLOTTED FOR INFORMATIONAL PURPOSES ONLY)
14. SANITARY SEWER LINE EASEMENT, IN FAVOR OF THE CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS, FILED FOR RECORD IN DEED RECORD 555 PAGE 479, IN THE RECORDS OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS. (DOES NOT APPLY TO SUBJECT PROPERTY)
15. RIGHT OF WAY OF ARKANSAS HIGHWAY #18 (HIGHLAND DRIVE). (DOES NOT ENCROACH ONTO SUBJECT PROPERTY)
16. RIGHT OF WAY OF DARA DRIVE. (DOES NOT ENCROACH ONTO SUBJECT PROPERTY)

CERTIFICATION

I HEREBY CERTIFY TO:
KUM & CO, L.L.C., AN IOWA LIMITED LIABILITY COMPANY.
WACO TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY
HYTHEC PROPERTIES, LLC AN ARKANSAS LIMITED LIABILITY COMPANY
CRAIGHEAD LAND COMPANY, 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 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 11, 2020.

THIS ALTA SURVEY WAS PREPARED USING THE COMMITMENT FOR TITLE INSURANCE ISSUED BY WACO TITLE COMPANY, AGENT FOR CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2003900-106, EFFECTIVE DATE OF FEBRUARY 28, 2020, 7:30 AM.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ARKANSAS.

DATED THIS 28th DAY OF July, 2020.

BRADY WILLIAM FERRELLSON LS 1728
OLSSON, INC.
702 S. MAIN STREET
JONESBORO, MO 63901
417-761-0643



PAGES OR SHEETS COVERED BY THIS SEAL:
1 OF 1 AND 2 OF 2

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ZONING INFORMATION:

ZONE C3 GENERAL COMMERCIAL DISTRICT

MINIMUM LOT AREA	6,500 SQ. FT.
MINIMUM LOT WIDTH	30 FEET
MINIMUM LOT DEPTH	100 FEET
FRONT YARD SETBACK	25 FEET
INTERIOR SIDE YARD SETBACK	10 FEET
REAR YARD SETBACK	20 FEET
MAXIMUM LOT COVERAGE	60%

BENCHMARKS

BM#1-SQUARE CUT IN SOUTHWEST CORNER OF STORM BOX AT THE NORTHEAST CORNER OF SUBJECT PROPERTY
ELEV.=244.16 (NAVD 88)

BM#2-SQUARE CUT IN SOUTHEAST CORNER OF STORM BOX APPROXIMATELY 121.7' SOUTHEASTERLY FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY
ELEV.=243.37 (NAVD 88)

FLOOD ZONE

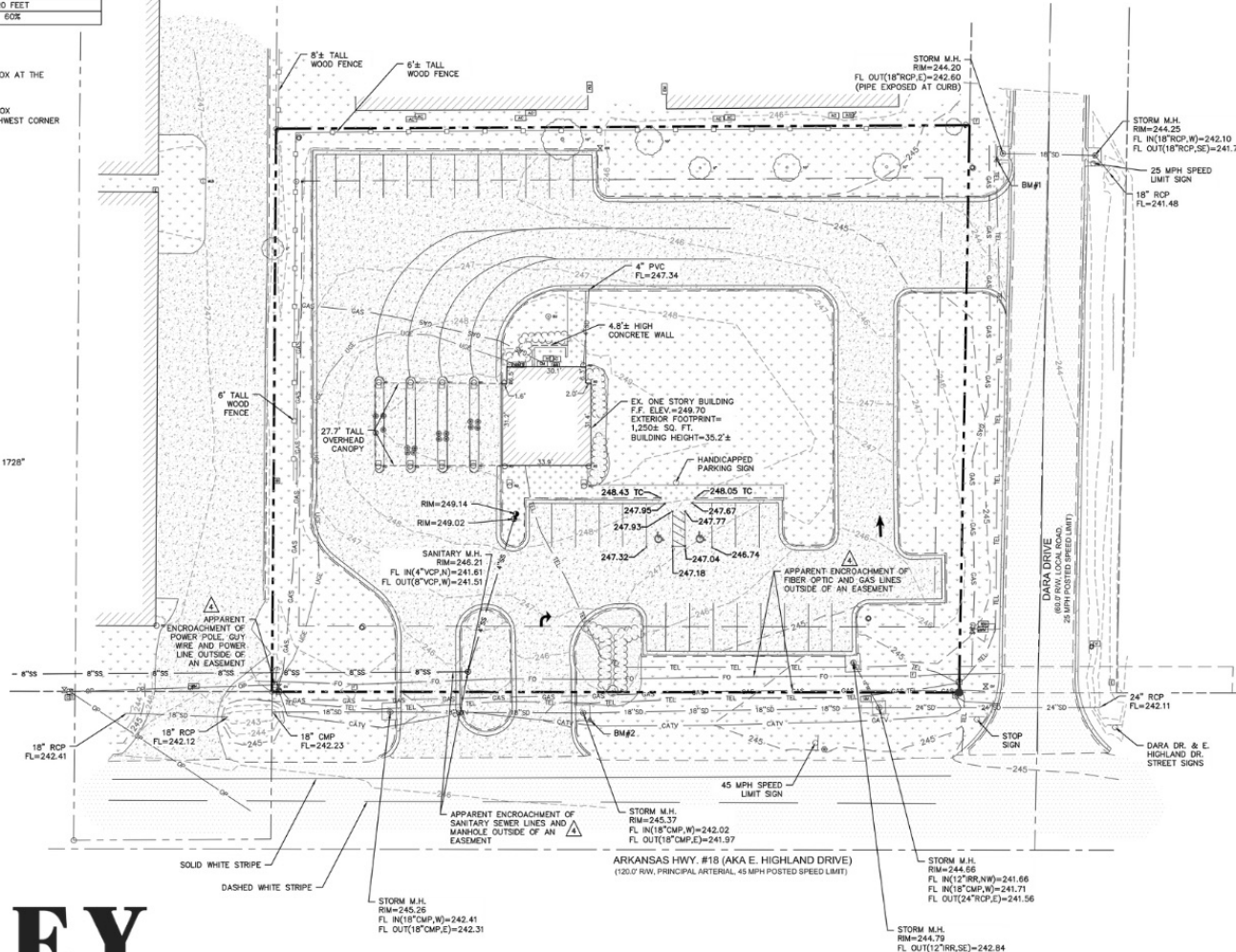
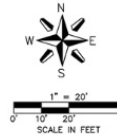
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:05031C-0151C, EFFECTIVE DATE: SEPTEMBER 27, 1991, THIS PROPERTY LIES OUTSIDE OF THE 2% ANNUAL CHANCE FLOOD AND IS ZONE X.

LEGEND

(A)	AIR CONDITIONER
(B)	BENCHMARK
(C)	BOLLARD
(D)	BREAKER BOX
(E)	BUSH
(F)	CABLE TV RISER
(G)	DECIDUOUS TREE
(H)	ELECTRIC BOX
(I)	ELECTRIC VAULT
(J)	FIBER OPTIC RISER
(K)	FOUND MONUMENT
(L)	GAS METER
(M)	GAS VALVE
(N)	GUY WIRE
(O)	LIGHT POLE
(P)	MAIL BOX
(Q)	POWER POLE
(R)	ROOF DRAIN
(S)	SANITARY SEWER MANHOLE
(T)	SATELLITE
(U)	SEWER CLEANOUT
(V)	SET 1/2" REBAR W/CAP, "PS 1728"
(W)	SIGN
(X)	STEEL POST
(Y)	STORM DRAIN MANHOLE
(Z)	TELEPHONE RISER
(AA)	WATER METER
(AB)	WATER VALVE
(AC)	WOOD POST
(AD)	BOUNDARY
(AE)	BUSH ROW
(AF)	CENTERLINE
(AG)	CURB AND GUTTER
(AH)	EASEMENT
(AI)	PROPERTY LINE
(AJ)	RIGHT-OF-WAY LINE
(AK)	SECTION LINE
(AL)	CABLE TELEVISION
(AM)	FIBER OPTIC
(AN)	OVERHEAD POWER
(AO)	MAJOR CONTOUR
(AP)	MINOR CONTOUR
(AQ)	NATURAL GAS
(AR)	SANITARY SEWER
(AS)	STORM SEWER
(AT)	TELEPHONE
(AU)	UNDERGROUND POWER
(AV)	WATER MAIN
(AW)	WOOD FENCE
(AX)	ASPHALT
(AY)	BUILDING
(AZ)	CONCRETE
(BA)	LANDSCAPE AREA
(BB)	SOD
(BC)	SIDWALK

NOTE:

OLSON AND THE SURVEYOR OF RECORD MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. OLSON AND THE SURVEYOR OF RECORD FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. OLSON AND THE SURVEYOR OF RECORD HAVE NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IF ANY UNDERGROUND UTILITIES LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING THE UTILITIES. OLSON AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES. UTILITIES WERE ORDERED TO BE LOCATED PER ONE-CALL TICKET NUMBER 200528-0702. THE COMPANIES LISTED ON THE TICKET ARE AT&T ARKANSAS, CITY WATER AND LIGHT, JONESBORO, SUDENLINK-JONESBORO, CENTERPOINT ENERGY, RITTER COMMUNICATIONS.



STEADY PLAN

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INDUSTRIAL TRADE REGION

The Industrial Trade Region of Jonesboro, Arkansas, is a key economic hub known for its strategic location with access to Highway 18, I-555, and railways, making it ideal for manufacturing, logistics, and distribution. Supported by a skilled workforce, modern infrastructure, and a business-friendly environment, the area attracts companies looking to grow and thrive. Its connectivity, community support, and proximity to key markets make it a prime destination for industrial development.

RESTAURANTS & RETAIL



KEY PLAYERS

- 1/2 mile from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds seven of the Top 20 Manufacturing Employers of Arkansas.
- 1.5 miles from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds ten of the Top 20 Manufacturing Employers of Arkansas.
- World Leader in the design and manufacturing of material handling systems.
- The top manufacturing employer in Jonesboro.
- Participates in many educational STEM Programs.
- The second highest manufacturing employer in Jonesboro.
- Produces over 707 million snack bags annually.

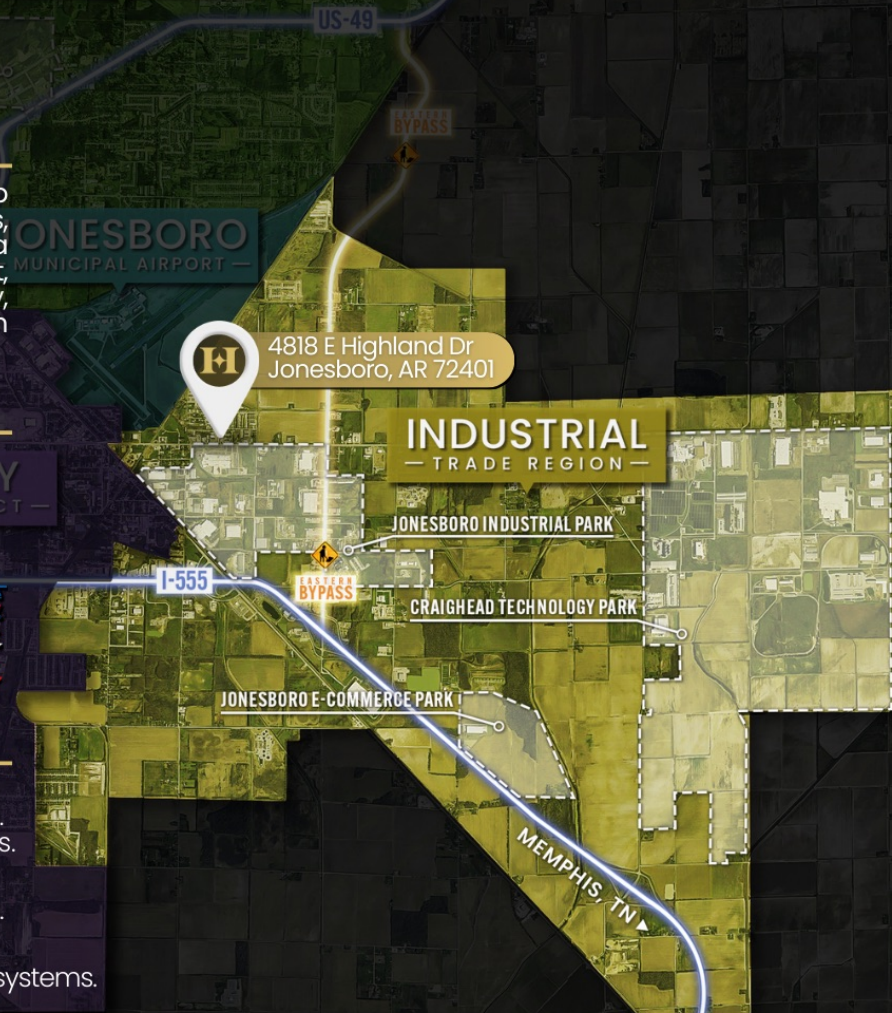
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MARKET MAP

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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..


87,508
Total Population


\$231,798
Median Home Value


3,717
Businesses


101,843
Daytime Population


33.4
Median Age


\$31,147
Per Capita Income


\$59,089
Median Household
Income


0.88%
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. 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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INVESTMENT CONTACTS

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