


FOR SALE

 Hwy 49 & Greene Rd 721 | Paragould, AR 72450



HALSEY

REAL ESTATE

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

\$1,525,000.00
PRICE

±5.51 AC
LOT SIZE

HC
ZONING

PROPERTY HIGHLIGHTS

- ◆ Prime commercial frontage along Hwy 49.
- ◆ Located across Greene County Tech High School.
- ◆ Visibility from US-412 bypass.
- ◆ High-traffic area with strong growth potential.
- ◆ Ideal for retail, medical, hospitality, or QSR development.
- ◆ Owner is willing to subdivide the tract.

ZONING DESCRIPTION

HC | Highway Corridor Commercial District

Designed to provide for the retail and personal service needs at a community level as well as those traveling to and through Paragould.



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HWY 412



GREENE RD 721



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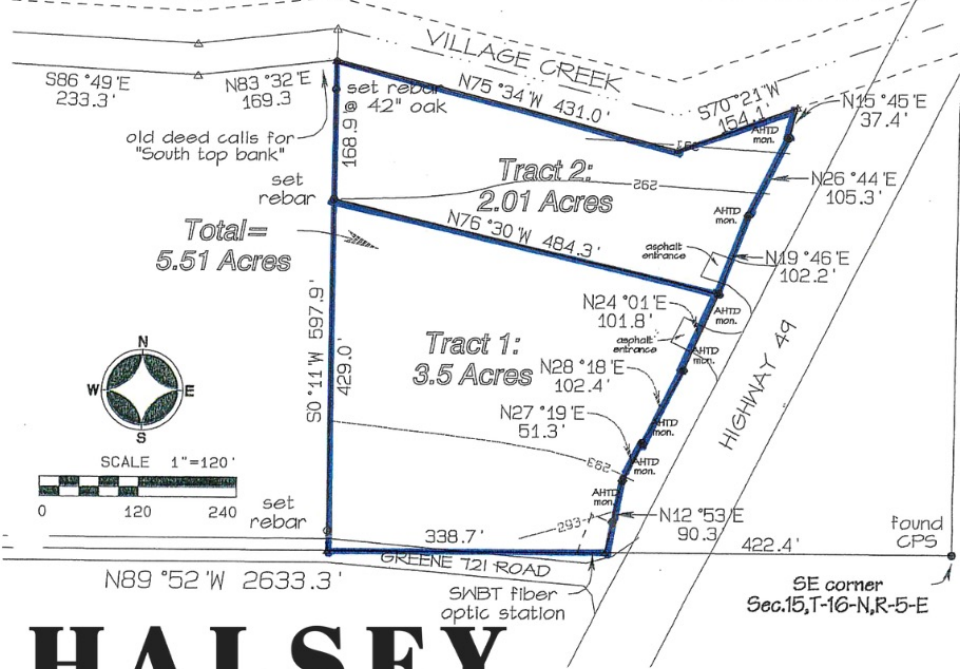
SURVEY

LOT-SPLIT SURVEY OF:
 The following described lands in Greene County, Arkansas, to-wit:
 Tract:
 That part of the Southeast Quarter of Section 15, Township 16 North, Range 5 East, being more particularly described as follows: Beginning at the Southeast corner of said SE1/4, run thence N89°52'W 422.4 feet to the true point of beginning, run thence N12°53'E 90.3 feet, run thence N27°19'E 51.3 feet, run thence N28°18'E 102.4 feet, run thence N24°01'E 101.8 feet, run thence N19°46'E 102.2 feet, run thence N26°44'E 105.3 feet, run thence N15°45'E 37.4 feet to the South top bank of Village Creek, run thence S70°21'W 154.1 feet along said South top bank, run thence N75°34'W along said South top bank 431.0 feet, run thence S0°11'W 597.9 feet, run thence S89°52'E 338.7 feet to the true point of beginning, containing 5.51 acres, more or less, SUBJECT TO a SWBT fiber optic station off the Southeast corner thereof, the right-of-way of Greene 721 Road off the South side thereof, and all utility easements.

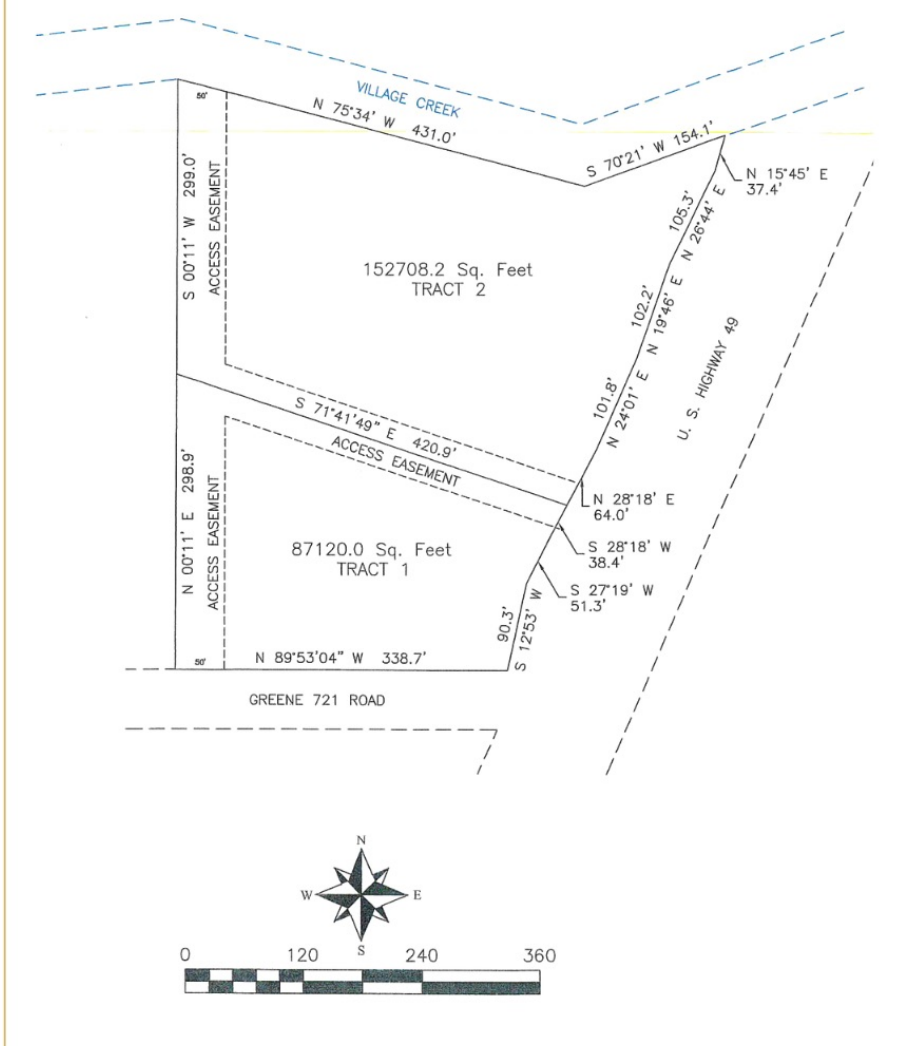
INTD:
 Tract 1:
 That part of the Southeast Quarter of Section 15, Township 16 North, Range 5 East, being more particularly described as follows: Beginning at the Southeast corner of said SE1/4, run thence N89°52'W 422.4 feet to the true point of beginning, run thence N12°53'E 90.3 feet, run thence N27°19'E 51.3 feet, run thence N28°18'E 102.4 feet, run thence N24°01'E 101.8 feet, run thence N75°30'W 484.3 feet, run thence S0°11'W 429.0 feet, run thence S89°52'E 338.7 feet to the true point of beginning, containing 3.50 acres, more or less, SUBJECT TO a SWBT fiber optic station off the Southeast corner thereof, the right-of-way of Greene 721 Road off the South side thereof, and all utility easements.

Tract 2:
 That part of the Southeast Quarter of Section 15, Township 16 North, Range 5 East, being more particularly described as follows: Beginning at the Southeast corner of said SE1/4, run thence N89°52'W 422.4 feet, run thence N12°53'E 90.3 feet, run thence N27°19'E 51.3 feet, run thence N28°18'E 102.4 feet, run thence N24°01'E 101.8 feet to the true point of beginning, run thence N19°46'E 102.2 feet, run thence N26°44'E 105.3 feet, run thence N15°45'E 37.4 feet to the South top bank of Village Creek, run thence S70°21'W 154.1 feet along said South top bank, run thence N75°34'W along said South top bank 431.0 feet, run thence S0°11'W 168.9 feet, run thence S75°30'E 484.3 feet to the true point of beginning, containing 2.01 acres, more or less, SUBJECT TO all utility easements.

Notes: 1.) Bearings are based record. Date: September 25, 2007



CONCEPTUAL DRAWING OF TWO TRACTS IN THE SE SE, 15-16N-5E



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UTILITIES

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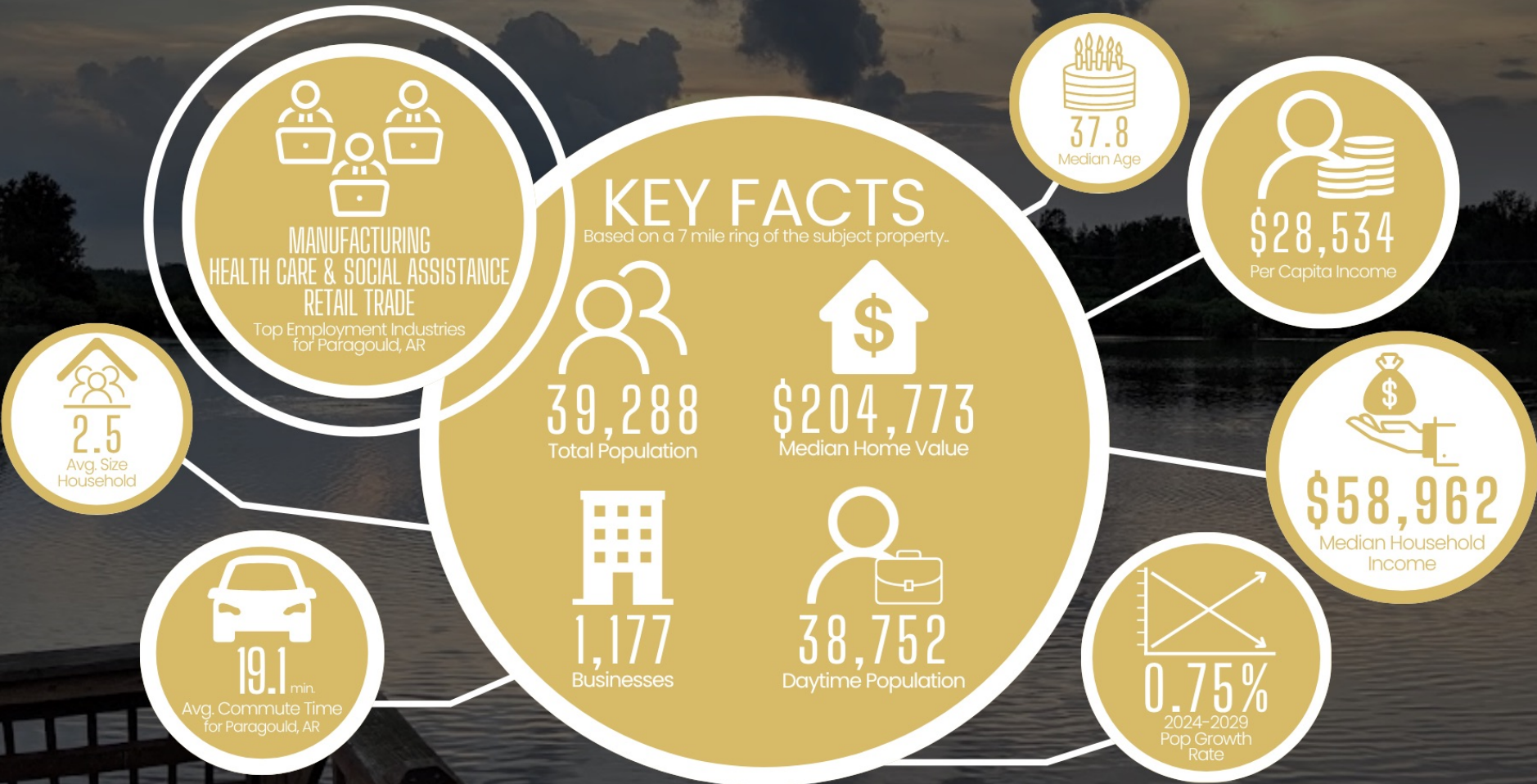
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DEMOGRAPHICS



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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.

INVESTMENT CONTACTS

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