



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

±26.26 ACRES OF LAND FOR GROUND LEASE

3207 E Johnson Ave, Jonesboro, Arkansas



CONTACT US TODAY
501.376.6555 | mosestucker.com



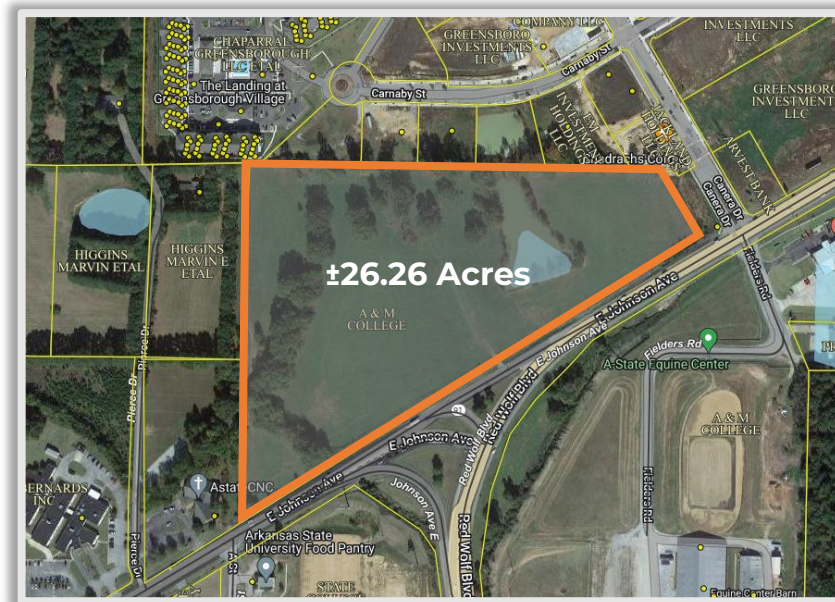
Property Understanding

OVERVIEW

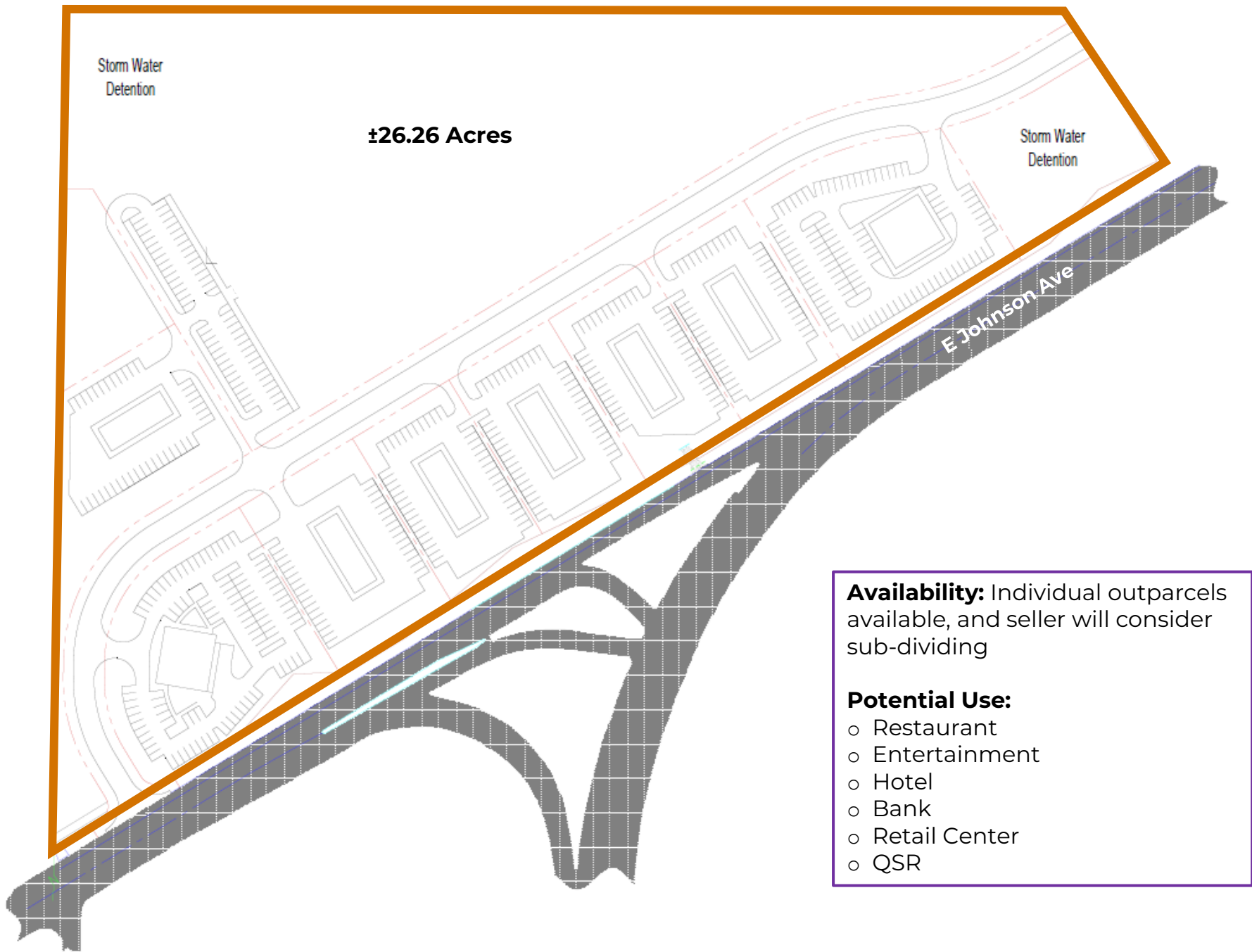
Offering	For Ground Lease
Price	Contact agent for pricing
Address	3207 E Johnson Ave
City/State	Jonesboro, AR 72401
Property Type	Unimproved Land
Lot Size	±26.26 Acres
Zoning	CR-1 LUO
Traffic Counts	E Johnson Ave – 19,000 VPD

PROPERTY HIGHLIGHTS

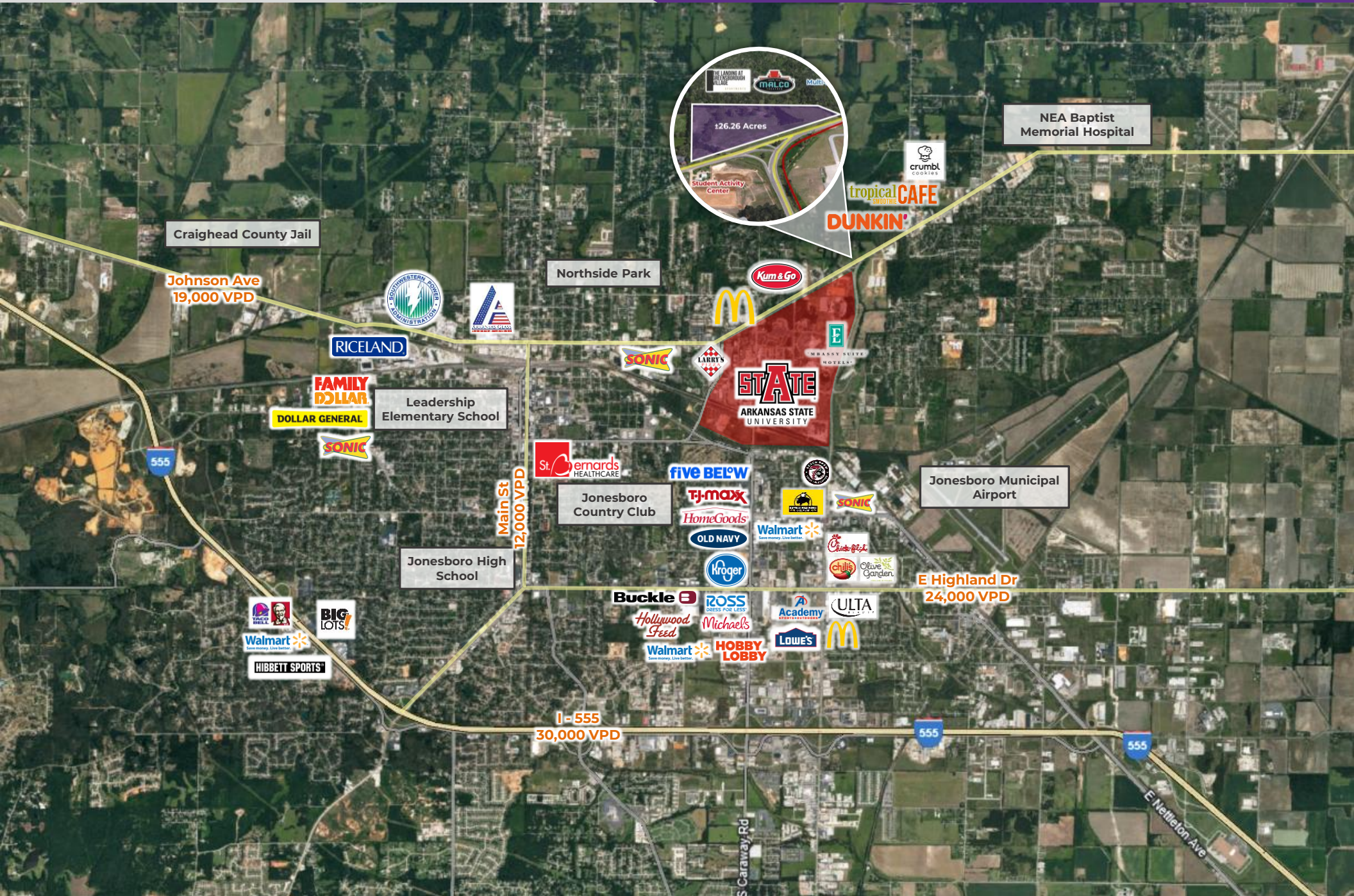
- Strategic location along Red Wolf Blvd & E Johnson Ave, two of the heaviest traveled thoroughfares in Jonesboro
- Individual outparcels available and seller will consider sub-dividing
- Very limited supply of like kind property available with plentiful frontage
- Across from ASU Stadium and Embassy Suites Hotel
- Close proximity to ASU campus and Greensborough development
- The property presents a unique opportunity for a large, single user or a mix of complementary users
- Ability to complement the existing trade area and ASU Campus



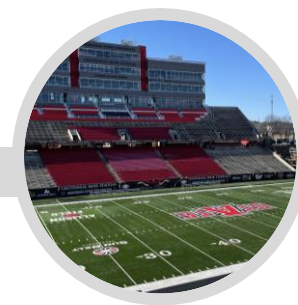




- Availability:** Individual outparcels available, and seller will consider sub-dividing
- Potential Use:**
- Restaurant
 - Entertainment
 - Hotel
 - Bank
 - Retail Center
 - QSR



Jonesboro, AR



Jonesboro, Arkansas, located in Craighead County in the northeastern part of the state, is the fifth-largest city in the state with over 80,000 residents. Jonesboro is a thriving regional hub for healthcare, education, manufacturing, and agriculture. Major employers include St. Bernards Healthcare, NEA Baptist Memorial Hospital, Arkansas State University—home to over 13,000 students—and companies like Nestlé and Frito-Lay.

Its diverse economy, strong job market, and strategic location have fueled steady population and economic growth, supported by expanding housing, retail, and commercial developments. With a high quality of life, vibrant community, and ongoing investments in infrastructure and industry, Jonesboro continues to solidify its position as a dynamic and prosperous city in northeastern Arkansas.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	37,154	71,214	108,685
Households	14,107	28,202	42,139
Average Age	34.7	36.2	36.8
Average Household Income	\$66,103	\$71,183	\$82,292
Businesses	1,584	2,484	2,962

**Demographic details based on property location*

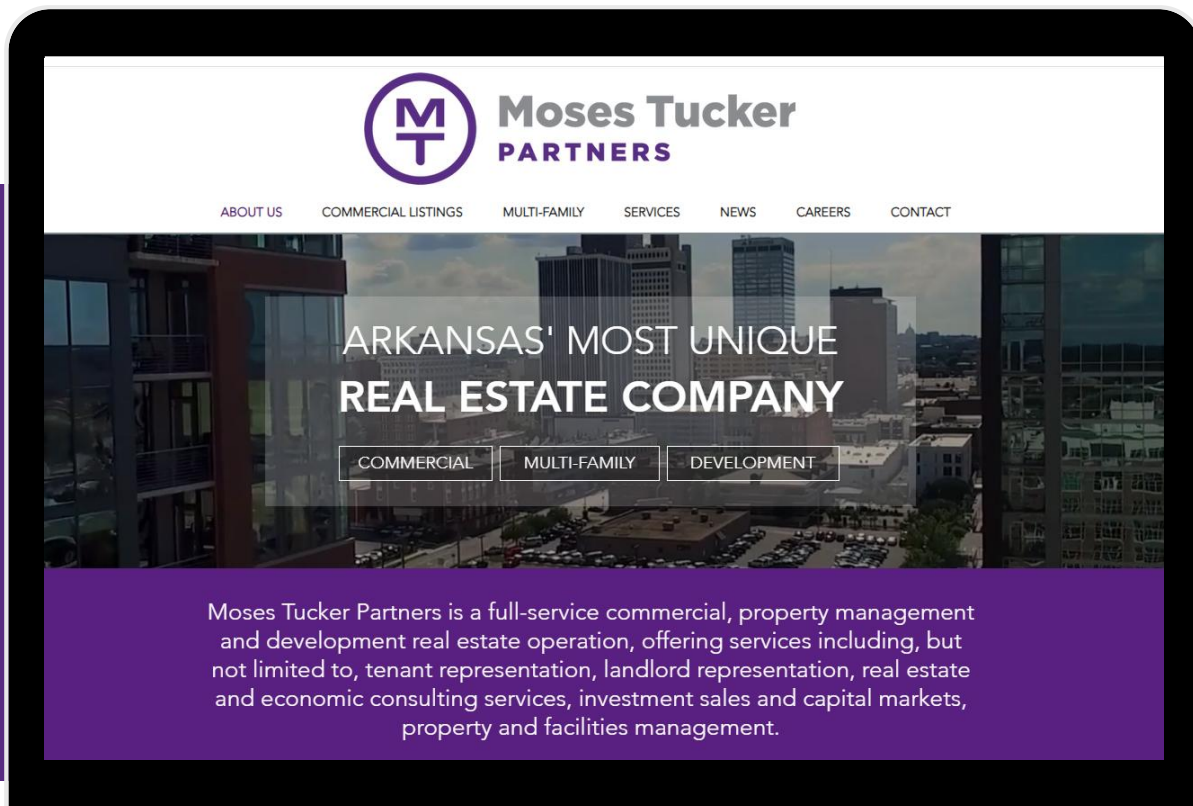
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 **200 River Market Ave, Suite 300,
Little Rock, AR 72201**



Chris Moses

Principal, President & CEO
cmoses@mosestucker.com

Greyson Skokos

Principal & Vice President of Brokerage
gskokos@mosestucker.com

Chris Monroe

Principal & Vice President, Corporate Services
cmonroe@mosestucker.com

George Friedmann

Principal & Vice President of Development
gfriedmann@mosestucker.com

John Martin, CCIM

Principal & Vice President of Brokerage
jmartin@mosestucker.com

Ridge Fletcher

Brokerage Analyst
rfletcher@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.