



for
SALE

**COMMERCIAL LOT IN
INDUSTRIAL REGION**

EXCLUSIVELY LISTED BY:

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No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com 870.972.9191

EXECUTIVE SUMMARY

The commercial property at 4818 East Highland Drive offers an excellent opportunity for businesses looking to create a presence in a well established area of Jonesboro. The property sits on 1.29+/- acres and includes a 1,250 square foot building, currently built for use as a bank or credit union with four covered drive thru lanes. Located in the Industrial Trade Region of Jonesboro, it has 275 feet of road frontage, providing high visibility to the 16,000 CPD.

4818 East Highland Drive is in a prime location in a high-traffic area, on the main highway through the Industrial Trade Region. It offers easy access and excellent exposure. The surrounding area has experienced steady growth throughout the years, and the city works closely with the area to ensure adequate and updated infrastructure.

The surrounding area is home to a variety of local and national businesses, including Hytrol, Kum & Go, and Swanner Furniture, creating a strong commercial environment that attracts a steady flow of customers. Nearby retail establishments like JCPenney, Dillard's, and Target, further enhance the property's appeal, offering additional customer traffic.



Overall, this property presents a great opportunity for businesses seeking a strategic location within a supportive commercial environment. It is an excellent choice for those looking to capitalize on the evergrowing landscape of Jonesboro, Arkansas.

PROPERTY FACTS

LOT:	1.29+/- acres
BUILDING:	1,250+/- SQFT
PRICE:	\$625,000.00

HIGHLIGHTS:

- Great location in Jonesboro's Industrial Trade Region.
- High visibility to the 16,000 CPD.
- Use property as is or develop new.

ZONE CODE

C-3 | General Commercial: To provide appropriate locations for commercial & retail uses which are convenient & serve the needs of traveling public. It also to provides locations for limited merchandise, equipment, & material being offered for retail sale that are more suitable for storage & display outside the confines of enclosed structures. Groupings of facilities shall be encouraged as opposed to less desirable strip commercial.



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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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, THENCE N89°55'00" E, 75.06 FEET; THENCE N00°23'37" E, 56.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #18 (HIGHLAND DRIVE) BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUE N00°23'37" E, 214.50 FEET TO THE SOUTH LINE OF LOT 1 OF REE'S REPLAT OF MID-SOUTH BANK'S HIGHLAND DRIVE ADDITION AS RECORDED IN PLAT CABINET "C" (PAGE 17), THENCE N89°41'20" E ALONG SAID SOUTH LINE, 262.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF DARA DRIVE, THENCE S01°07'44" W ALONG SAID RIGHT-OF-WAY LINE, 226.22 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #18; THENCE N89°56'37" W ALONG SAID RIGHT-OF-WAY LINE, 259.96 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.29 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SAID LANDS.

SCHEDULE "B" PART 2 EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIMS, OR OTHER MATTER THAT APPEAR IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE 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, 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 WEST LINE OF SUBJECT PROPERTY AS SHOWN ON UNRECORDED PLAT OF SURVEY AS PREPARED BY M2 SURVING, DATED JANUARY 10, 2017 AND SIGNED BY TERENCE D. MOORE, RLS 1293, SAID EASEMENT NOT DEPICTED HERON.)
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 ENCRACH ONTO SUBJECT PROPERTY)
16. RIGHT OF WAY OF DARA DRIVE. (DOES NOT ENCRACH ONTO SUBJECT PROPERTY)

CERTIFICATION

I HEREBY CERTIFY TO:

KUM & GO, L.C., AN IOWA LIMITED LIABILITY COMPANY.
WACO TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY
HTHREG 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 8, 9, 11, 13, 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 26, 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.

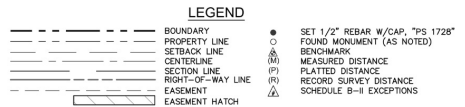
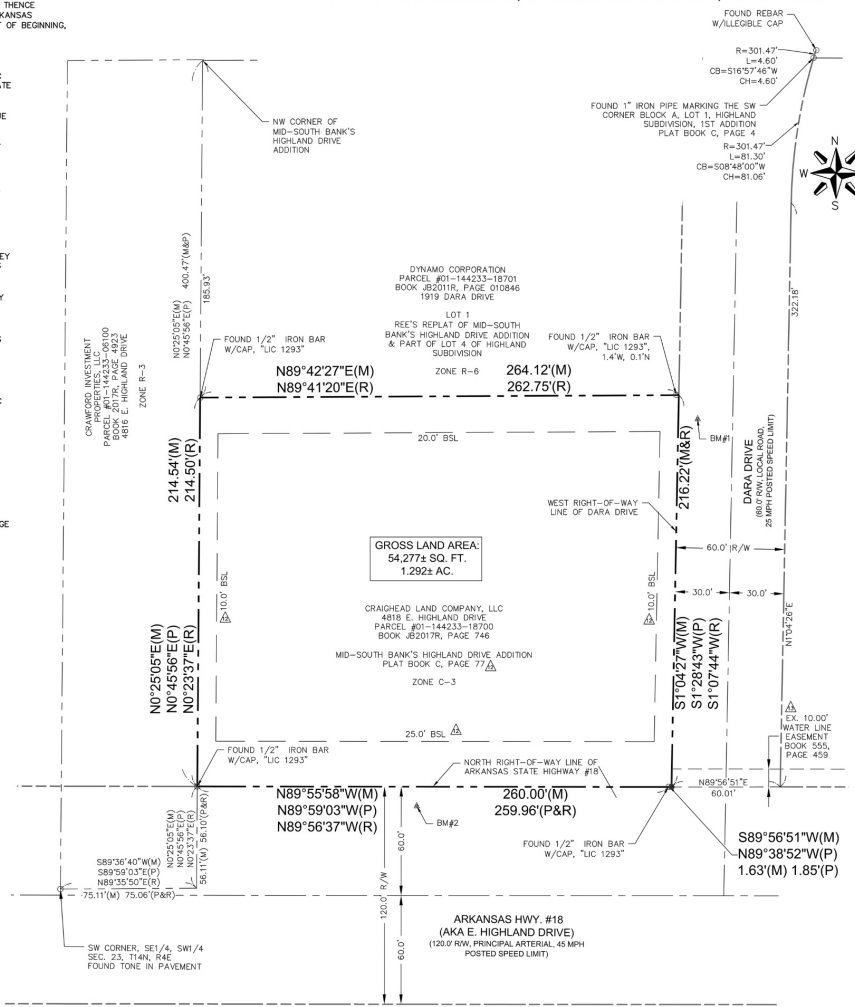
DATED THIS 28th DAY OF July 2020.

Landon Wilson
BRAD WILLIAM FERGUSON LS 1728
OLSSON, INC.
702 S. MAIN STREET
JOPLIN, MO 65801
417-781-0643

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



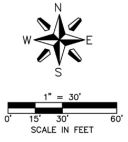
KUM & GO #1391
ALTA/NSPS LAND TITLE SURVEY
ALL THAT PART OF THE SE1/4 OF THE SW1/4
SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST
CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



VICINITY MAP
NOT TO SCALE

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.



Know what's below.
Call before you dig.

KUM & GO #1391
ALTA/NSPS LAND TITLE SURVEY
 ALL THAT PART OF THE SE1/4 OF THE SW1/4
 SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST
 CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

ZONING INFORMATION:

ZONE C3 GENERAL COMMERCIAL DISTRICT	
MINIMUM LOT AREA	6,500 SQ. FT.
MINIMUM LOT WIDTH	50 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' SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY
ELEV.=245.37 (NAVD 88)

FLOOD ZONE

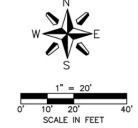
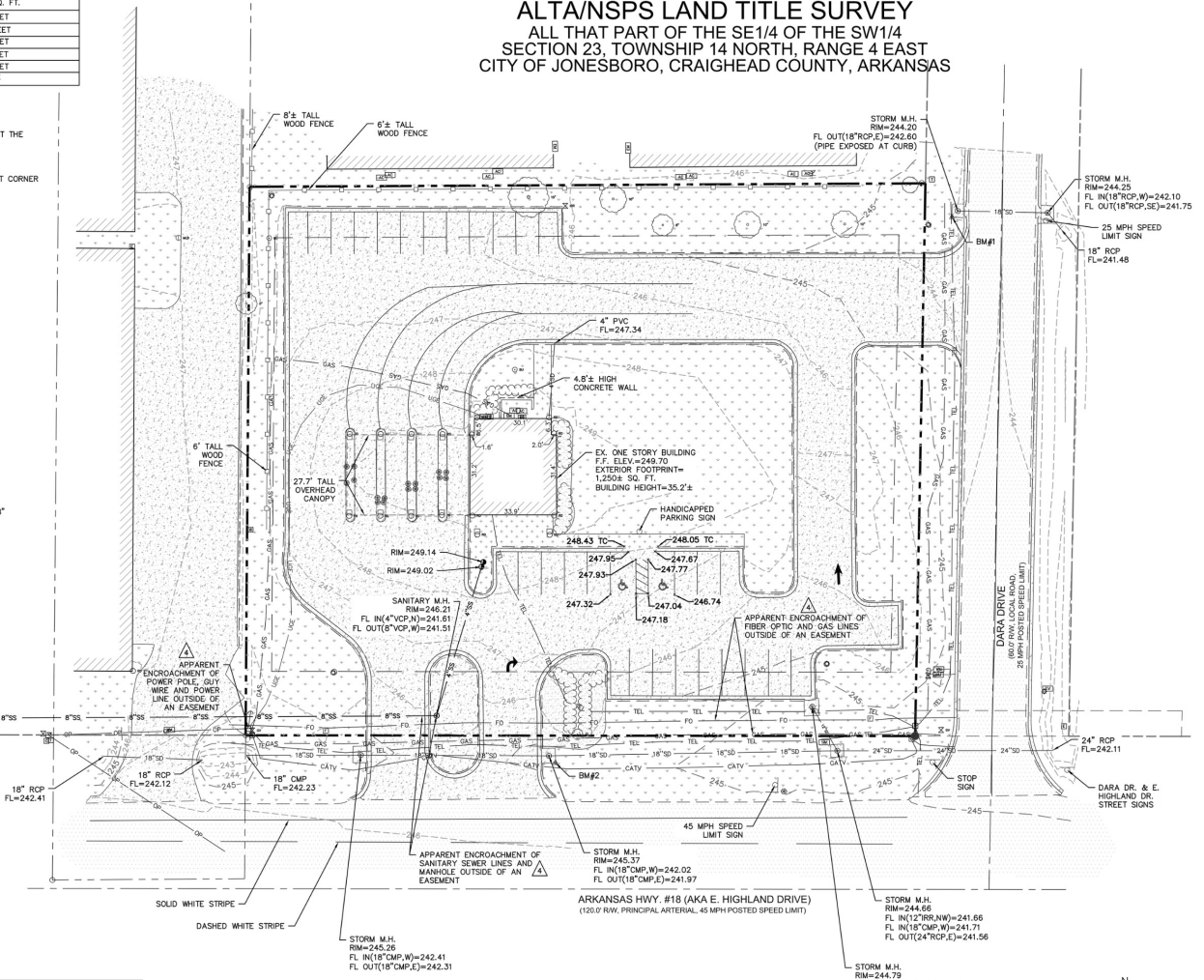
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 8303C DISIC, EFFECTIVE DATE: SEPTEMBER 27, 1991, THIS PROPERTY LIES OUTSIDE OF THE 2% ANNUAL CHANCE FLOOD AND IS ZONE X.

LEGEND

(AC)	AIR CONDITIONER
(B)	BENCHMARK
(BOLL)	BOLLARD
(BBOX)	BREAKER BOX
(BUSH)	BUSH
(CVR)	CABLE TV RISER
(DTR)	DECIDUOUS TREE
(EBOX)	ELECTRIC BOX
(EV)	ELECTRIC VAULT
(FOS)	FIBER OPTIC RISER
(FM)	FOUND MONUMENT
(GM)	GAS METER
(GV)	GAS VALVE
(GW)	GUY WIRE
(LP)	LIGHT POLE
(MB)	MAIL BOX
(PP)	POWER POLE
(RD)	ROOF DRAIN
(SSM)	SANITARY SEWER MANHOLE
(SAT)	SATELLITE
(SC)	SEWER CLEANOUT
(S1/2)	SET 1/2" REBAR W/CAP, "PS 1728"
(S)	SIGN
(SP)	STEEL POST
(SDM)	STORM DRAIN MANHOLE
(TR)	TELEPHONE RISER
(WM)	WATER METER
(WV)	WATER VALVE
(WP)	WOOD POST
(B)	BOUNDARY
(BRW)	BUSH ROW
(C&G)	CURB AND GUTTER
(E)	EASEMENT
(PL)	PROPERTY LINE
(R/W)	RIGHT-OF-WAY LINE
(S)	SECTION LINE
(CATV)	CABLE TELEVISION
(FO)	FIBER OPTIC
(OP)	OVERHEAD POWER
(M)	MAJOR CONTOUR
(M)	MINOR CONTOUR
(GAS)	NATURAL GAS
(SS)	SANITARY SEWER
(SD)	STORM SEWER
(TEL)	TELEPHONE
(UG)	UNDERGROUND POWER
(W)	WATER MAIN
(WF)	WOOD FENCE
(A)	ASPHALT
(B)	BUILDING
(C)	CONCRETE
(L)	LANDSCAPE AREA
(S)	SOD
(D)	SIDEWALK

NOTE:

OLSSON 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. OLSSON AND THE SURVEYOR OF RECORD FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. OLSSON AND THE SURVEYOR OF RECORD HAVE NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING THE UTILITIES. OLSSON 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, BATTIE COMMUNICATIONS.



REGIONS OF JONESBORO

THE DISTRICT

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.



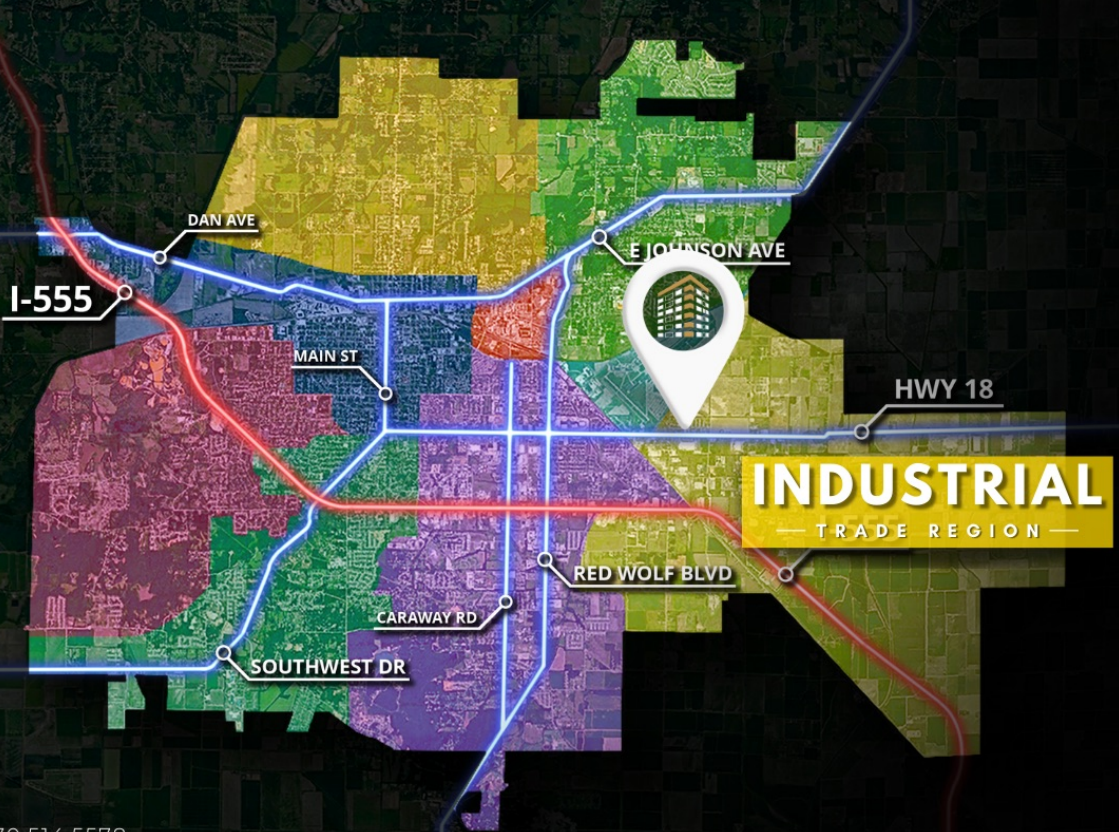
World Leader in the design and manufacturing of material handling systems.
With over 1,412 employees, Hytrol is the top manufacturing employer in Jonesboro.
Participates in many educational STEM Programs.



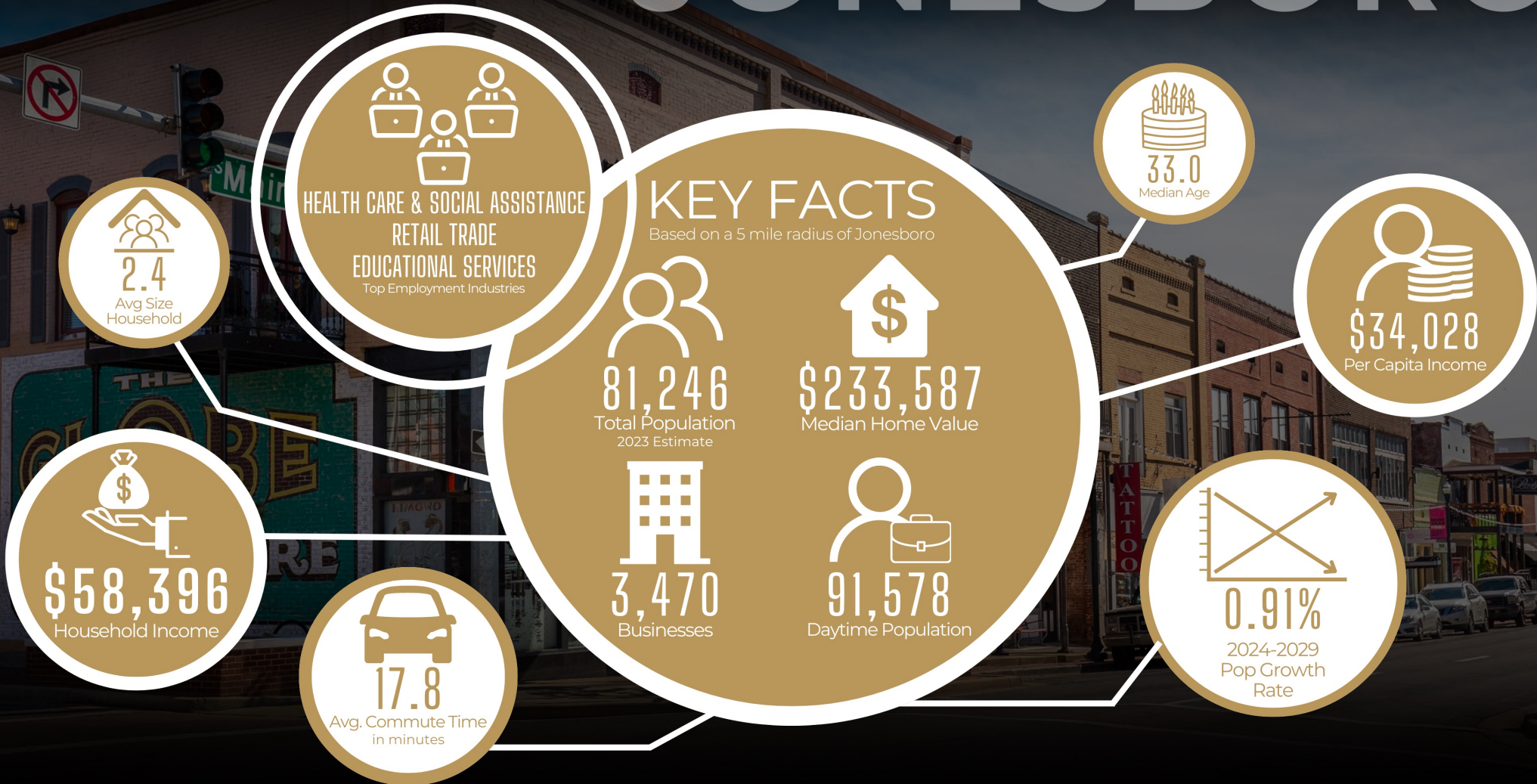
With over 1,412 employees, FritoLay is the second manufacturing employer in Jonesboro.
Produces over 707 million snack bags annually.

The Industrial Trade Region of Jonesboro, Arkansas, is a thriving and dynamic area that plays a pivotal role in the city's economic landscape. This region is characterized by its strategic location, boasting excellent connectivity to major transportation networks, including Highway 18, I-555, and railways. It serves as a vital hub for various industries, including manufacturing, logistics, and distribution.

With a strong workforce, modern facilities, and a business-friendly environment, Jonesboro's Industrial Trade Region attracts companies seeking to establish or expand their operations. Its strategic advantages, coupled with a supportive community and access to key markets, position it as a magnet for businesses looking to thrive.



JONESBORO



This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023) and Data USA (2024).