

FOR SALE

THE LANDING AT
GREENSBOROUGH
VILLAGE

Lot 33 at *Greensborough Village*



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

\$375,000.00 **±0.76 AC** **TC-O | Commercial**
PRICE LOT SIZE ZONING

PROPERTY HIGHLIGHTS

- ✦ Corner lot offering excellent visibility and accessibility.
- ✦ Positioned within the one of Jonesboro's most desirable, master-planned, mixed-use developments.
- ✦ Ideal site for commercial or professional development.
- ✦ Surrounded by a mix of retail, dining, residential, and professional spaces.
- ✦ Located near NEA Baptist's \$400M medical campus.
- ✦ Close to Arkansas State University with a large student and employee base.
- ✦ Strong traffic counts and continued growth in the Hilltop Business District.



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DEVELOPMENT OVERVIEW

Greensborough Village is Northeast Arkansas's first and largest master-planned, mixed-use community — a vibrant destination where people can live, work, and play. As of February 2025, we're excited to share the latest infrastructure updates:

- All streets, utilities, and stormwater systems are complete
- Traffic signal warrant studies have been submitted to the City
- Construction of the single-family neighborhood begins in 2025

At 200+ acres, GBV was conceptualized to fill in a missing niche in the regional market; a development designed with a variety of businesses and people who are looking for a work-live-play scenario. Walkable neighborhoods connect to pedestrian friendly businesses that serve the region and super-serve the development.

The commercial acreage — over 100 acres — is fully equipped with utilities and stormwater systems, ready for immediate development. The site features traditional outparcels, a town center with a charming “main street” feel, a peaceful office park, and a variety of mixed-use opportunities. Housing options include luxury apartments, mixed-use condos, and upcoming single-family homes.

With sidewalks on both sides of every street, lush green spaces, street trees, and decorative lighting, Greensborough Village offers an unmatched lifestyle. Residents and visitors enjoy dining, shopping, and entertainment just minutes from Arkansas State University and top healthcare facilities (1.25 miles to NEA Baptist Health Campus; 2.5 miles to St. Bernards Healthcare), making it the ultimate destination in Northeast Arkansas.

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COMMERCIAL

Lot 2B: 77,170 SQFT | ±1.77 AC
 Lot 4B: 31,483 SQFT | ±0.72 AC
 Lot 5B: 45,286 SQFT | ±1.04 AC
 Lot 13: 44,341 SQFT | ±1.02 AC
 Lot 27: 158,807 SQFT | ±3.65 AC
 Lot 28: 268,726 SQFT | ±6.17 AC
 Lot 29: 72,839 SQFT | ±1.67 AC
 Lot 30: 79,265 SQFT | ±1.82 AC
 Lot 31: 40,078 SQFT | ±0.92 AC
 Lot 32: 34,111 SQFT | ±0.78 AC
 Lot 33: 33,005 SQFT | ±0.76 AC
 Lot 37: 106,543 SQFT | ±2.45 AC

OFFICE

Lot 17: 46,089 SQFT | ±1.06 AC
 Lot 18: 35,934 SQFT | ±0.82 AC
 Lot 21A: 108,452 SQFT | ±2.49 AC
 Lot 21B: 53,217 SQFT | ±1.22 AC
 Lot 24: 50,501 SQFT | ±1.16 AC
 Lot 25: 47,228 SQFT | ±1.08 AC
 Lot 26: 51,809 SQFT | ±1.19 AC

SINGLE-FAMILY

Lot 41: 1,655,280 SQFT | ±38 AC

MULTI-FAMILY

LOT 38: 647,285 SQFT | ±14.86 AC

OFFICE/ RETAIL

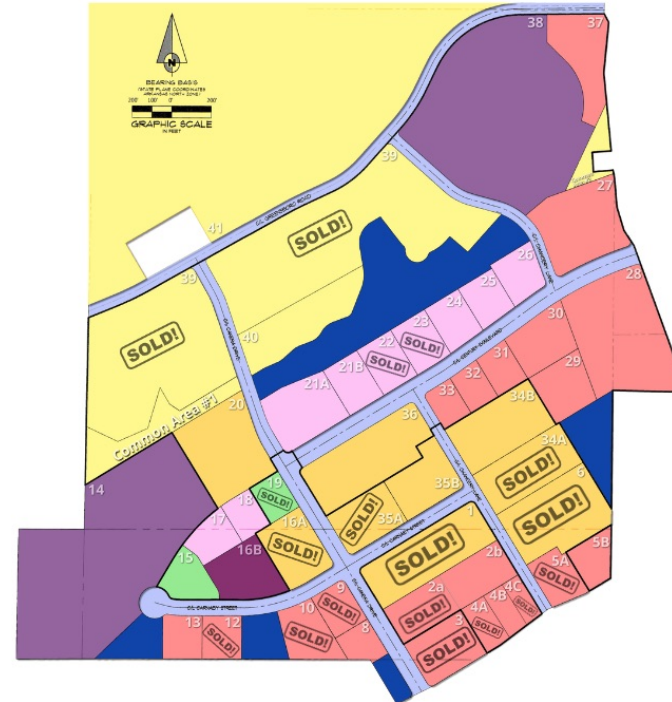
Lot 15: 52,585 SQFT | ±1.21 AC

HOTEL

Lot 16B: 87,348 SQFT | ±2.01 AC

MIXED-USE

Lot 1: 161,062 SQFT | ±3.7 AC
 Lot 20: 166,277 SQFT | ±3.82 AC
 Lot 34B: 135,036 SQFT | ±3.1 AC
 Lot 35B: 86,684 SQFT | ±1.99 AC
 Lot 36: 177,083 SQFT | ±4.07 AC



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DEVELOPMENT MAP



- HOTEL
- MULTI-FAMILY
- OFFICE
- OFFICE | RETAIL
- COMMERCIAL
- SINGLE FAMILY
- MIXED-USE

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Experience It. Live It.

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LEGEND

---	= BOUNDARY LINE
- - -	= ADJACENT LOT LINE
- - - -	= EASEMENT LINE
○	= FOUND IRON PIPE
●	= SET 1-1/4" IRON PIPE W/ P5 #1314 CAP
—●—	= EXISTING SANITARY SEWER LINE
—○—	= SANITARY SEWER MANHOLE
—W—	= EXISTING WATER LINE
—M—	= WATER METER
—V—	= WATER VALVE
—H—	= FIRE HYDRANT
—F/O—	= EXISTING FIBER OPTIC LINE
—E—	= EXISTING OVERHEAD ELECTRIC LINE
—UE—	= EXISTING UNDERGROUND ELECTRIC LINE
—E—	= ELECTRIC PULL BOX / JUNCTION BOX
—P—	= POWER POLE
—L/P—	= LIGHT POLE (20' BLACK SINGLE LIGHT LAMP)
—G—	= EXISTING NATURAL GAS LINE
—312—	= EXISTING GROUND CONTOUR
—B—	= BENCHMARK
—T—	= EXISTING TREE

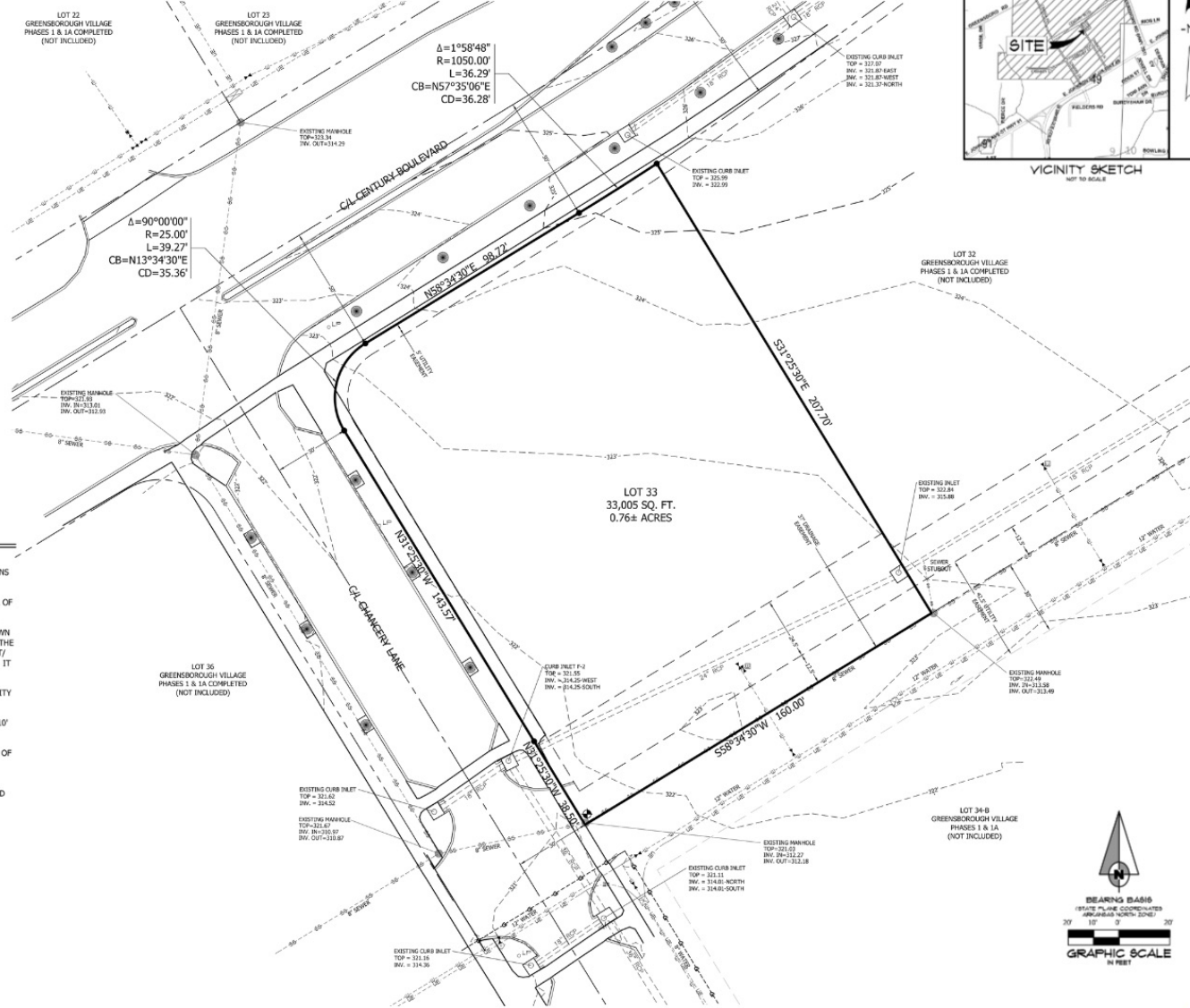
DESCRIPTION

LOT 33 AS SHOWN ON THE RECORD PLAT OF GREENSBORO VILLAGE PHASES 1 & 1A COMPLETED AND GREENSBORO HEIGHTS LOTS A-C, RECORDED IN PLAT CABINET "C", PAGE 308 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, CONTAINING IN ALL 33,005 SQ. FT. OR 0.76 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR GREENSBORO INVESTMENTS, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK # 1 (ELEV. = 321.03 NAVD 88) IS TOP OF SANITARY SEWER MANHOLE LOCATED AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC 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 CURRENTLY ZONED TC-O, TOWN CENTER OVERLAY DISTRICT, AS APPROVED BY THE JONESBORO CITY COUNCIL ON AUGUST 12, 2014. ADJACENT PROPERTIES ARE ALSO ZONED TC-O.

STANDARD BUILDING SETBACKS FOR TC-O ZONING ARE AS FOLLOWS: FRONT=5' SIDE=0' REAR=10'
MAXIMUM HEIGHT SHALL NOT EXCEED SEVEN STORIES.
MAXIMUM LOT COVERAGE BY BUILDINGS IS 70 PERCENT WITH TOTAL MAXIMUM LOT COVERAGE OF 90 PERCENT.
PARKING REQUIREMENTS ARE PER CITY OF JONESBORO CODE SECTION 117-324 (BANK - 1 SPACE FOR EVERY 300 SQ. FT. OF BUILDING AREA) AND TC-O ZONING GUIDELINES (MAY USE SHARED PARKING, ON-STREET PARKING, OFF-STREET PARKING AND OTHER CONSIDERATIONS INCLUDING MASS TRANSIT TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES).
- SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANELS 02031C004C (PANEL #4 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. RECORD PLAT OF GREENSBORO VILLAGE PHASES 1 & 1A COMPLETED AND GREENSBORO HEIGHTS LOTS A-C, RECORDED IN PLAT CABINET "C", PAGE 308 AT JONESBORO, ARKANSAS.
B. RECORD PLAT OF LOTS 34-A, 34-B AND 35-B GREENSBORO VILLAGE PH. 1 & 1A MINOR PLAT, RECORDED IN PLAT CABINET "C", PAGE 308 AT JONESBORO, ARKANSAS.
- ALTA LAND TITLE SURVEY - TABLE "A" ITEMS:
16. THERE IS EVIDENCE OF CURRENT EARTH MOVING WORK ON ROAD AND UTILITY CONSTRUCTION. THERE IS NO EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AS SHOWN ON MASTER PLAN APPROVED BY THE MAPC ON AUGUST 12, 2014.



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HILLTOP BUSINESS DISTRICT

The Hilltop Business District is one of Jonesboro's fastest-growing commercial corridors, known for its modern development and strong entrepreneurial energy. Positioned in the city's northeastern sector, Hilltop offers a dynamic mix of retail, dining, healthcare, and professional services in a highly visible, high-traffic area. With new construction, established businesses, and expanding infrastructure, the district continues to attract investment and fuel local job creation—solidifying its role as a cornerstone of economic expansion in Northeast Arkansas.

RESTAURANTS & RETAIL



KEY PLAYERS

- NBA BAPTIST MEMORIAL HOSPITAL**
 - \$400 million campus completed in 2014; one of the largest investments in Arkansas healthcare in the last two decades.
 - Has over 1,000 employees.
- STATE ARKANSAS STATE UNIVERSITY**
 - Directly connected to the south-western portion of Hilltop.
 - Over 1,500 employees & 14,000 students.
- GBV GREENSBOROUGH VILLAGE**
 - A 200+ acre planned development | "City within a city."
 - Combines living, shopping, dining, & more into a walkable community.
- Shoppes AT HILLTOP**
 - Features 16 businesses in a busy retail center on E. Johnson Ave.
 - Draws steady traffic and strong tenant interest.

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MARKET MAP

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DEMOGRAPHICS

HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
MANUFACTURING
Top Employment Industries
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.

2.4
Avg. Size
Household

92,169
Total Population

\$235,959
Median Home Value

33.5
Median Age

\$32,016
Per Capita Income

\$60,476
Median Household
Income

20.5 min.
Avg. Commute Time
for Jonesboro, AR

3,744
Businesses

103,048
Daytime Population

0.92%
2024-2029
Pop Growth
Rate

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This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025) 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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CENTURY BLVD

CHANCERY LN



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