



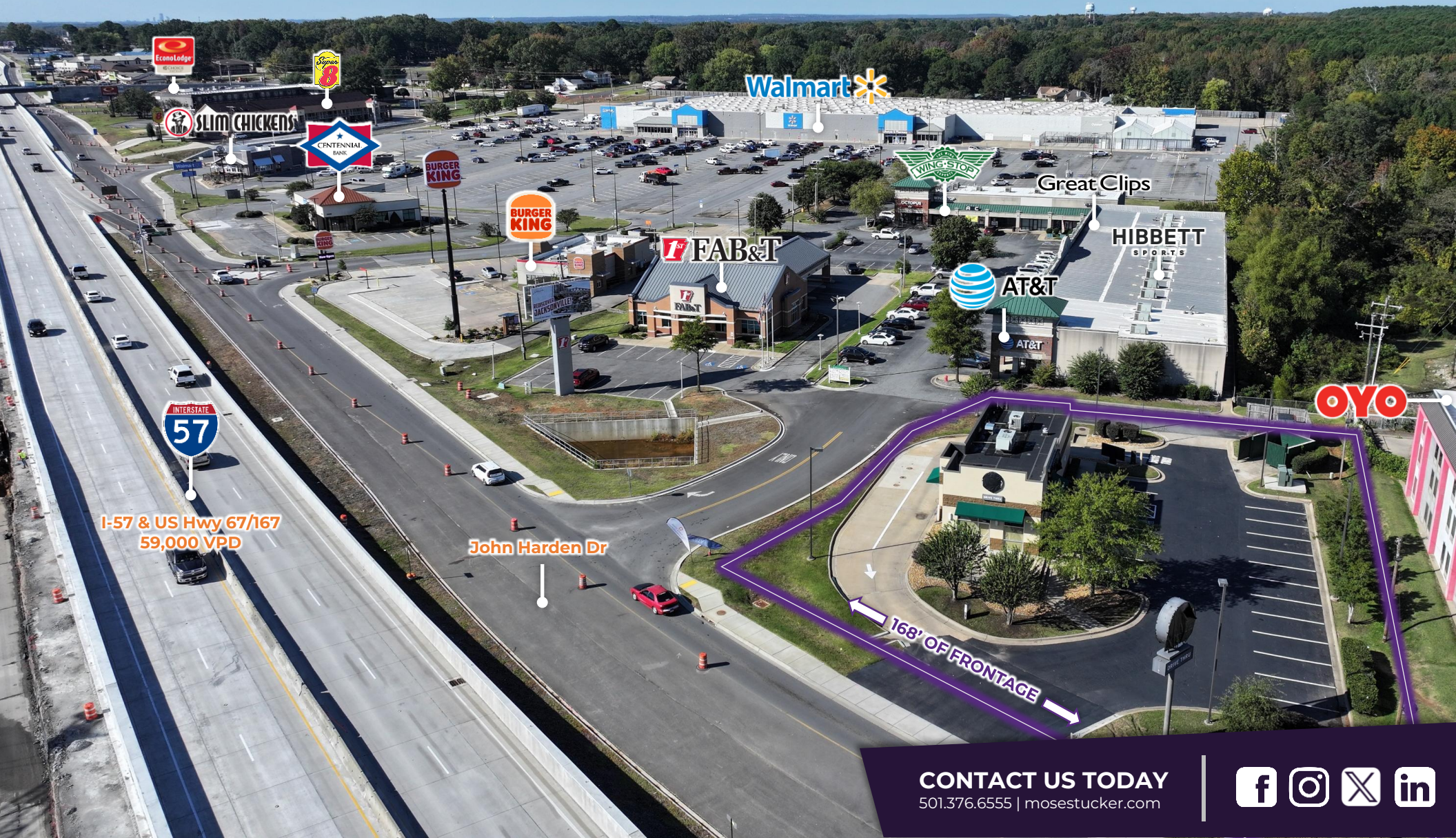
Moses Tucker
PARTNERS

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Little Rock, AR 72201
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HIGHLY VISIBLE QSR FOR SALE OR LEASE

2090 John Harden Drive, Jacksonville, AR



I-57 & US Hwy 67/167
59,000 VPD

John Harden Dr

168' OF FRONTAGE

CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

Offering	For Sale or Lease
Sale Price	Contact Agent
Lease Rate/Type	Contact Agent
Address	2090 John Harden Drive, Jacksonville, AR 72076
Property Type	Retail/QSR
Building & Lot Size	±1,748 SF ±0.52 Acres
Year Built	2007
Zoning	C-4
Frontage	John Harden Dr & I-57 – 168'
Traffic Count	I-57 & US Hwy 67/167: 59,000 VPD

PROPERTY HIGHLIGHTS

- Prime retail/QSR opportunity – former Starbucks with existing drive-thru infrastructure
- The property is currently leased to Starbucks under a lease agreement running through March 31, 2027
- Exceptional visibility and frontage along the highly traveled I-57/US Hwy 67/167 (59,000 VPD)
- Two points of ingress/egress for easy access and strong customer convenience
- Prominent signage opportunity with strong visibility to highway traffic and local shoppers
- Adjacent to the Walmart Supercenter entrance, driving consistent traffic and daily consumer flow
- Dense retail trade area and fast-casual corridor featuring Slim Chickens, Burger King, Great Clips, Wingstop, Hibbett Sports, Rally's, and Sonic Drive-In
- Strategically located between Little Rock and Cabot, less than four miles from the Little Rock Air Force Base in Jacksonville – the facility covers 6,217 acres with a resident population of over 3,300 and a working population of approximately 7,200





This aerial photograph shows the site from a high angle. A large, paved parking lot occupies the lower-left portion of the image. To its right is a large, light-colored building with a flat roof. Further right, a road intersection is visible, with a red circle highlighting a specific area near the intersection. The upper portion of the image is dominated by a dense line of green trees. The overall scene is a mix of developed and undeveloped land.

Commitment Date: October 13, 2020 at 7:00 am
Commitment No.: 101-295353-1

12. Terms, covenants and conditions contained in Acorn Easement by and between Met West Stores, Inc., a Delaware corporation, and TTR, an Arkansas Limited Liability Company, recorded as Instrument No. 2005060-7526, records of Pulaski County, Arkansas, shown on survey by James E. Higley, RPLS No. 1364, dated November 10, 2005.

13. Terms, covenants and conditions contained in Acres Easement by and between TTR, an Arkansas Limited Liability Company, and Esac Jacksonville, LLC, an Arkansas Limited Liability Company, recorded as Instrument No. 200606-7526, records of Pulaski County, Arkansas, shown on survey by James E. Higley, RPLS No. 1364, dated November 10, 2005.

14. Right of Way Easement in favor of Arkansas Easement and Light Company, of record in Book 136, Page 322, records of Pulaski County, Arkansas; Note: Easement is blank in nature.

15. Incorporation of The City of Little Rock, Arkansas, shown on preliminary survey by James E. Higley, RPLS No. 1364, dated November 10, 2005.

16. Encroachment of cars and asphalt drive onto property adjacent on the South, shown on preliminary survey by James E. Higley, RPLS No. 1364, dated November 10, 2005.

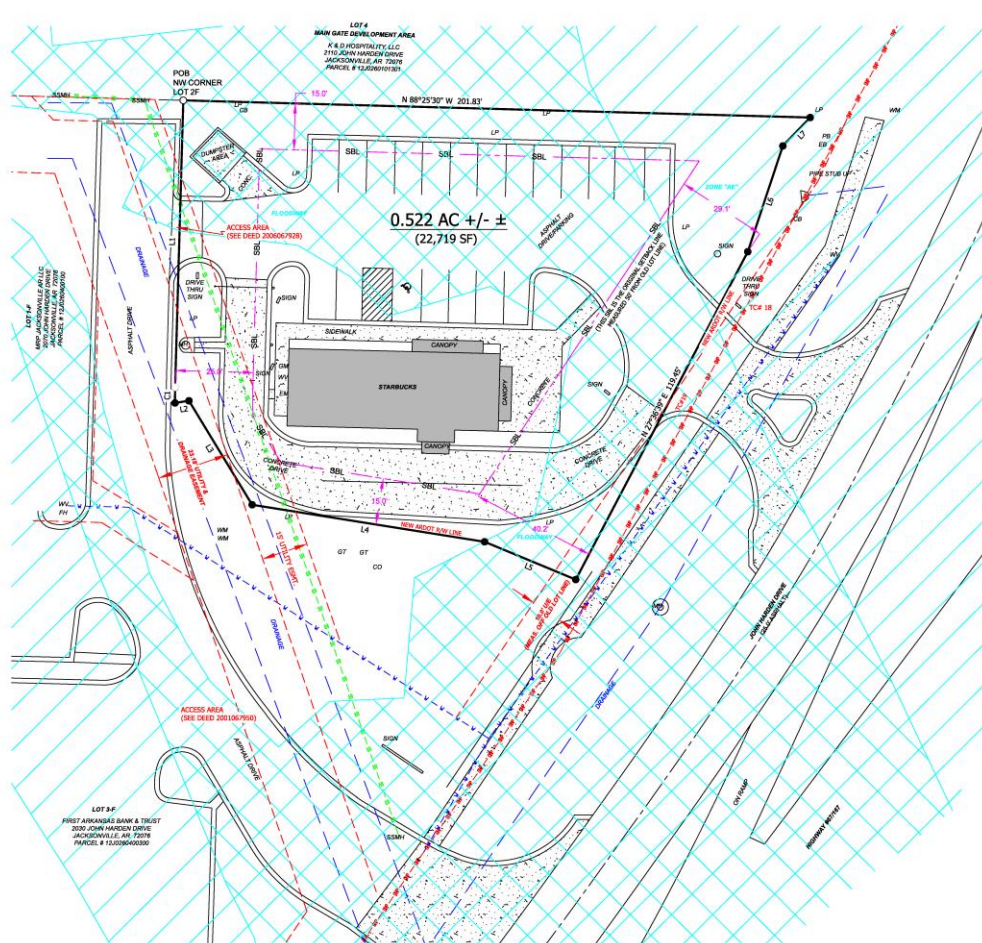


LINE	BEARING	DISTANCE
L1	S 01°37'09" W	92.65'
L2	N 80°58'46" E	4.54'
L3	S 31°12'59" E	39.25'
L4	S 80°55'09" E	75.76'
L5	S 67°25'11" E	31.76'
L6	N 18°17'05" E	35.95'
L7	N 43°51'44" E	12.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	147.00'	5.08'	5.00'	S 00°09'48" W	1°58'43"

- 1) THE HATCHED AREA OF THE DESCRIBED PROPERTY LIES IN FLOOD ZONE 2A OF THE FIRM MAP #0513022336, AS PER FEMA, EFFECTIVE DATE JULY 6, 2015. FLOOD ZONE 2A HAS A BASE FLOOD ELEVATION OF 10.0 FEET. THE FLOOD ZONE GRAPHIC SCALING ONLY - LOCATION OF FLOOD ZONE IS APPROPRIATE. THE PROPERTY RECEIVED A LETTER DATED 08-27-2007, FEMA CASE NO. 07-06-128P.
- 2) DOCUMENTS USED IN THIS SURVEY:
 - a) THE FINAL PLAT OF LOTS 1-5, 2-4, AND 3-4; JACKSONVILLE PLAZA ADDITION, FILED IN BOOK 6C, PAGE 544 OF THE COUNTY RECORDS.
 - b) COMPLETION DATE: SEPTEMBER 21, 2012 AT 7:00 AM COMMITMENT NO.: 101-245453-C-1
 - c) SURVEY PLAT AS FILED IN BOOK H, PAGE 765 OF THE COUNTY RECORDS.
- 3) PARKING SPACES = 20 TOTAL, (1 HANDICAP SPACES, 19 REGULAR SPACES).
- 4) NO WETLANDS DETERMINATION WAS PROVIDED TO CONSERVATION LAND SURVEYING DURING THE COURSE OF THIS SURVEY.
- 5) PHYSICAL ADDRESS OF PROPERTY:
2090 JOHN HARDEN DRIVE, JACKSONVILLE, AR 70706
- 6) ZONING NOTE: PER THE LETTER RECEIVED ON 10-15-2020 FROM THE CITY OF JACKSONVILLE RELATING TO THE SUBJECT PROPERTY LOCATED AT 2090 JOHN HARDEN DRIVE, THE PROPERTY IS ZONED C-3, HIGHWAY COMMERCIAL DISTRICT, AND DOES NOT CURRENTLY VIOLE ANY ZONING OR BUILDING CODES.
- 7) NO EVIDENCE OF RECENT EARTH MOVING, BUILDING, BURNING, CONSTRUCTION, OR BUILDING ABANDONING OBSERVED.
- 8) THE SOUTH AND EAST BOUNDARY LINES ARE SET ON THE NEW PROPOSED RIGHT OF WAY LINES AS CALLED OUT IN THE SURVEY DESCRIPTION.

○ FOUND IRON PIN	MH	MANHOLE	CB	CABLE BOX
⊗ FND. CHISELED "X"	SSMH	SEWER MANHOLE	LP	LIGHT POLE
	PB	PHONE BOX	WM	WATER METER
	EB	ELECTRIC BOX	WV	WATER VALVE
CONCRETE	GT	GREASE TRAP	UE	UTILITIES ESMT.
(000000) RECORD DISTANCE	CO	CLEAN OUT	SBL	SET BACK LINE
—BLDG. SETBACK LINE	EM	ELECTRIC METER	—	OVERHEAD POWER
— SET 1/2" IRON PIN	GM	GAS METER	—	SANITARY SEWER
	CH	FIRE HYDRANT	—	WATER MAIN



To : Countryside Gardens LLC, a North Carolina limited liability company, Eagle Bank & Trust, its successors and/or assigns as their interest may appear, First National Title Company; Chicago Title Insurance 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 1,2,3,4,8,9,11,13,16,17 of Table A thereof. The field work was completed on 10-19-2020.



Fort Smith: 479.763.1414 Clarksville: 479.705.9406 Russellville: 479.968.9406			
DATE	11-10-2020	DRAWN BY	J. HIGBY, PLS
STATE CODE	N/A (JACKSONVILLE PLAZA ADDITION)		
SCALE	1"= 20'	JOB#	20-910
CLIENT	Countryside Gardens, LLC		

Lot 2-F, Jacksonville Plaza Addition, Jacksonville, Pulaski County, Arkansas, and being shown on plat recorded as Plat No. G-544, LESS AND EXCEPT the following two tracts of land deeded to the Arkansas State Highway Commission:

TRACT 125A:
Part of lot 1, E of the Jacksonville River Addition, as recorded in Blk Book G, Page 544, being east of the Northeast Quarter of the Southeast Quarter of Section

[illegible][illegible]

TOGETHER WITH these certain rights in non-exclusive easements for ingress and egress as contained in the following:

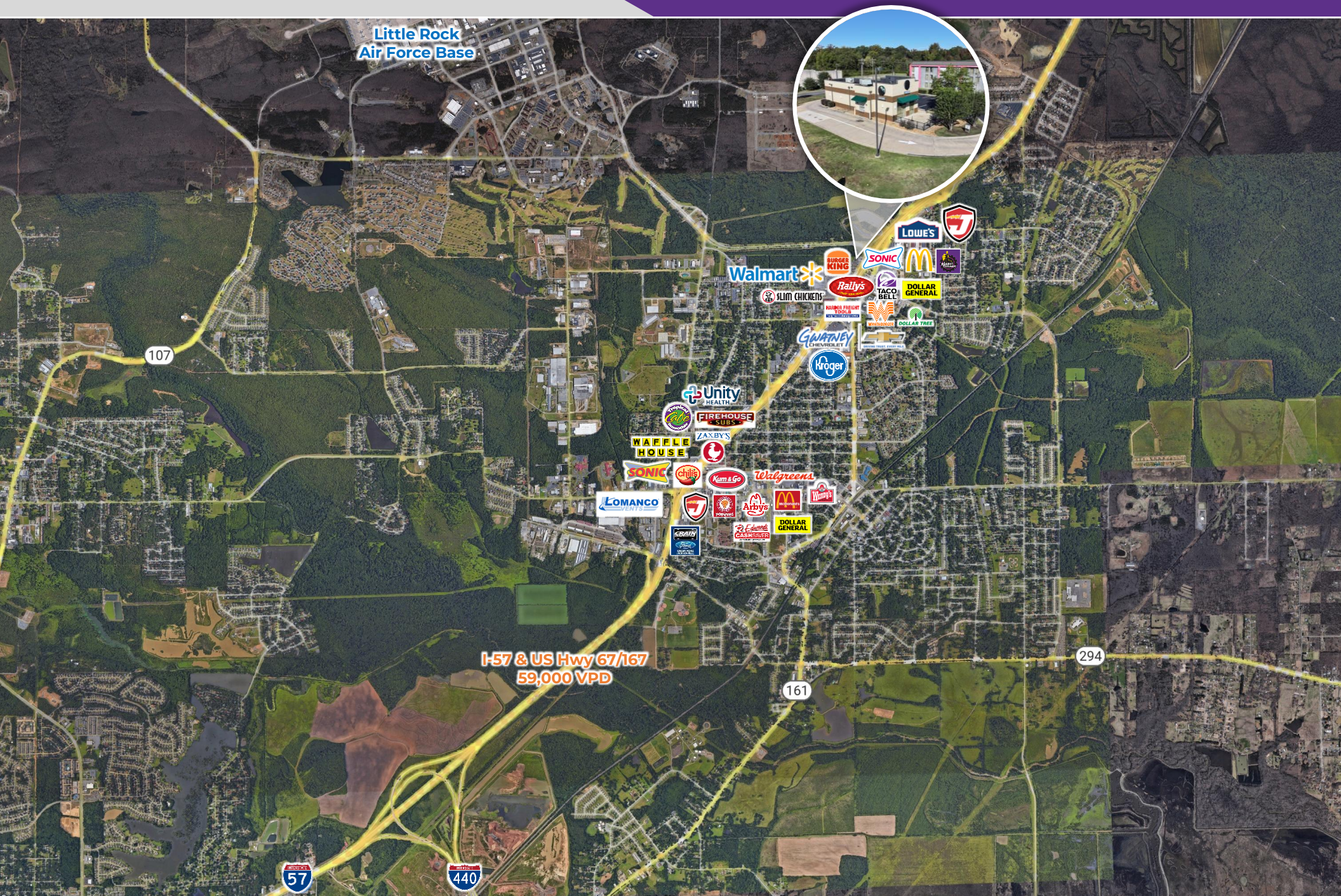
Access Easement by and between Wal-Mart Stores, Inc. and TTR, filed for record August 31, 2001; and recorded as Instrument No. 2001067959, records of Pilesko County, Arkansas.

And

Access Easement by and between TTR and Excel Jacksonville, LLC, filed for record August 28, 2006 and recorded as Instrument No. 2006067928, records of Pilesko County, Arkansas.

SURVEY DESCRIPTION: A PART OF LOT 2-F, OF JACKSONVILLE PLAZA ADDITION, TO THE CITY OF JACKSONVILLE, IN PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR COUNTRYSIDE GARDENS, LLC, ON 11-10-2020, JOB# 20-910):

BEGINNING AT A FOUND IRON PIN ON THE NW CORNER OF SAID LOT 2-F,
THENCE ALONG THE WEST LINE THEREOF 53°17'09" W. 96.85' TO A FOUN
THENCE ALONG SAID WEST LINE 10°05'00" W. 100.00' TO A POINT OF BEGIN
7°16'00" W. 147.00' DIST. AND A CHORD BEARING AND DISTANCE OF
S 02°09'48" W. 5.08' FEET TO A SET IRON PIN ON THE PROPOSED ADJO
WAY LINE, THENCE ALONG SAID RIGHT OF WAY LINE, THROUGH THE FOLLO
N 38°56'40" E. 4.54' FEET TO A SET IRON PIN, S 31°12'35" E. 39.25
TO A SET IRON PIN, S 80°05'09" E. 75.76' FEET TO A SET IRON PIN,
S 67°25'11" E. 71.76' FEET TO A SET IRON PIN, N 27°36'19" E. 119.45' FEET
TO A SET IRON PIN, N 18°17'05" E. 35.95' FEET TO A SET IRON PIN, AND N 43°51'44"
12.71' FEET TO A SET IRON PIN ON THE NORTH LINE OF SAID LOT 2-F,
N 88°25'30" W. 201.83' TO THE POINT OF BEGINNING, CONTAINING 0.522
ACRES OR MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF
RECORD.



LOOKING SOUTHWEST



LOOKING NORTHEAST





Jacksonville, AR



Jacksonville, Arkansas, is a vibrant city in the central part of the state, approximately 20 miles northeast of Little Rock, the state capital. Jacksonville's proximity to Little Rock makes it a convenient location for residents looking to enjoy both the benefits of the nearby city and the atmosphere of small-town life.

The current widening of Highway 67/167 through Jacksonville expands the highway from four to six lanes, improving traffic flow and safety. The project enhances connectivity and supports local economic development by easing congestion and upgrading interchanges. The construction project will also replace two overpass bridges. Construction started in September 2022 and will be completed in fall 2027 ([City of Jacksonville](#); [Arkansas Business](#)).

One of Jacksonville's notable features is its close relationship with Little Rock Air Force Base, which is situated just a few miles north of the city. The base significantly contributes to the local economy and community, providing employment opportunities and contributing to the area's military presence.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	29,977	39,011	138,291
Households	10,142	15,506	55,747
Average Age	37.4	38.5	40.0
Average Household Income	\$65,130	\$70,975	\$85,642
Businesses	615	780	3,424

**Demographic details based on property location*

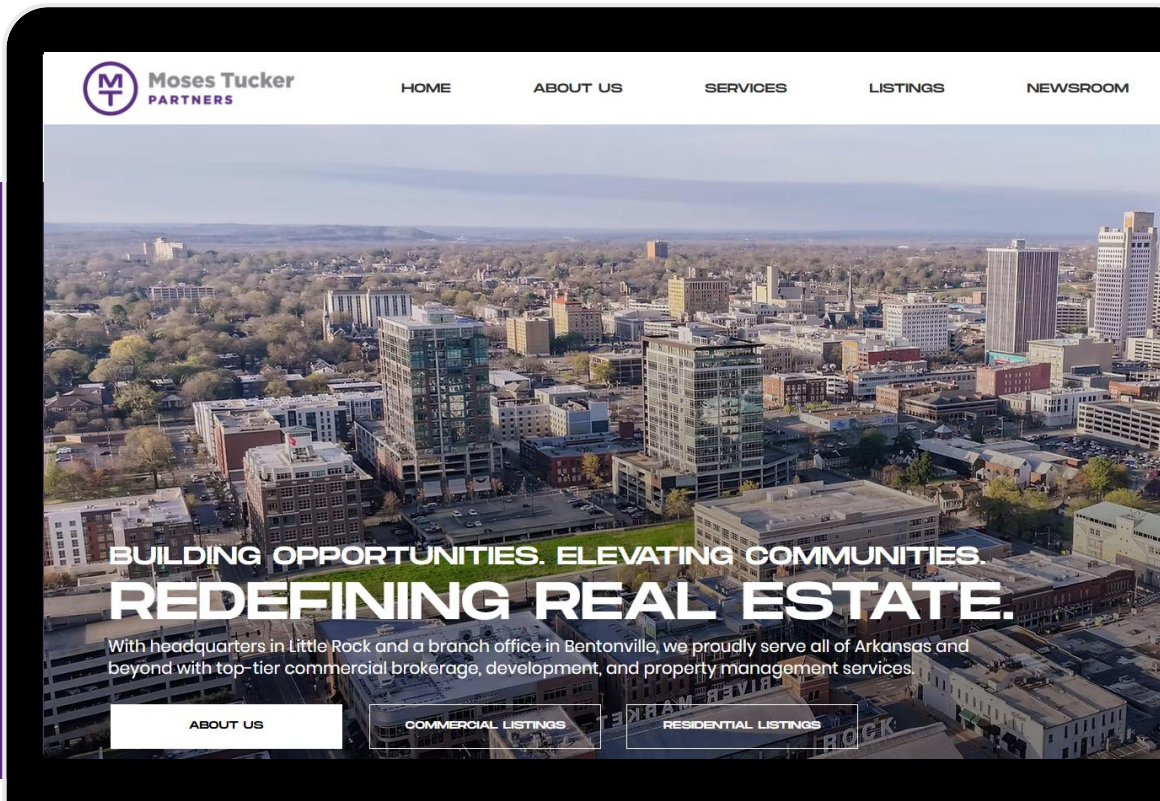
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DISCLAIMER

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