

LAND LEASE OR BUILD-TO-SUIT

📍 McClellan Dr | Jonesboro, AR 72401



MCCELLELLAN DR

HALSEY

REAL ESTATE

Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in the subject property. 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**

\$7500.00/MO **30 YRS** **±1.38 AC** **C-3**
LAND LEASE MIN. LEASE LOT SIZE ZONING

PROPERTY **HIGHLIGHTS**

- ✦ Located just off I-555 within walking distance of The Reedmont luxury development and future Ridge Athletic Center
- ✦ Positioned along McClellan Drive with easy access to major corridors including Browns Lane and Caraway Road.
- ✦ Positioned at the entrance of The Promenade at Reedmont, a master-planned mixed-use development.
- ✦ Surrounded by professional offices, multifamily housing, and new construction activity.
- ✦ Ideal for medical, office, or service-based use in a rapidly developing corridor.
- ✦ Benefits from proximity to growing residential density and future commercial amenities.

ZONING **DESCRIPTION**

C-3 General Commercial District

This district is intended to accommodate commercial and retail businesses that serve the traveling public, particularly along high-traffic arterial streets. It allows for some outdoor display and storage of goods when appropriate and encourages the development of clustered commercial centers over less desirable strip-style layouts.

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REEDMONT
CONDOMINIUMS

THE PROMENADE AT
REEDMONT
LUXURY LIVING FOR A MODERN LIFESTYLE



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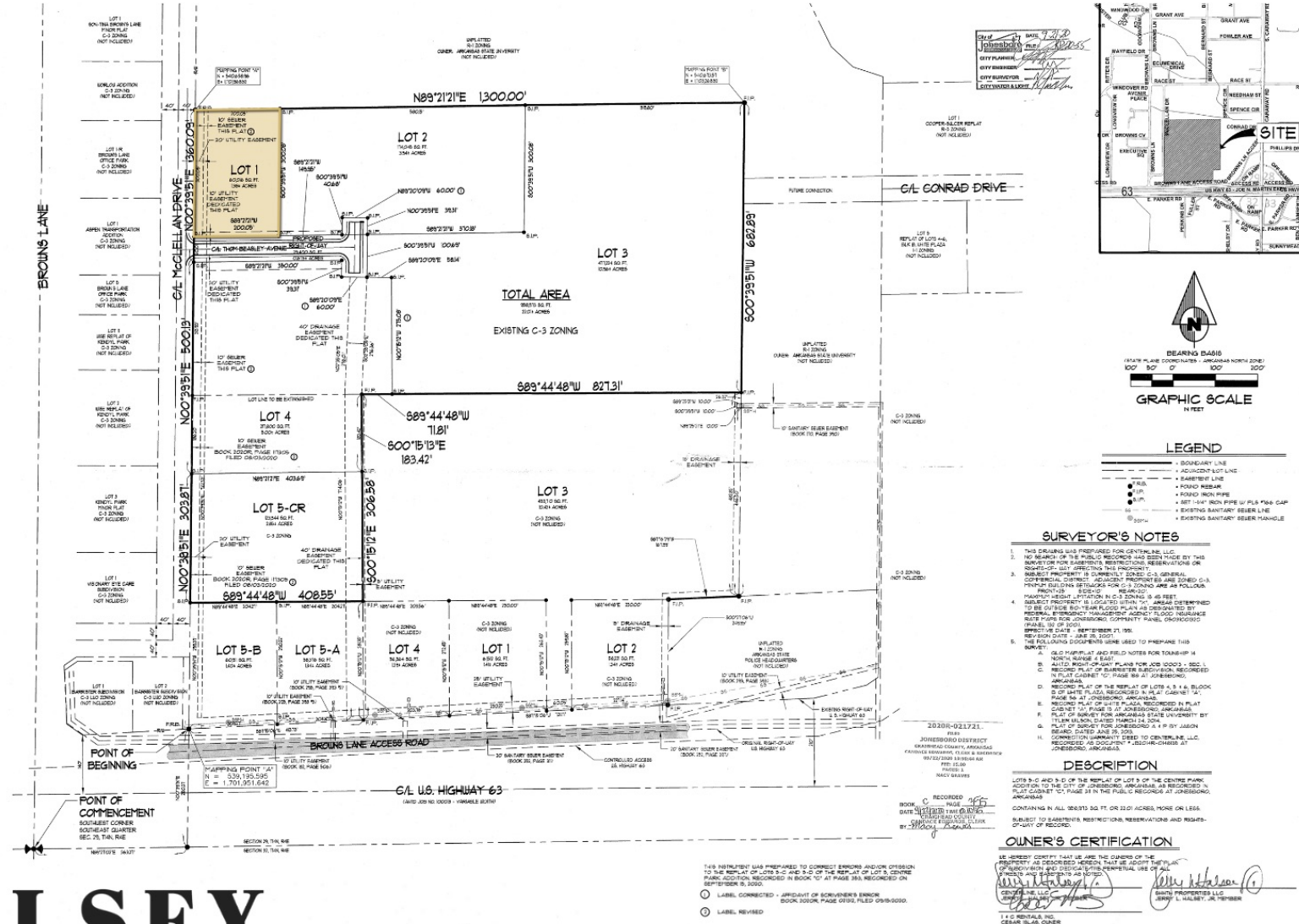
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RIDGE
ATHLETICS CENTER
JONESBORO

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📍 McClellan Dr | Jonesboro, AR 72401 – What's Nearby?

REEDMONT CONDOMINIUMS

377 UNITS | STUDIO – 1BR – 2BR | LUXURY FINISHES

To include shopping, conference spaces, restaurants, entertainment space, health & wellness, and more.



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📍 McClellan Dr | Jonesboro, AR 72401 - What's Nearby?

RIDGE ATHLETICS CENTER

200,000+ SQFT

- 50m Indoor Competition Pool w/ Grandstand for 1200 Spectators
- 25m Indoor Practice Pool
- Event Center
- Up to:
 - 12 Basketball Courts
 - 24 Volleyball Courts
 - 36 Pickleball Courts



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PRIMARY RETAIL DISTRICT

RESTAURANTS & RETAIL



KEY PLAYERS



- Connected by several major roadways.
- Over 1,500 employees & 14,000 students.



- 80 acre mixed-use development
- Luxury condos, restaurants, retail, and more.



- 692 acre park in Crowley's Ridge
- Offers camping, fishing, trails, sports, playgrounds, & more.



- 200,000 sqft sports complex
- Will offer athletic courts, pools, seating & outside water features.

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DEMOGRAPHICS


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


2.4
Avg. Size
Household


20.5 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.


89,094
Total Population



\$236,968
Median Home Value


3,746
Businesses


102,029
Daytime Population


33.7
Median Age


\$32,045
Per Capita Income


\$60,526
Median Household
Income


0.92%
2024-2029
Pop Growth
Rate

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INVESTMENT CONTACTS

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