

FOR SALE

📍 2800 Industial Dr | Jonesboro, AR 72401



HALSEY

REAL ESTATE

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 2800 Industial Dr | Jonesboro, AR 72401

OPPORTUNITY **OVERVIEW**

\$2,650,000.00

PRICE

±6.732 AC

LOT SIZE

C-3

ZONING

PROPERTY **HIGHLIGHTS**

- ✦ High-visibility corner lot on Industrial Dr and Nettleton Ave.
- ✦ Immediate access to I-555 puts your business on a direct route through Jonesboro and beyond.
- ✦ Allows for a broad mix of commercial uses, and offers flexibility for layout, access, and future expansion.
- ✦ Traffic Counts: 9,200 CPD on Nettleton Ave & 2,200 CPD (4% truck) on Industrial Dr.
- ✦ Positioned at the entrance to Jonesboro's Industrial Trade Region and Jonesboro's Primary Retail District.

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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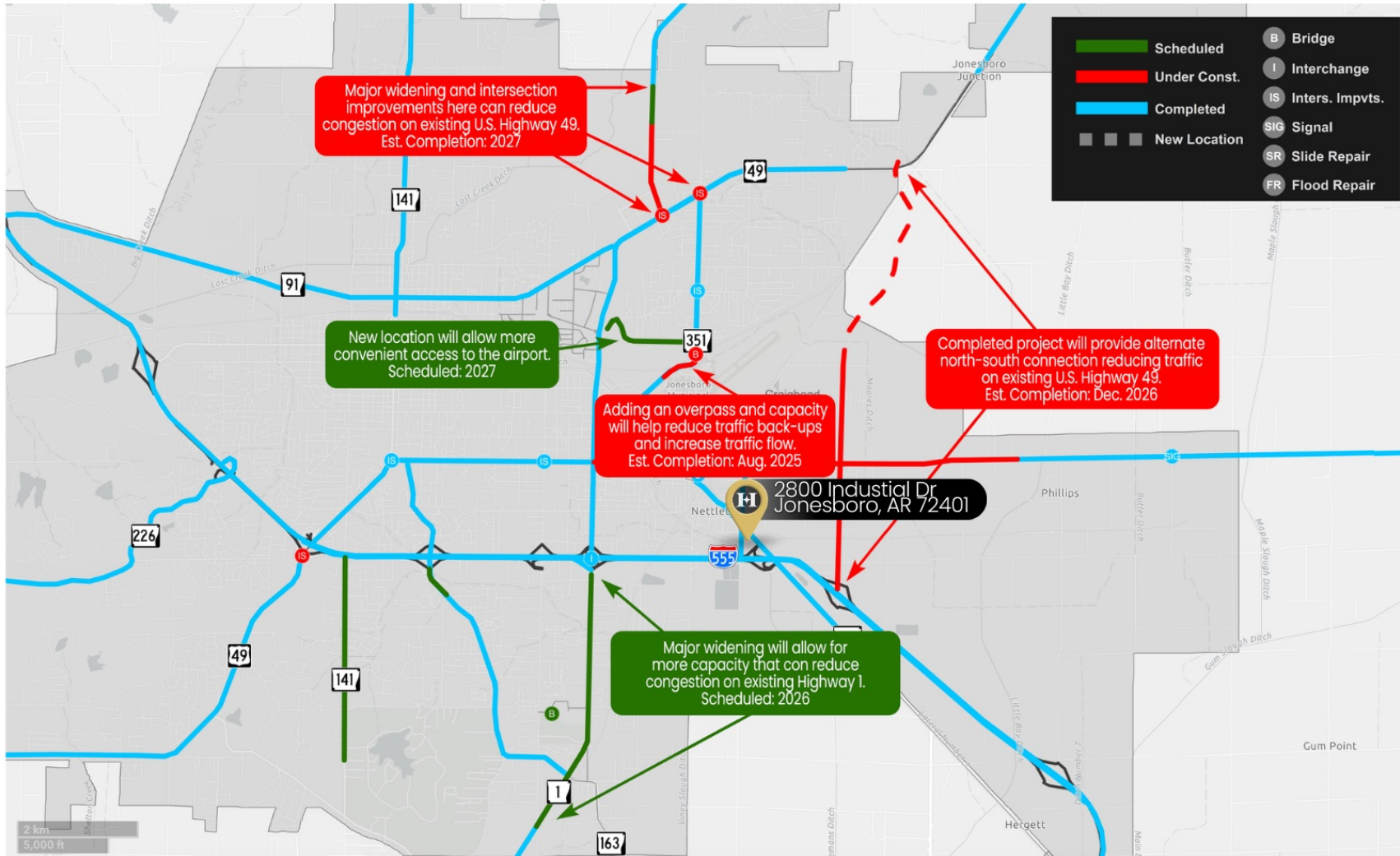
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MOVING TRAFFIC

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Arkansas GIS Office, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, ESFWS | Arkansas GIS Office
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N

ANCHOR
PACKAGING



MOTION

LKQ

JONESBORO
TOOL & DIE CO.



ANCHOR
PACKAGING



ABB



ABC
Supply Co. Inc.

Fenney
FOR OVER 100 YEARS

BEST
Manufacturing, Inc.



E NETTLETON AVE

INDUSTRIAL DR

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N

Post CONSUMER BRANDS

TA EXPRESS

Pilot

RUSH TRUCK CENTERS

medicOne AMBULANCE

PURVIS INDUSTRIES

Love's

FOOTHILLS Overhead Doors

ASUN! ARKANSAS STATE UNIVERSITY - NEWPORT

Kenney FOR OVER 100 YEARS

engines, Inc.

BEST Manufacturing, Inc.

ANCHOR PACKAGING

Ryder Ever better.

Quality FARM SUPPLY



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SURVEY

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INDUSTRIAL TRADE REGION

The Industrial Trade Region of Jonesboro, Arkansas, is a key economic hub known for its strategic location with access to Highway 18, I-555, and railways, making it ideal for manufacturing, logistics, and distribution. Supported by a skilled workforce, modern infrastructure, and a business-friendly environment, the area attracts companies looking to grow and thrive. Its connectivity, community support, and proximity to key markets make it a prime destination for industrial development.

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.
- The top manufacturing employer in Jonesboro.
- Participates in many educational STEM Programs.
- The second highest manufacturing employer in Jonesboro.
- Produces over 707 million snack bags annually.

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MARKET MAP



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**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..


86,900
Total Population


\$231,763
Median Home Value


3,682
Businesses


101,002
Daytime Population


33.6
Median Age


\$31,260
Per Capita Income


\$59,104
Median Household
Income


0.89%
2024-2029
Pop Growth
Rate

DEMOGRAPHICS

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This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) 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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INVESTMENT CONTACTS

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