

FOR SALE

 2800 Industrial Dr | Jonesboro, AR 72401



HALSEY
REAL ESTATE

Taylor Wilson Realtor®
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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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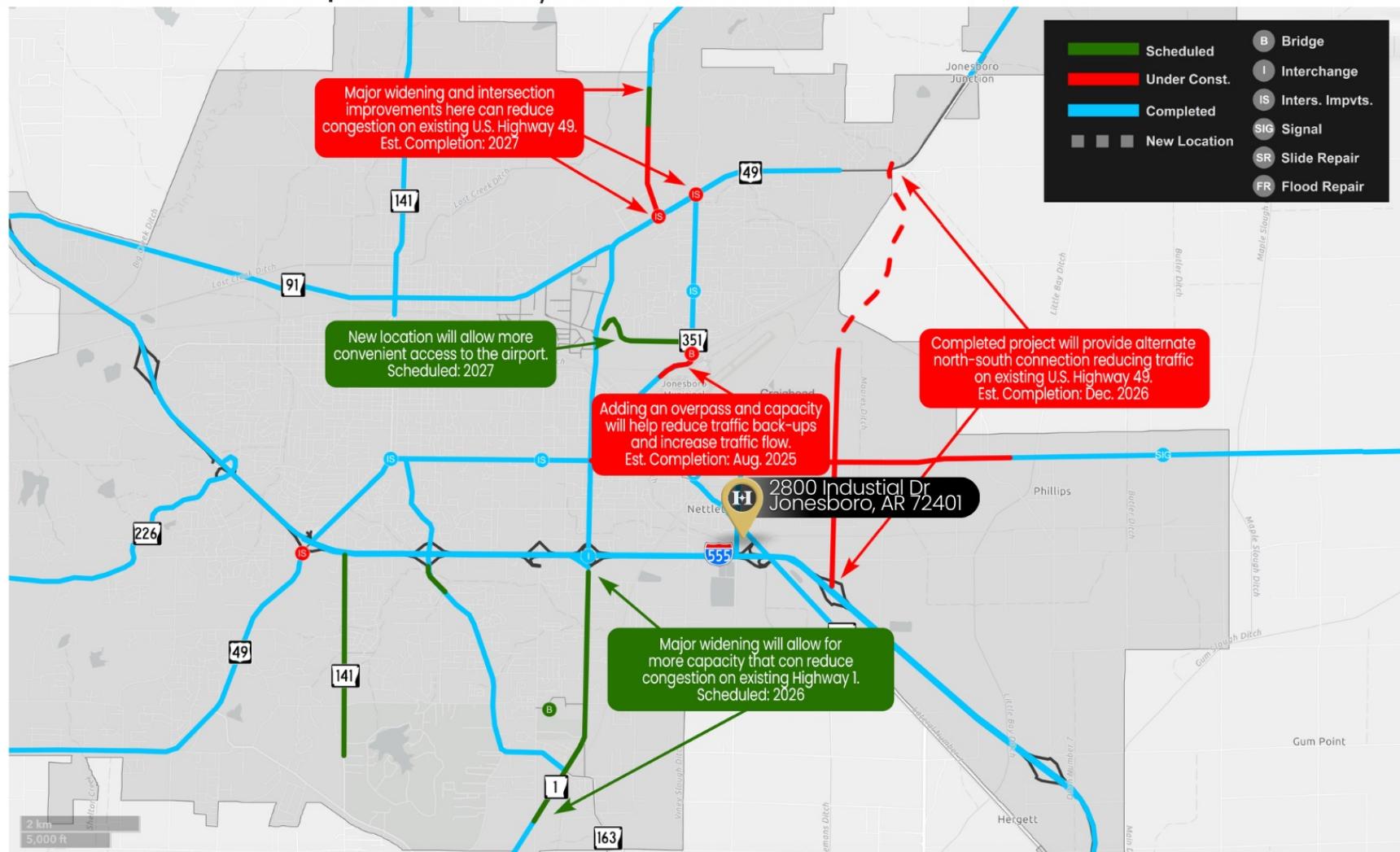
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MOVING TRAFFIC

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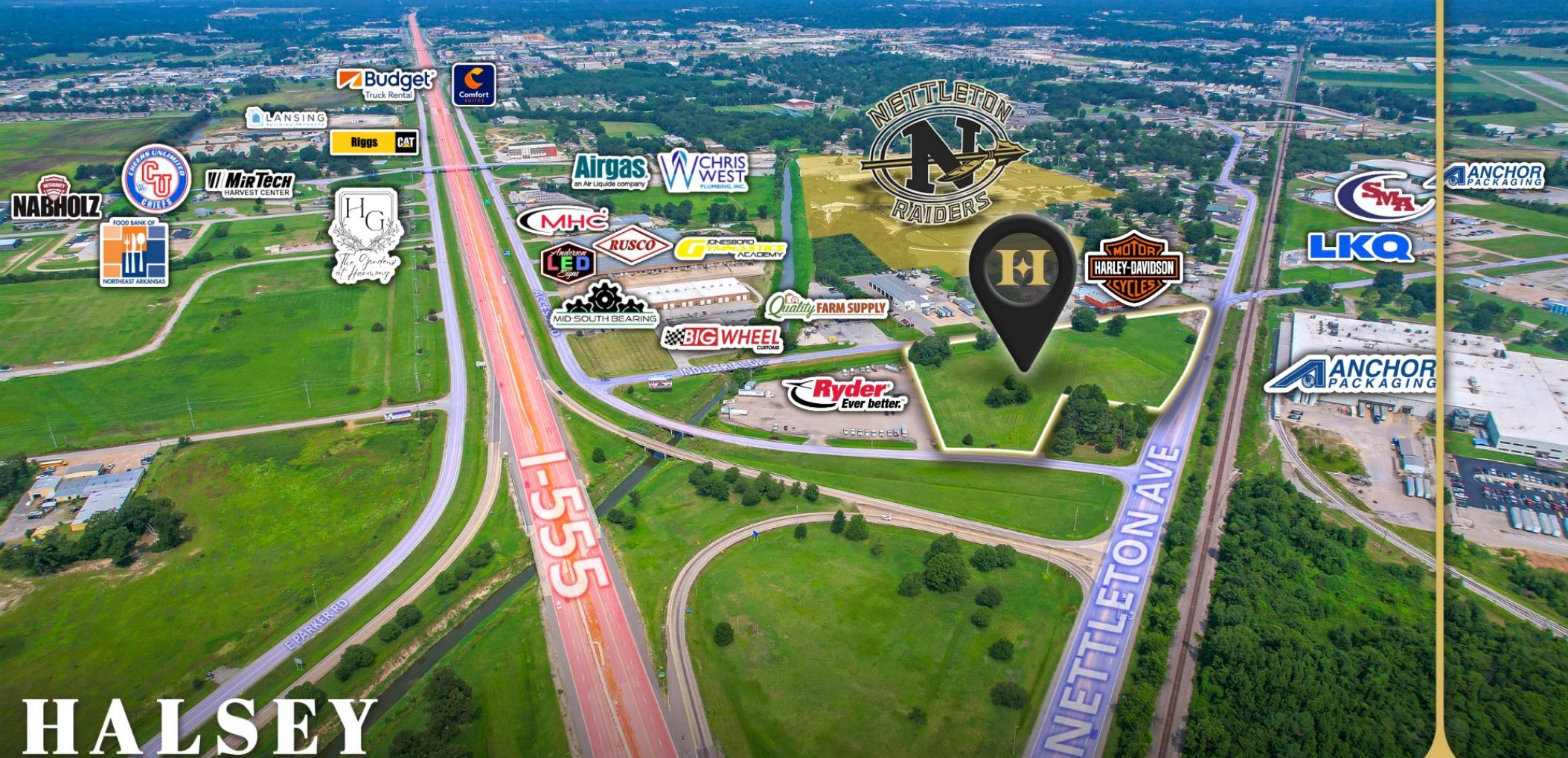
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SURVEY



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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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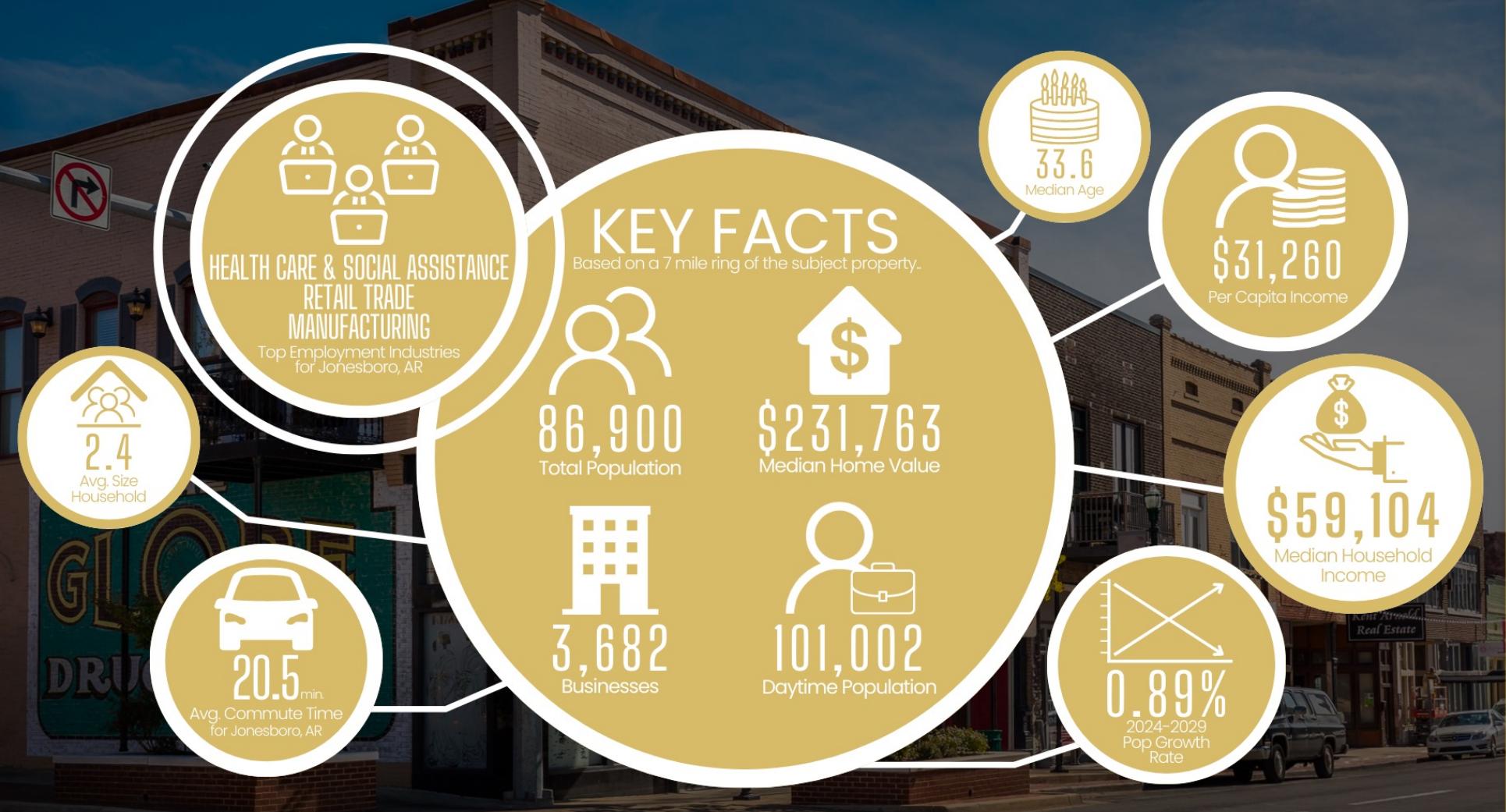
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MARKET MAD

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DEMOCRAPHICS



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INVESTMENT CONTACTS

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