

HB**HAAG BROWN COMMERCIAL**

Real Estate & Development



HaagBrown
C O M M E R C I A L
Real Estate & Development

JONESBORO, AR • ±8.46 AC FOR SALE

2400 E JOHNSON AVE

A rare commercial development opportunity at one of Jonesboro's most recognizable university corridors, directly across from Arkansas State University with extensive frontage, signalized access, and year-round traffic generated by campus life, nearby apartments, retail activity, and major event draws.

EMAIL MASON COY**EMAIL ZAC QUALLS****PRICE**

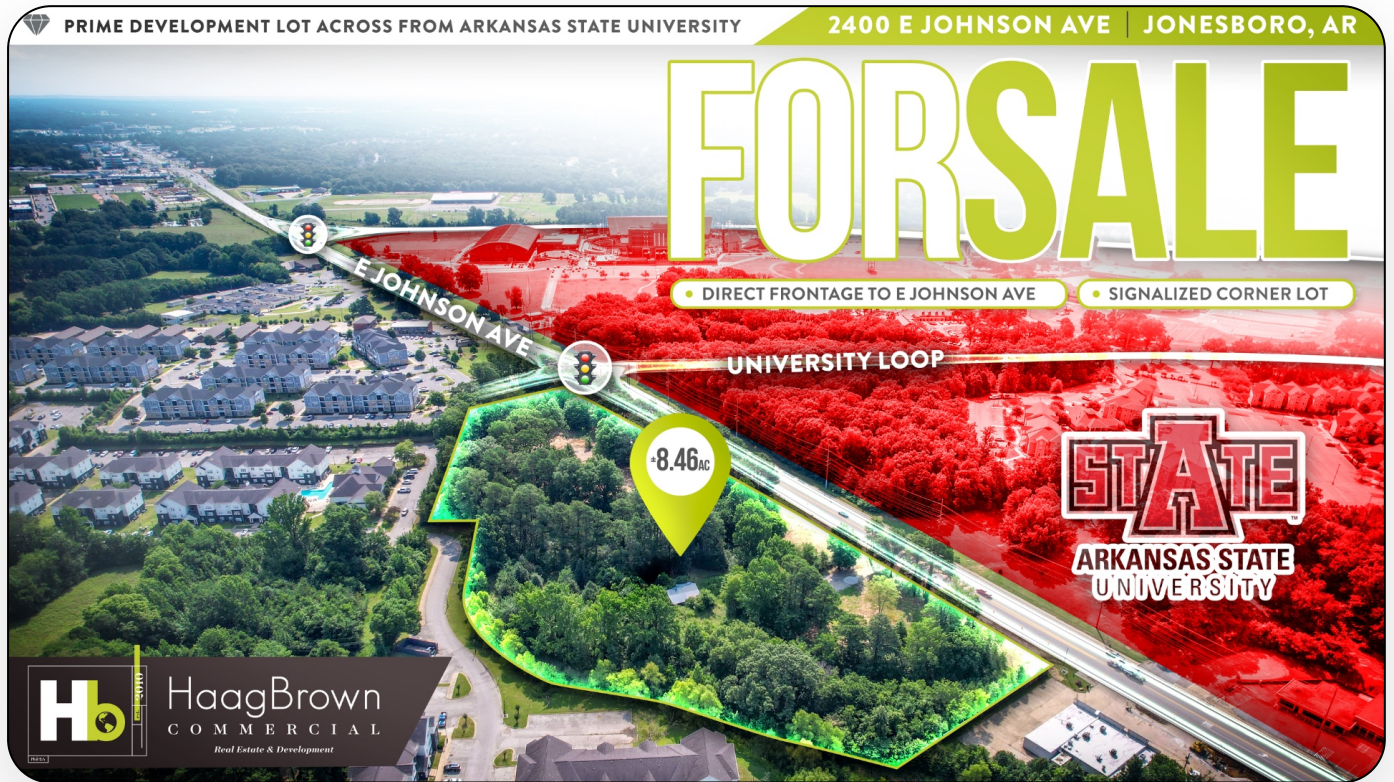
\$2,900,000

ADDRESS

2400 E Johnson Ave, Jonesboro, AR 72401

OFFERING

Lots demisable; call for details



PROPERTY NARRATIVE

BUILT FOR HIGH EXPOSURE AND FLEXIBLE DEVELOPMENT

The site's location along E. Johnson Avenue places it in front of one of the market's most active consumer streams, with visibility to university traffic, apartment residents, service users, and visitors moving through the Arkansas State area throughout the year.

Its size supports a range of outcomes, including convenience retail with fuel, quick-service restaurant pads, multi-tenant strip development, hospitality, medical, entertainment, or a mixed-use concept built around a strong student-oriented

customer base. The combination of frontage, access, and adjacency to campus creates a compelling mix of immediate utility and long-term strategic value.

SIGNALIZED CORNER POSITION

Excellent access and strong visibility from multiple directions strengthen both identity and circulation for future users.

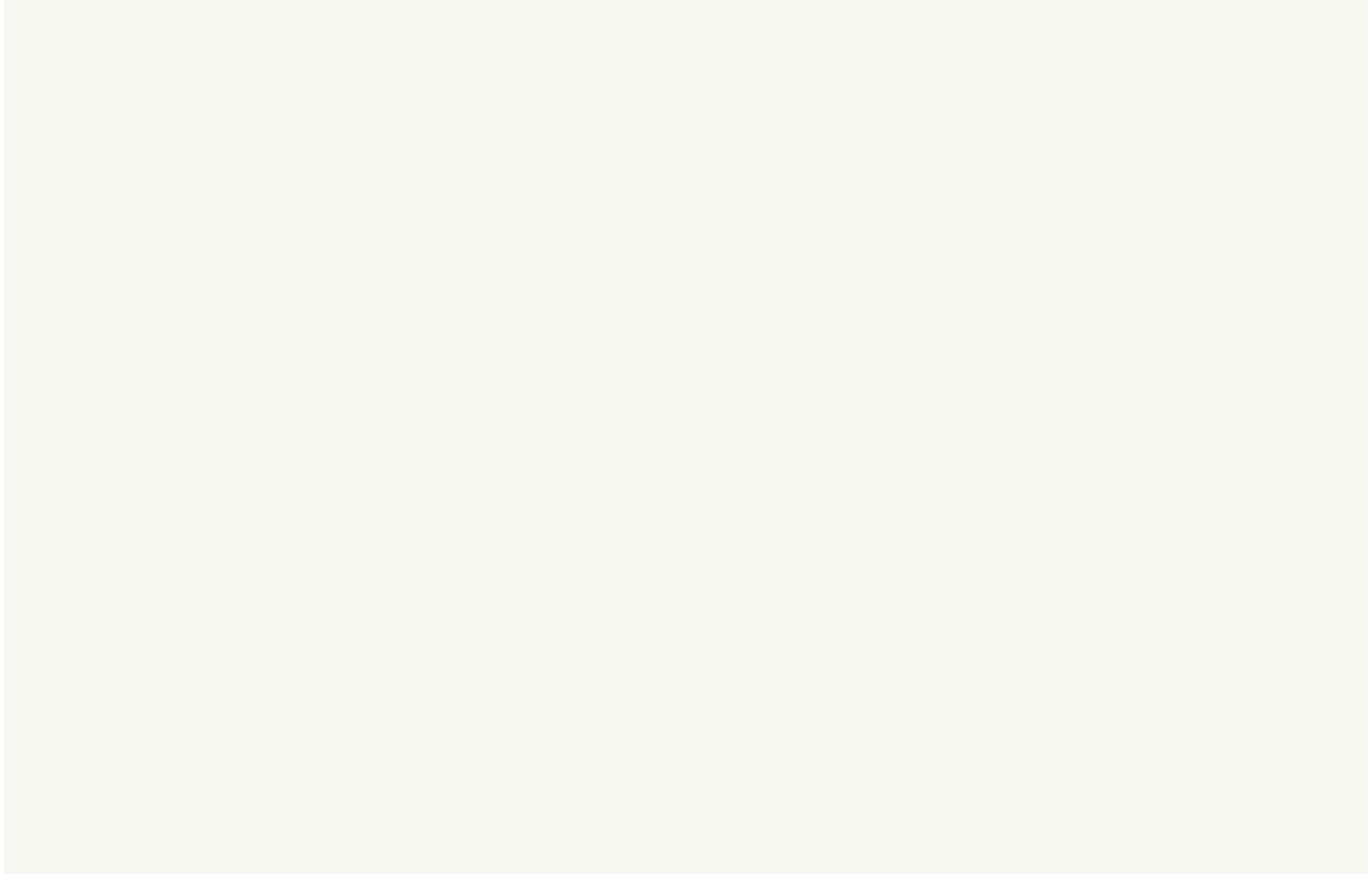
ACROSS FROM ARKANSAS STATE

Direct campus adjacency supports recurring traffic from students, faculty, staff, and university visitors.

RARE SCALE NEAR CAMPUS

Large commercial tracts with this level of prominence are increasingly limited around the university corridor.





Prepared as an interactive marketing presentation for Haag Brown Commercial.