



**PRESENTED BY:**

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*for*  
**SALE**

COMMERCIAL LOT AVAILABLE

HalseyThrasherHarpole.com (870) 972-9191

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

## EXECUTIVE SUMMARY

Here is an exceptional opportunity to own a prime piece of commercial real estate at the north entrance of the rapidly growing Brookland community. Situated along the Hwy 49, this property holds impressive high-visibility road frontage, with over 20,000 cars passing daily. Strategically surrounded by several exciting new developments this property offers an ideal spot for businesses looking to capitalize on the area's rapid growth. Essential utilities, including sewer, water, and electric, are already accessible, ensuring a smooth development process for your new business venture.

This location is highly advantageous, being located just across from the Brookland School District which is one of the fastest-growing public school districts in the region. Additionally, it offers quick and convenient access to both Jonesboro and Paragould, two thriving cities in Northeast Arkansas. A short 10-minute drive brings you to Jonesboro's Hilltop District, a booming area that includes the NEA Baptist Memorial Hospital, a \$400 million investment into the 85-acre campus. Just down from that is the exciting Greensborough Village, a 200-acre mixed-use development, the first of its kind in Jonesboro, projected to attract 3,000 residents and 4,000 workers upon completion.

## PROPERTY FACTS

SIZE: 3.78+/- acres

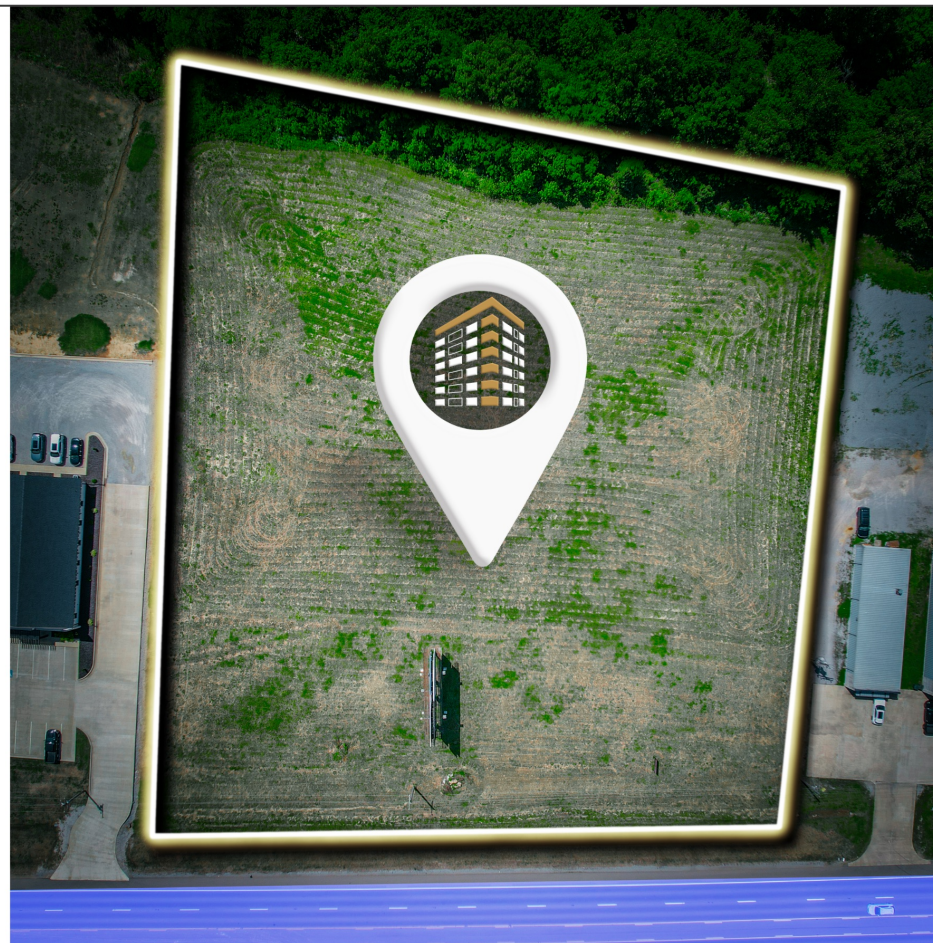
PRICE: \$795,000.00

ZONING: C-2

### HIGHLIGHTS:

- Location, Location, Location! Rapid growth in Brookland, AR.
- Many exciting, new developments in close proximity.
- High visibility to the 20,000 CPD.
- Sewer, Water, & Electric currently accessible to the property.

To the north, Paragould, is supported by a robust educational system, including the Paragould School District and the Greene County Tech School District, which together serve over 6,500 students and employ over 1,000 staff members. This property is perfectly positioned to benefit from the ongoing developments in Northeast Arkansas. Whether you're looking to expand your business or invest in the future of Brookland, this property offers the visibility, accessibility, and growth potential to ensure your success.



## ZONING DESCRIPTION

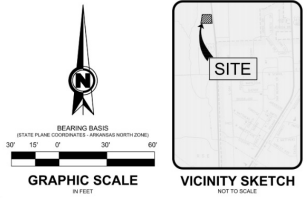
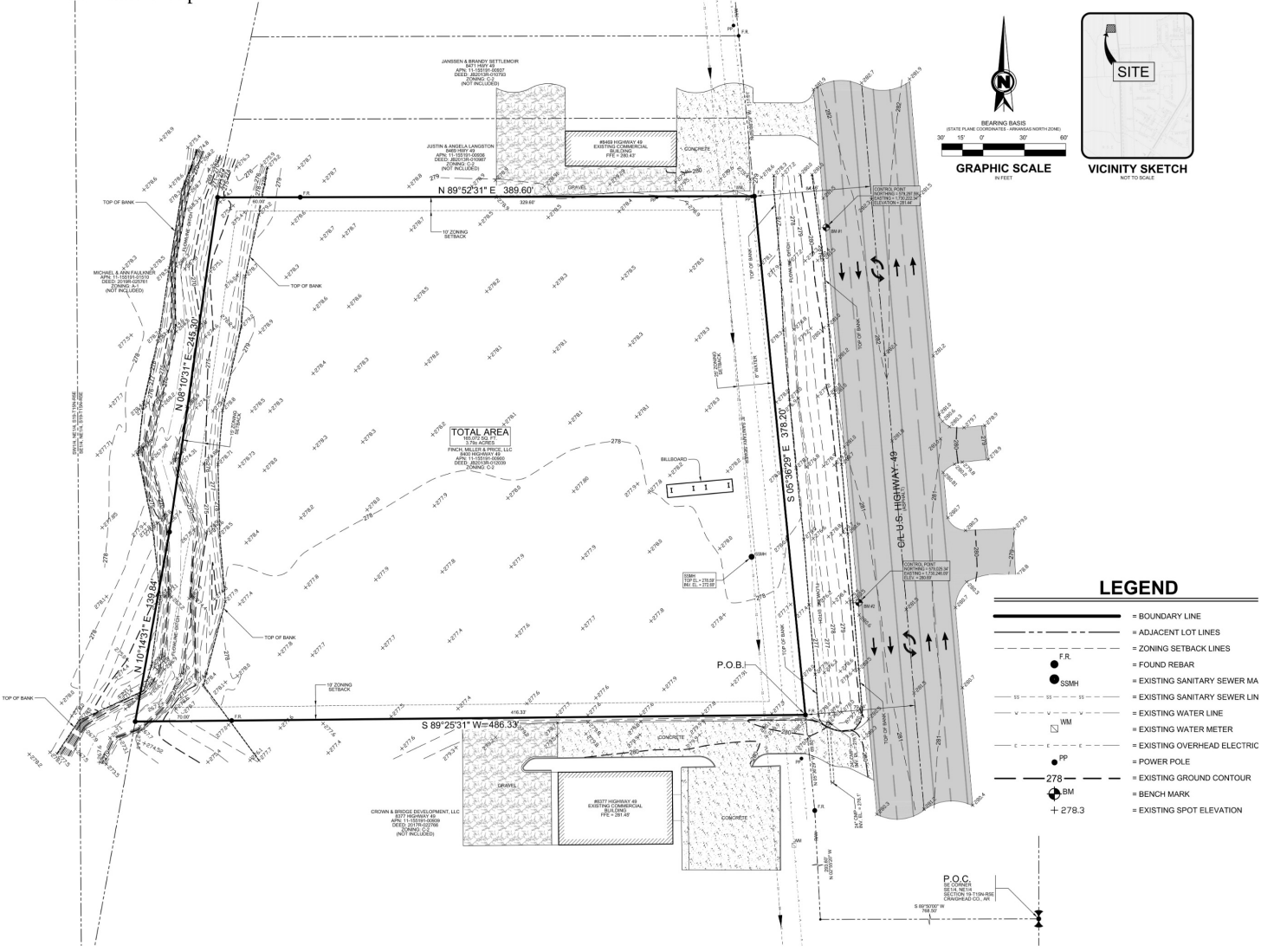
**C-2 | General Commercial:** Provides appropriate locations for commercial establishments which are cohesive, attractive, and convenient for vehicular and pedestrian accessibility. Uses serve the commercial needs of local highway traffic.





HWY 49





**DESCRIPTION**

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 8 EAST, CRAIGHEAD COUNTY, ARKANSAS, LYING EAST OF A CREEK AND WEST OF HIGHWAY 49 RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19 AFORESAID; THENCE SOUTH 89°50'00\"/>

CONTAINING IN ALL 165,072 SQ. FT. OR 3.79 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S NOTES**

- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR FINCH, MILLER & PRICE, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- SUBJECT PROPERTY LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C0053 C, MAP EFFECTIVE DATE: SEPTEMBER 27, 1991.
- BENCHMARK #1 IS A SET MAG NAIL IN THE ASPHALT LOCATED APPROXIMATELY 49.6± EAST AND 27.6± SOUTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY. BM#1 ELEVATION = 281.44'
- BENCHMARK #2 IS A SET MAG NAIL IN THE ASPHALT LOCATED APPROXIMATELY 46.6± EAST AND 77.3± NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. BM#2 ELEVATION = 280.69'
- SUBJECT PROPERTY IS CURRENTLY ZONED C-2 (PER CITY OF BROOKLAND, ARKANSAS, ORDINANCE NO. 2005-3 AND ZONING MAP - REVISED 10/7/2013). C-2 IS A GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-2 AND A-1 (AGRICULTURAL/RURAL RESIDENTIAL). BUILDING SETBACKS FOR C-2 ARE:  
FRONT= 25' SIDE= 10' REAR= 15'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - QUITCLAIM DEED TO HICKS & FINCH, LLC., DATED 06/12/2013, RECORDED AS DOCUMENT #JB2013R-012039, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
  - WARRANTY DEED TO CROWN AND BRIDGE DEVELOPMENT, LLC., DATED 12/08/2017, RECORDED AS DOCUMENT #2017R-022766, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
  - WARRANTY DEED TO JUSTIN AND ANGIE LANGSTON, DATED 06/07/2013, RECORDED AS DOCUMENT #JB2013R-011987, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
  - AHRT RIGHT-OF-WAY MAP FOR HIGHWAY 49, JOB NO. R00020.

**LEGEND**

- = BOUNDARY LINE
- - - = ADJACENT LOT LINES
- - - = ZONING SETBACK LINES
- = FOUND REBAR
- = EXISTING SANITARY SEWER MA
- = EXISTING SANITARY SEWER LIN
- = EXISTING WATER LINE
- = EXISTING WATER METER
- = EXISTING OVERHEAD ELECTRIC
- = POWER POLE
- = EXISTING GROUND CONTOUR
- = BENCH MARK
- + = EXISTING SPOT ELEVATION

**SURVEYOR'S CERTIFICATION**

TO FINCH, MILLER & PRICE, LLC.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8(a), 8(b), 8, 11(a), 11(b), 11(c), 13 AND 15 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 02/22/2023.  
AND FURTHER THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

**BENCHMARK LAND SURVEYING, INC.**  
LAND SURVEYING, CONSTRUCTION LAYOUT SERVICES  
2000 ALAAMAR DR., SUITE A  
CRAIGHEAD COUNTY, ARKANSAS 72417  
PH: 870.930.2000  
FAX: 870.930.2009

ALTA/NSPS LAND TITLE SURVEY  
FINCH, MILLER & PRICE, LLC  
A PART OF THE SE 1/4, NE 1/4  
SECTION 19, TOWNSHIP 15 NORTH,  
RANGE 8 EAST, CRAIGHEAD COUNTY, ARKANSAS

STATE OF ARKANSAS  
BENCHMARK LAND SURVEYING, INC.  
AR 000000010002  
NO. 300  
NEW ARKANSAS  
SURVEYOR  
STATE OF ARKANSAS  
BENCHMARK LAND SURVEYING, INC.  
AR 000000010002  
DATE: 02/22/2023  
DRAWN BY: JAL  
JOB NO.: 031011-000  
SHEET 1 OF 1

# PARAGOULD

HWY 49



Highway 49 N  
Brookland, AR 72417

# JONESBORO



# BROOKLAND

